

02

APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: 219-009

Hearing Date: _____

APPLICANT: Gordon + Deanie Brans

Name: Gordon + Deanie Brans
(Representative's name, printed)

Address: 108 McDonald Street Marietta, GA 30064

Business Phone: _____ Cell Phone: 678-300-1590 Fax Number: 404-556-3127

E-Mail Address: brans503@bellsouth.net / gordonbrans@bellsouth.net

Signature of Representative: Deanie J Brans

TITLEHOLDER

Name: Dixie Atlanta Holdings LLC / Deane J Brans
(Titleholder's name, printed)

Address: 108 McDonald Street Marietta, GA 30064

Business Phone: _____ Cell Phone: 678-300-1590 Home Phone: 404-556-3127 770-425-3698

E-mail Address: brans503@bellsouth.net / gordonbrans@bellsouth.net

Signature of Titleholder: Deane J Brans
(Attach additional signatures, if needed)

(To be completed by City)

Received: 4/12/19

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: 4/26/19

Approved/Denied: _____

ZONING REQUEST

From Lt Inrd. to Mixed Use Conditionally
Present Zoning Proposed Zoning

LAND USE

From Lt. Inrd. to Inrd Mixed Use
Present Land Use Proposed Land Use

For the Purpose of Res & Business

Size of Tract 1.22 acres

Location 2201 Dixie Avenue, Smyrna, GA 30080
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 492 District 17th

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no ~~0~~ there are ~~0~~ such assets. If any, they are as follows:

N/A

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: _____

East: _____

South: _____

West: _____

CONTIGUOUS LAND USE

North: _____

East: _____

South: _____

West: _____

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

Frank Martin to supply letter.

TRANSPORTATION

Access to Property? Current entrances on Dixie Avenue and Davis Road.

Improvements proposed by developer? N/A

Comments:

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

No

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of \$250 or more by the applicant* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

No

If so, describe the natural and extent of such interest:

N/A

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

If so, describe the nature and extent of such interest:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

NO

If so, describe the relationship and the nature and extent of such interest:

N/A

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 16th day of April, 2019.

D. Br

Deane J Brans
(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

There is currently a mix of residential and commercial / industrial throughout the area.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

There should be no adverse affect to anyone since there's basically no change within the area.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The current structure to be renovated has no economic use as is.

REZONING ANALYSIS (CONTINUED)

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

There should be no change whatsoever.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

Given the use of the surrounding area currently, it is.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are none.

REZONING ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

Our project should only prove to be an enhancement to the area.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

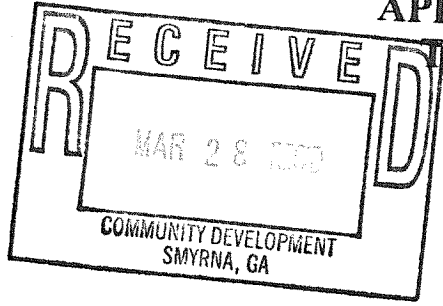
Not at all.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

We feel that the proposed use and project will serve as a positive enhancement to the neighborhood and surrounding area.

02

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA



Type or Print Clearly

(To be completed by City)

Ward: _____
Application No: _____
Hearing Date: _____

APPLICANT: GORDON & DEANIE BRANS

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3688

Representative's Name (print): GORDON & DEANIE BRANS

Address: 108 McDonald St Marietta GA

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3688

E-Mail Address: gordonbrans@bellsouth.net / brans503@bellsouth.net
Signature of Representative: [Signature]

TITLEHOLDER: Deanie Brans

Business Phone: _____ Cell Phone: 4-556-3127 Home Phone: 7-425-3688

Address: 108 McDonald St Marietta GA 30064

Signature: [Signature]

VARIANCE:

Present Zoning: _____ Type of Variance: Set back 50'
Fence @ Dixie & Davis Rd

Explain Intended Use: Rebuild existing structure on West side of property at same location as existing structure

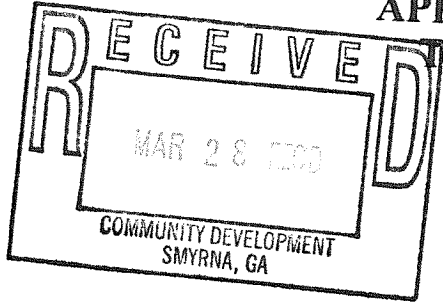
Location: 2201 DIXIE AVE SMYRNA GA

Land Lot(s): 445-492 District: 17th Size of Tract: 1.217 Acres

(To be completed by City)

Received: _____
Posted: _____
Approved/Denied: _____

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA



Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Gordon & Beanie Brans

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Representative's Name (print): Gordon & Beanie Brans

Address: 108 McDonald St Marietta GA

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

E-Mail Address: gordonbrans@bellsouth.net / brans503@bellsouth.net

Signature of Representative: [Signature]

TITLEHOLDER: Beanie Brans

Business Phone: _____ Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Address: 108 McDonald St Marietta GA 30064

Signature: [Signature]

VARIANCE:

Present Zoning: _____ Type of Variance: Set back 50'
Fence @ Dixie & Davis Rd

Explain Intended Use: Rebuild existing structure on West side of property at same location as existing structure

Location: 2201 DIXIE AVE SMYRNA GA

Land Lot(s): 445-492 District: 17th Size of Tract: 1.217 Acres

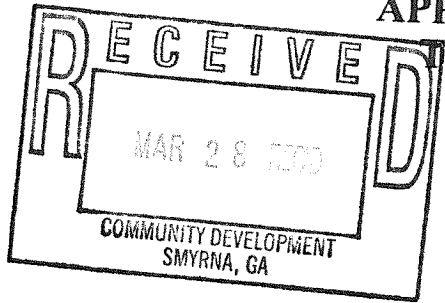
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TO THE CITY OF SMYRNA



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Application No: _____

Hearing Date: _____

APPLICANT: Gordon & Deanie Brans

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Representative's Name (print): Gordon & Deanie Brans

Address: 108 McDonald St Marietta GA

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

E-Mail Address: gordonbrans@bellsouth.net / brans503@bellsouth.net

Signature of Representative: [Signature]

TITLEHOLDER: Deanie Brans

Business Phone: _____ Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Address: 108 McDonald St Marietta GA 30064

Signature: [Signature]

VARIANCE:

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Explain Intended Use: Rebuild existing structure on West side of property at same location as existing structure

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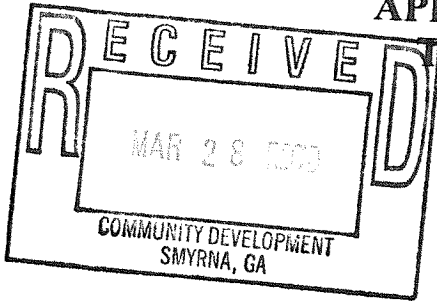
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Hearing Date: _____

APPLICANT: GORDON & DEANIE BRANS

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Representative's Name (print): GORDON & DEANIE BRANS

Address: 108 McDonald St Marietta GA

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

E-Mail Address: gordonbrans@bellsouth.net / brans503@bellsouth.net

Signature of Representative: [Signature]

TITLEHOLDER: Deanie Brans

Business Phone: _____ Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Address: 108 McDonald St Marietta GA 30064

Signature: [Signature]

VARIANCE:

Present Zoning: _____ Type of Variance: Set back 50' Fence @ Dixie & Davis Rd

Explain Intended Use: Rebuild existing structure on West side of property at same location as existing structure

Location: 2201 DIXIE AVE SMYRNA GA

Land Lot(s): 445-492 District: 17th Size of Tract: 1.217 Acres

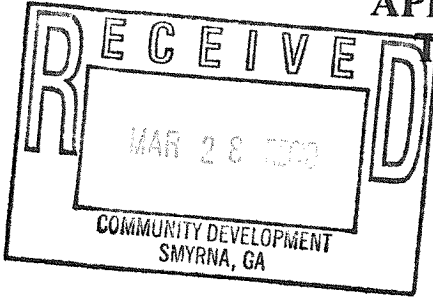
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APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA



Type or Print Clearly

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Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: GORDON & Deannie BRANS

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Representative's Name (print): Gordon & Deannie BRANS

Address: 108 McDonald St Marietta GA

Business Phone: 6-300-1590 Cell Phone: 4-556-3127 Home Phone: 7-425-3698

E-Mail Address: gordonbrans@bellsouth.net / brans503@bellsouth.net

Signature of Representative: [Signature]

TITLEHOLDER: Deannie Brans

Business Phone: _____ Cell Phone: 4-556-3127 Home Phone: 7-425-3698

Address: 108 McDonald St Marietta GA 30064

Signature: [Signature]

VARIANCE:

Present Zoning: _____ Type of Variance: Set back 50'
Fence @ Dixie & Davis Rd

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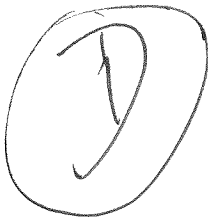
**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that GORDON & Deanie Brans

Intends to make an application for a variance for the purpose of Rebuilding existing structure on West side
of property at same location as
on the premises described in the application. Current Structure

NAME	ADDRESS
• Joe Gill <i>[Signature]</i>	1096 Davis Rd Smyrna GA 30150 3/25/2019
• Deane J Brans <i>[Signature]</i>	1087-1089 Davis Rd Smyrna
• <i>[Signature]</i>	2274 <i>[Signature]</i>
• CARLOS H TORRES <i>[Signature]</i>	Smyrna Ga 2189 Dixie AV SMYRNA
• Gordon Brans <i>[Signature]</i>	1087-1089 Davis Rd Smyrna

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also you may provide certified mail receipts of notification letters sent to adjacent properties. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.



Please return to PERRIE & ASSOCIATES, LLC, - Post Closing
100 Galleria Pkwy, Suite 1170
Atlanta, Ga 30339
File # 170537KW

Deed Book 15442 Pg 3716
Filed and Recorded May-16-2017 02:24pm
2017-0054307
Real Estate Transfer Tax \$0.00
0332017010871

Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on *May 8th* 2017, between

GORDON L. BRANS and DEANE J. BRANS

(hereinafter referred to as "Grantor") and

DIXIE ATLANTA HOLDINGS, LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.
Signed, sealed and delivered in the presence of:

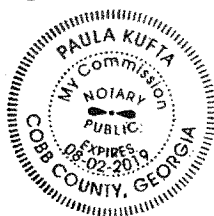
[Signature]
Witness

[Signature] (Seal)
GORDON L. BRANS

Paula Kufta
Notary Public
My commission expires

[Signature] (Seal)
DEANE J. BRANS

[Attach Notary Seal]



_____ (Seal)

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 17TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING A PORTION OF LOTS 5,6,7,8 AND 9 OF THE F.W. ELDRIDGE SUBDIVISION IN LAND LOTS 445 AND 492 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AS SHOWN BY PLAT THEREOF MADE BY C.S. ROBERT, CE, DATED SEPTEMBER 1926, AND RECORDED IN PLAT BOOK 3 AT PAGE 18, COBB COUNTY, RECORDS AND BEING A PART OF THAT PROPERTY CONVEYED TO GRANTOR HEREIN BY INSTRUMENT DATED JULY 1, 1961 AND RECORDED IN DEED BOOK 601 AT PAGE 157, RECORDS OF THE CLERK OF SUPERIOR COURT, COBB COUNTY, GEORGIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE INTERSECTION OF THE NORTHEAST BOUNDARY OF DIXIE AVE (SAID ROAD HAVING A 30 FOOT RIGHT OF WAY) WITH THE SOUTHEAST BOUNDARY OF DAVIS STREET (SAID ROAD HAVING A 30 FOOT RIGHT OF WAY) THENCE ALONG THE SOUTHEAST BOUNDARY OF DAVIS NORTH 67 DEGREES 33 MINUTES 20 SECONDS EAST, 266.68 FT, TO A POINT AND CORNER MARKED BY AN IRON PIN; THENCE SOUTH 24 DEGREES 02 MINUTES 04 SECONDS EAST , 199.38 FT. TO A POINT AND CORNER MARKED BY AN IRON PIN: THENCE SOUTH 67 DEGREES 49 MINUTES 48 SECONDS WEST, 267 FT TO A POINT AND CORNER MARKED BY AN IRON PIN ON THE NORTHEASTERN BOUNDARY OF DIXIE AVENUE; THENCE ALONG THE NORTHEASTERN BOUNDARY OF DIXIE AVENUE NORTH 23 DEGREES, 57 MINUTES 14 SECONDS WEST, 198.12 FT TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 1.21 ACRES IN THE AGGREGATE.

265 Grants Tax Receipts

19 records returned

Page 1 of 1

Owner Name	Year	Parcel ID	Address	Bill Type	Paid	Due
DIXIE ATLANTA HOLDINGS LLC	2018	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
DIXIE ATLANTA HOLDINGS LLC	2017	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
JT POWELL PROPERTIES LLC	2016	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
JT POWELL PROPERTIES LLC	2015	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
JT POWELL PROPERTIES LLC	2014	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
JT POWELL PROPERTIES LLC	2013	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
POWELL ROYCE R	2012	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
POWELL ROYCE R	2011	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
HIPPS ROBERT E	2010	17049200340	2201 DIXIE AVE SE	Original	Paid	\$0.00
HIPPS ROBERT E	2009	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2008	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2007	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2006	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2005	17049200340	2241 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2004	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2003	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2002	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2001	17049200340	2201 DIXIE AVE	Original	Paid	\$0.00
HIPPS ROBERT E	2000	17049200340		Original	Paid	\$0.00

(Handwritten mark)

Statement of Account

P.O. Box 2646-R, Columbus, GA 31902

SYNOVUS®

Last statement: November 30, 2018
 This statement: December 31, 2018
 Total days in statement period: 31
 100-977-930-5 031 165
 Page 1 of 2

DIXIE ATLANTA HOLDINGS LLC
2201 DIXIE AVE SE
SMYRNA GA 30080

2 Direct inquiries to: 0
 800-334-9007

Summary of Account Balance

Account	Number	Ending Balance
Pro Business Checking	[REDACTED]	\$ 16,416.56

BEGINNING JANUARY 1, 2019, THERE WILL BE A NEW SERVICE CHARGE SCHEDULE. FOR QUESTIONS, PLEASE CONTACT YOUR BANKER OR CALL 1-888-SYNOVUS (796-6887). THANK YOU FOR BANKING WITH US. WE APPRECIATE YOUR BUSINESS.

Pro Business Checking Account Number [REDACTED]

Beginning balance	17,503.38	Low balance	16,416.56
Deposits/Credits	1,365.18	Average balance	18,007.61
Withdrawals/Debits	2,452.00	Average collected balance	17,959.00
Ending balance	16,416.56		

Checks

Number	Date	Amount	Number	Date	Amount
1058	12-28	1,078.80			

2018 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
4338	2201 DIXIE AVE SE	17-0492-0-0340	300,000	120,000		120,000	8.990000	1078.80

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

Total of Bills by Tax Type

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	1,078.80
DATE DUE	11/15/2018



COBB COUNTY WATER SYSTEM

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Stephen D. McCullers, P.E.
Director

Divisions
Business Services
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

April 18, 2019

Deanie Brans

Re: City of Smyrna Variance case
(2201 Dixie Avenue)
1.22+/- Acres
Land Lot 492, 17th District,
Rottenwood Creek Basin, RL Sutton WRF

To Whom It May Concern:

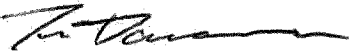
Current Cobb County policy is to provide wastewater treatment capacity for approved zonings. CCWS will be able to provide capacity for your approved zoning classification with the following stipulations as set forth by the Cobb County Board of Commissioners:

- The developer has 150 days from this date to present plans for review and approval. Water and sewer fees must be paid and construction started within 90 days after plan approval.
- Should you fail to meet this stipulation, this letter of allocation is invalid and you must reapply to this department for capacity. No preference will be given and your request will be placed at the bottom of the request list.
- This letter is only valid for the project referenced. It is non-renewable, non-transferable, non-extendible and does not guarantee that sewer lines are at the site. Upgrades to existing water distribution and wastewater collection facilities may be required of the Developer if the demands of this proposal exceed the capacity limits of our existing or proposed facilities.

There is an existing 6-inch water main on Dixie Avenue as well as a 6-inch water main on Davis Road available for use. A passing fire flow test will be required prior to approval of construction plans by this department.

Sincerely,

COBB COUNTY WATER SYSTEM


Tim Davidson
Plan Review Engineer
Engineering & Records Division

cc: file

CITY OF SMYRNA

RE: 2201 Dixie Avenue, Smyrna, GA

ADDENDUM TO ORIGINAL VARIANCE REQUEST DATED 3/27/19:

We also wish to include a variance request to install a 6 foot iron / wood fence with masonry columns at the same basic location of the existing chain link fence, along Dixie Avenue and part of Davis Road.

Thank you,

Gordon and Deanie Brans

April 16, 2019

2201 DIXE AVENUE, SMYRNA, GA – LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 17TH DISTRICT AND THE SECOND SECTION OF COBB COUNTY, GEORGIA, AND BEING A PORTION OF LOTS FIVE, SIX, SEVEN, EIGHT AND NINE OF THE F.W. ELDRIDGE SUBDIVISION AND LAND LOTS 445 AND 492 OF THE 17TH DISTRICT, SECOND SECTION, COBB COUNTY, GEORGIA, AS SHOWN BY PLAT THEREOF MADE BY C.S. ROBERT, CE, DATED SEPTEMBER 1926, AND RECORDED IN PLAT BOOK 3 AT PAGE 18, COBB COUNTY, RECORDS AND BEING PART OF THAT PROPERTY CONVEYED TO GRANTOR HEREIN BY INSTRUMENT DATED JULY 1, 1961 AND RECORDED IN DEED BOOK 601 AT PAGE 157, RECORDS OF THE CLERK OF THE SUPERIOR COURT, COBB COUNTY, GEORGIA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN AT THE INTERSECTION OF THE NORTHEAST BOUNDARY OF DIXIE AVE (SAID ROAD HAVING A 30 FOOT RIGHT OF WAY) THENCE ALONG THE SOUTHEAST BOUNDARY OF DAVIS NORTH 67 DEGREES 33 MINUTES 20 SECONDS EAST, 266.68 FT, TO A POINT AND CORNER MARKED BY AN IRON PIN; THENCE SOUTH 24 DEGREES 02 MINUTES 04 SECONDS EAST, 199.38 FT. TO A POINT AND CORNER MARKED BY AN IRON PIN: THENCE SOUTH 67 DEGREES 49 MINUTES 48 SECONDS WEST, 267 FT. TO A POINT AND CORNER MARKED BY AN IRON PIN ON THE NORTHEASTERN BOUNDARY OF DIXIE AVENUE; THENCE ALONG THE NORTHEASTERN BOUNDARY OF DIXIE AVENUE NORTH 23 DEGREES, 57 MINUTES 14 SECONDS WEST, 198.2 FT. TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 1.21 ACRES IN THE AGGREGATE.