



License and Variance Board Meeting - Final

July 24, 2024
10:00 AM

E. V24-059 Public Hearing - Variance Request - V24-059 - Allow second accessory structure - 0.32 acres - Land Lot 592 – 1555 Roswell Street – Stephen McQuade



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V24-115

Agenda Date: 7/24/2024

In Control: .

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: E

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-059 - Allow second accessory structure - 0.32 acres - Land Lot 592 – 1555 Roswell Street – Stephen McQuade

Ward 3 Councilmember - Travis Lindley

ISSUE AND 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.

RECOMMENDATION / REQUESTED ACTION:

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.

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

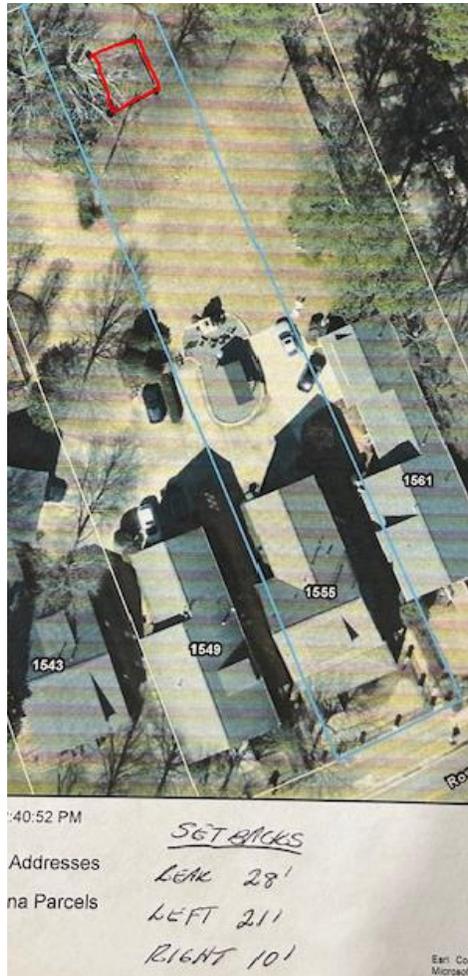
The subject parcel is a 0.32-acre lot located on the north side of Roswell Street (see Figure 1). The subject parcel and adjoining parcels to the east and west are zoned RDA while the adjacent parcels to the south are zoned RMC-8; all are occupied by single-family detached residences. The adjacent parcel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

**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



Variance Application

VAR-24-44

Submitted On: Jun 20, 2024

Applicant

 Stephen McQuade
 404-993-7803
 @ smcquade71@bellsouth.net

Primary Location

1555 ROSWELL ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Stephen

Last Name

McQuade

Street Address

1555 Roswell St SE

City

Smyrna

State

GA

Zip Code

30080

Email

smcquade71@bellsouth.net

Phone Number

4049937803

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1555 Roswell St SE Smyrna Ga 30080

Description of Requested Variances

Build a shed

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

--

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.

4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

Wanting to build a 12x20 shed in my backyard

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true

Parcel Find

PARCEL: 17-0592-0-0110
 LOCATION: 1555 ROSWELL ST
 NAME: ** VARIOUS **

EFF DATE: 06/17/2024

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	11376	N	1555 ROSWELL ST	1,331.20	0.00	0.00
2022	RE-R	11257	N	1555 ROSWELL ST	1,493.02	0.00	0.00
2021	RE-R	11046	N	1555 ROSWELL ST	1,493.02	0.00	0.00
2020	RE-R	10932	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2019	RE-R	10886	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2018	RE-R	10822	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2017	RE-R	10815	N	1555 ROSWELL ST	1,220.52	0.00	0.00
2016	RE-R	10555	N	1555 ROSWELL ST	1,220.52	0.00	0.00
2015	RE-R	10484	N	1555 ROSWELL ST	988.72	0.00	0.00
2014	RE-R	10395	N	1555 ROSWELL ST	988.72	0.00	0.00
2013	RE-R	10229	N	1555 ROSWELL ST	1,053.74	0.00	0.00
2012	RE-R	1149141	N	1555 ROSWELL ST	1,053.74	0.00	0.00
2011	RE-R	1131568	N	1555 ROSWELL ST	1,053.74	0.00	0.00
2010	RE-R	1114104	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2009	RE-R	1096705	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2008	RE-R	1079242	N	1555 ROSWELL ST	1,379.10	0.00	0.00
2007	RE-R	1061845	N	1555 ROSWELL ST	1,379.10	0.00	0.00
2006	RE-R	1045039	N	1555 ROSWELL ST	1,406.71	0.00	0.00
2005	RE-R	1044751	N	1555 ROSWELL ST	336.86	0.00	0.00

TOTAL DUE NOW 0.00
 TOTAL UNPAID 0.00

** END OF REPORT - Generated by Mike Hickenbottom **



Tax Search and Pay

[Overview & Pay](#)
[View & Print Bill](#)
[View & Print Back of Bill](#)
[View & Print Receipt](#)
[Address Change/Ownership Change Notification](#)
[eAlerts](#)

[Back to Search](#)

Owner Information

MCCUADE STEPHEN H & HAYLIH
 1555 ROSWELL ST SE
 SMYRNA, GA 30080

Property Information

Parcel Number: 17059200110
 Acres: 0.24
 Assessed Value: \$268,140
 Fair Market Value: \$270,350
 Tax District: 6 - City of Smyrna
 Homestead Exemption: 111 Basic

Property Address

1555 ROSWELL ST

Payment Information

Status: ✔ Paid
 Last Payment Date: 10/12/2023
 Amount Paid: \$6,619.22

Bill Information

Record Type: Parcel
 Bill Type: Original
 Tax Year: 2023
 Due Date: 10/15/2023

[Search for Additional Records](#)

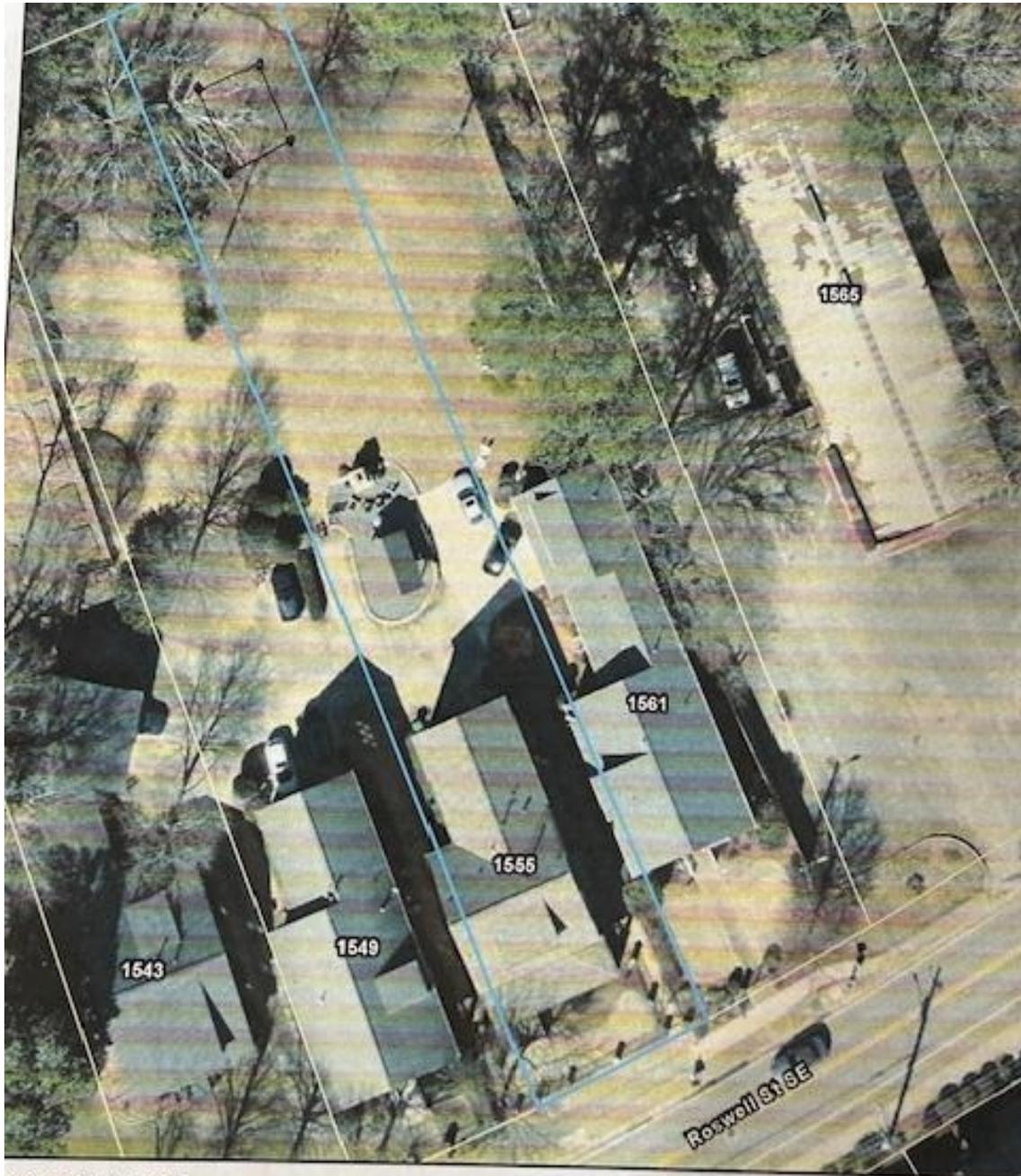
Taxes

Base Taxes: \$6,619.22
 Penalty: \$0.00
 Interest: \$0.00
 Fees: \$0.00
 Good Through: \$0.00
 Balance Due: \$0.00

Jurisdictions

Taxing Authority	40% Assessed Value	- Less Exemption	Net Tax Value	x Millage	= Calculated Tax Value	- HTRG Credit	= Tax
SCHOOL GENERAL	268,140	10,000	258,140	0.018700	\$4,827.22	\$336.60	\$4,490.62
SCHOOL BOND	268,140	0	268,140	0.000000	\$0.00		\$0.00
COUNTY GENERAL	268,140	116,736	151,404	0.008460	\$1,280.58	\$152.28	\$1,128.60
COUNTY BOND	268,140	0	268,140	0.000000	\$0.00		\$0.00
STATE	268,140	2,000	266,140	0.000000	\$0.00	\$0.00	\$0.00





2024, 12:40:52 PM

Area Addresses

Smyrna Parcels

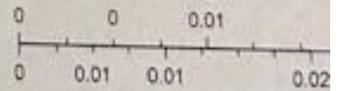
SGT BACKS

LEAK 28'

LEFT 21'

RIGHT 10'

1:564



Earl Community Maps Contributors, City of Atlanta. © Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnology, NASA, USGS, EPA, NPS, US Census Bureau, 11/2023