

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

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

Date: July 2, 2024

RE: **VARIANCE CASE V24-059**
1555 Roswell Street – Allow second accessory structure

BACKGROUND

The applicant is requesting a variance to build a 240 square foot shed in the rear yard of 1555 Roswell Street. The property is currently occupied by an existing single-family home and detached covered patio area. Section 501 controls the maximum allowable number of accessory structures.

ANALYSIS

The subject parcel is a 0.32-acre lot located on the north side of Roswell Street (see Figure 1). The subject parcel and adjoining parcels to the east and west are zoned RDA while the adjacent parcels to the south are zoned RMC-8; all are occupied by single-family detached residences. The adjacent parcel to the north is considered City right-of-way and is vacant.

The subject property is currently occupied by a 2,938 square foot single-family home and a roughly 188 square foot covered seating area. The applicant is proposing to erect a 240 square foot shed in the rear yard for storage. Since the accessory structure ordinance allows one accessory structure or use per lot, a variance is required to build the second structure.

The proposed location of the shed is in the far rear of the lot with the nearest structure over 70 feet away. Due to the proposed location of the shed, Community Development believes the proposal will not adversely impact adjacent properties. No other variances for setback reductions or impervious area increase are required. Strict application of the ordinance would deny the applicant any ability to have a storage shed on the property due to the existing detached structure.

The applicant is requesting a variance to allow the construction of a shed. Community Development believes the variance requested is the minimum variance needed to allow for any outdoor storage due to the existing covered patio area. Similar variances for additional accessory structures have been granted where approval would not impact adjacent properties. Community Development believes that the requested variance will not adversely affect surrounding residents. At the time of this report, Community Development has not received any opposition to the variance request.

STAFF COMMENTS

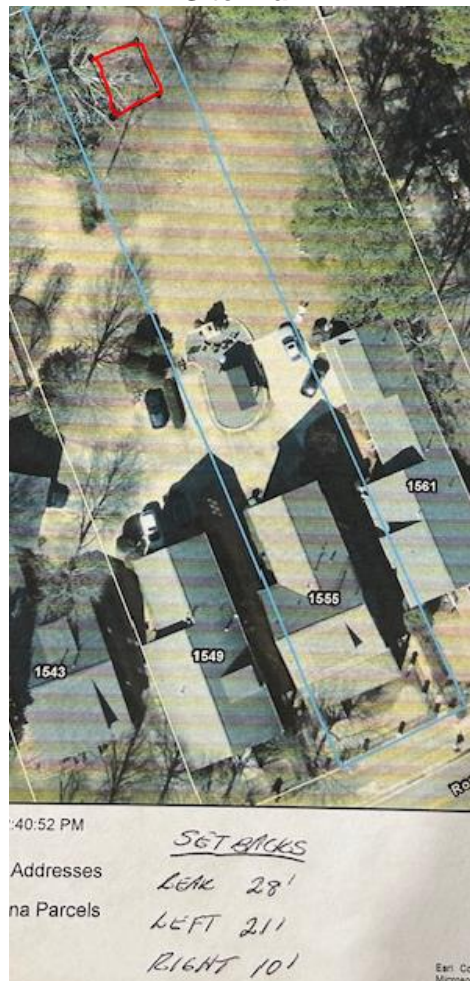
The applicant is requesting to deviate from the City's accessory structure ordinance to erect a shed on the property. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying 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 additional accessory structure will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

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

Figure – 1



**Figure – 2
Site Plan**



**Figure – 3
Proposed Elevation**



Figure – 4
Subject Property



Figure – 5
Adjacent Property to the East



Figure – 6
Adjacent Property to the West



Figure – 7
Adjacent Property across Roswell Street

