

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: 18-040

Hearing Date: 5/14/18

5/21/18

APPLICANT: PM BUILDERS

Business Phone: _____ Cell Phone: 770-527-8500 Home Phone: _____

Representative's Name (print): BRAD THOMPSON

Address: PO BOX 680813 MARIETTA, GA 30068

Business Phone: _____ Cell Phone: 770 527-8500 Home Phone: _____

E-Mail Address: bthompson@pricemcclane.com

Signature of Representative: _____

TITLEHOLDER: CHARLES W. BALLANCE SR.

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Address: 3880 CEDAR CLIFF COURT, SMYRNA, GA. 30080

Signature: _____

VARIANCE:

Present Zoning: R-15 Type of Variance: SUBDIVIDE INTO 2 LOTS

AND SIDE SETBACKS OF 5' WITH 15' BETWEEN BUILDINGS. REESTABLISH ORIGINAL PLAT DESIGN FOR TWO LOTS.

Explain Intended Use: TWO SINGLE FAMILY HOMES.

Location: 1114 CHURCH STREET

Land Lot(s): 407 District: 17 Size of Tract: .8 Acres

(To be completed by City)

Received: 4/25/18

Posted: 4/29/18

Approved/Denied: _____

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

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Ward: _____
Application No: _____
Hearing Date: _____

APPLICANT: PM BUILDERS
Business Phone: _____ Cell Phone: 770-527-8200 Home Phone: _____
Representative's Name (print): BLAD THOMPSON
Address: PO BOX 680813 MARICCA, GA 30068
Business Phone: _____ Cell Phone: 770 527-8500 Home Phone: _____
E-Mail Address: bthompson@pricemcclane.com
Signature of Representative: _____

TITLEHOLDER: CHARLES W. BALLANCE SR.
Business Phone: _____ Cell Phone: _____ Home Phone: _____
Address: 3880 CEDAR CLIFF COURT, SMYRNA, GA 30080
Signature: X _____

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CONTIGUOUS ZONING

North: R-15

East: R-15

South: RHR

West: R-15

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

By signature, it is hereby acknowledged that I have been notified that _____

Intends to make an application for a variance for the purpose of _____

on the premises described in the application.

NAME	ADDRESS
<u>SBV ATLANTA MITCHELLS PARK, LLC</u>	<u>1119 WEAVER STREET</u>
<u>AMY MARIE NICHOLS</u>	<u>1123 LOVE STREET</u>
<u>MEGAN M. & TARR DREW HAWKINS</u>	<u>1124 CHURCH STREET</u>
<u>VINCENTE & DEBBI BARBERANI</u>	<u>1123 CHURCH STREET</u>
<u>RENEE KEEBLE</u>	<u>1109 CHURCH STREET</u>
<u>BRADLEY M. THOMPSON</u>	<u>1108 CHURCH STREET</u>
_____	_____
_____	_____

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.

**ZONING ORDINANCE
SEC. 1403. VARIANCE REVIEW STANDARDS.**

(a) In rendering its decisions, the License and Variance Board or Mayor and City Council 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.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

THIS REQUEST IS THE SAME REQUEST MADE FOR 1102 AND 1108 CHURCH STREET AND APPROVED BY MAYOR AND COUNCIL ON MARCH 19, 2018. THE PROPERTY IS ZONED R-15 AND AS TWO SEPARATE LOTS WOULD EXCEED THE 15,000 SQUARE FEET MINIMUM AREA REQUIRED FOR R-15. SPLITTING THE LOT INTO TWO ALLOWS ME TO FRONT BOTH HOMES ON CHURCH STREET. THE SETBACK REDUCTION REQUEST ALLOWS MORE FLEXIBILITY WITH PRODUCT DESIGN AND SITING OF EACH HOME ON THE LOTS. FIRE DETACHMENT PRODUCTS (NON COMBUSTIBLE) WILL BE USED ON THE FRONTAGE.





PAYMENT SUMMARY RECEIPT

City of Smyrna
2800 King Street
Smyrna GA 30080

DATE: 04/27/18 CUSTOMER#: 000034172
TIME: 13:03 PM BUILDERS LLC
CLERK: jstaubes

RECPT#: 1188933 PREV BAL:
TP/YR: MS/2018 AMT PAID: 250.00
BILL: ADJSTMNT:
EFF DT: 04/27/18 BAL DUE:
PERMITS/INSP PAYMENT

-----TOTALS-----

PRINCIPAL PAID:	250.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	250.00
AMT APPLIED:	250.00
CHANGE:	.00

PAID BY: PM BUILDERS LLC
PAYMENT METH: CREDIT CARD
PAYMENT REF: 313023