

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

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

Date: April 29, 2024

RE: **VARIANCE CASE V24-024**
3149 Dunn Street – Reduce the northern side setback from 12 feet to 5 feet

BACKGROUND

The applicant is seeking a variance to reduce the northern side setback for a garage and porch addition on an existing single-family home located at 3149 Dunn Street. Section 801 sets the setback requirements in the R-20 zoning district.

ANALYSIS

The subject parcel is a 0.53-acre lot on the east side of Dunn Street (see Figure 1). The subject parcel and all adjoining parcels are zoned R-20, with the exception of the parcels to the north and west, which are zoned R-15; all are occupied by single-family detached residences.

The subject property is currently occupied by a 2,985 square foot one-story home with a 76 square foot shed in the rear of the property. The applicant is proposing an addition to the existing home to more closely align with neighboring properties, as all but one neighboring property has built a new two-story home within the last 10 years. The existing one-car garage on the northern side of the home will be extended roughly 372 square feet to create a more standard two-car garage that will have storage in the rear. The renovation will also include a roughly 650 square foot second-story addition, which will only be constructed over the new two-car garage and will include a new bedroom and bathroom. Additionally, a covered front porch (roughly 340 square feet) will be erected over the existing concrete stoop and walkway.

The existing garage is serviced by a single-car concrete driveway, which has been expanded with gravel over time to the 5-foot driveway setback. To access the new proposed garage, the applicant will be using the existing driveway and putting pavers in place of the gravel to bring the driveway into compliance. Since the gravel driveway is being replaced and the house sits well off the front setback line, no additional variances are needed for the addition to the property.

Due to the existing driveway, the most logical area to construct the garage addition is within the northern side setback to decrease disturbance to the subject property and surrounding neighbors. Strict application of the ordinance would limit the applicant to a one-car garage, as the required width expansion for a second car could not be maintained within the setback. Since

a two-car garage is the standard of current homes, this hardship is not self-created. Community Development believes the variance is the minimum variance needed to bring the home in line with the neighboring R-20 properties. At the time of this report, Community Development has not received any opposition to the request.

STAFF COMMENTS

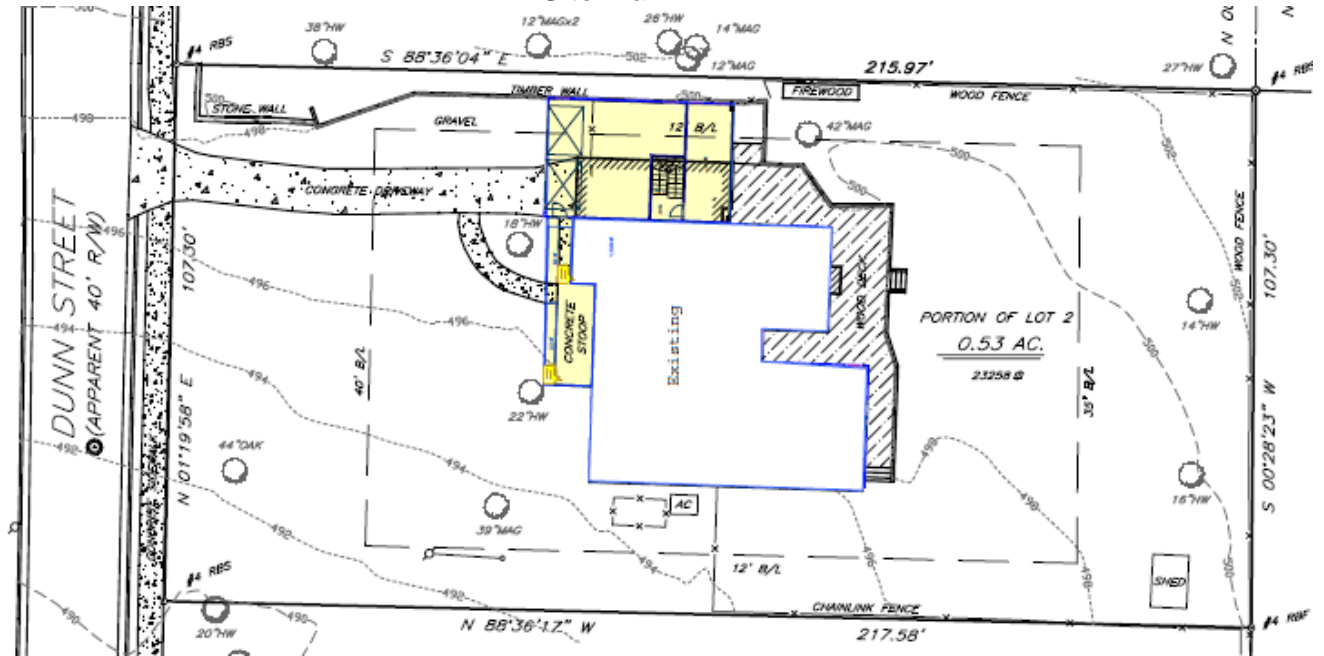
The applicant is requesting to deviate from the development standards established by the City for the R-20 zoning district for a side setback reduction. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special 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 conditions:

1. Approval of the requested variance shall be conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. The gravel driveway shall be replaced with pavers (or a similar hard surface) prior to completion of the building permit.

Figure – 1



**Figure – 2
Site Plan**



**Figure – 3
Proposed Front Elevation**



Figure – 4
Subject Property



Figure – 5
Adjacent Property to the South



Figure – 6
Adjacent Property to the North



Figure – 7
Adjacent Property across Dunn Street

