

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: August 28, 2024

RE: VARIANCE CASE V24-075
1191 Bank Street – Reduce the streetside setback from 23.3 feet to 15.9 feet

BACKGROUND

The applicant is requesting a variance to reduce the streetside setback from 23.3 feet to 15.9 feet to allow for the construction of an addition on a single-family residence at 1191 Bank Street. The development standards established by the City for the R-15 zoning district requires a minimum streetside setback of 23.3 feet.

ANALYSIS

The subject parcel is a 0.33-acre lot located at the northwest intersection of Bank Street and Hamby Street (see Figure 1). The subject parcel and adjoining parcels to the west and south are zoned R-15. The adjacent property to the north is zoned RDA and the adjacent properties to the east are zoned CBD. All properties, including the subject property, are occupied by detached single-family homes.

The subject property currently consists of a 1,269 square foot home, shed, and inground swimming pool. A large red maple tree takes up the southwestern corner of the property. The applicant is requesting a variance to encroach into the streetside setback to build a roughly 252 square foot addition on the east side of the existing home. The addition will consist of a new bedroom and half bath and have cement siding, painted to match the existing home. Due to the existing shed and pool in the rear yard and the maple tree in the front, the most logical area to construct the addition is within the streetside setback to decrease disturbance to the subject property and surrounding neighbors.

The existing one-story home is 1,269 square feet, while the minimum house size of R-15 is 2,000 square feet. With the renovations, the home will be 1,521 square feet, bringing the home closer to compliance with the R-15 floor area requirement. Furthermore, the closest building, in this case across Hamby Street, will be nearly 70 feet from the addition, thus no fire suppression system is required.

Due to the location of the existing home and the existing accessory structures on the property, the location of the proposed addition will minimize disturbance to the subject property and surrounding neighbors. Strict application of the ordinance would deny the applicant the ability to

add any building square footage to the subject property. The variance proposed is the minimum variance needed to increase the home's footprint. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district which requires a minimum streetside setback of 23.3 feet. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1

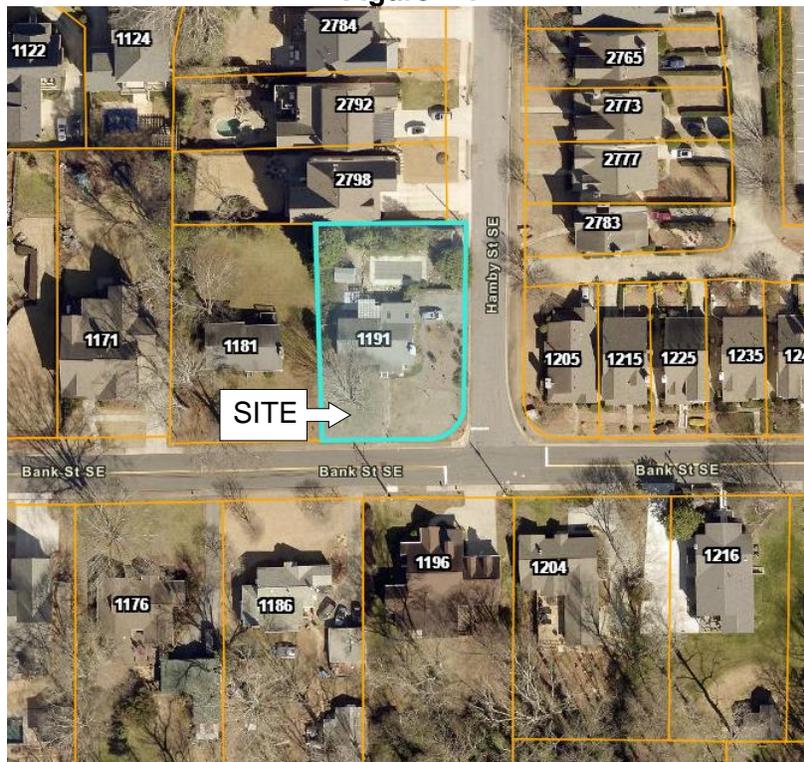


Figure - 2
Site Plan



Figure - 3
Front Elevation



PROPOSED FRONT ELEVATION 1/4" = 1'-0"

Figure – 4
Subject Property from Hamby Street



Figure – 5
Subject Property from Bank Street



Figure – 6
Adjacent Property to the West



Figure – 7
Adjoining Property across Bank Street



Figure – 8
Adjacent Property across Hamby Street



Figure – 9
Adjacent Property to the North

