

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: V18-012

Hearing Date: Thursday March 12, 2018

APPLICANT: BRAD THOMPSON
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: [Signature]

TITLEHOLDER: BRAD THOMPSON
Business Phone: _____ Cell Phone: 770 527-8500 Home Phone: _____
Address: PO BOX 680813, MARIETTA, GA. 30068
Signature: [Signature]

VARIANCE:

Present Zoning: R-15 Type of Variance: REESTABLISHMENT OF ORIGINAL PLAT DESIGN FOR TWO LOTS. REQUESTING REAVOTION OF SIDE SETBACKS TO 5' WITH 15' BETWEEN BUILDINGS
Explain Intended Use: 2 SFA HOMES

Location: O CHURCH STREET
Land Lot(s): 487 District: 17 Size of Tract: .8 Acres

(To be completed by City)
Received: 2/5/18
Posted: [Signature]
Approved/Denied: _____

Charles W. Ballance Sr,

1114 Church St, Smyrna 30080

BJ & Betty Conway

1096 Church St., Smyrna 30080

ENM, LLC

1105 Church St Smyrna 30080

Renaee Kooble

1109 Church St. Smyrna 30080

SBR Atlanta Midtolls Park, LLC

1119 Medlin St Smyrna 30080

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CONTIGUOUS ZONING

North: R-15 SFR

East: R-15 SFR

South: RHR RESIDENTIAL HIGH RISE

West: R-15 SFR

February 1, 2018

To: Mayor & Council

This petition for a variance related to the property known as "0 Church Street" is simply a request to return the property to its' original platting of two individual lots in the Reid and Walker subdivision. The current zoning is R-15 and as such allows for lots with a minimum of 15,000 square feet. The property is 35,276 which exceeds the requirement for two lots of 15,000 square feet by 15%. I am requesting this variance so as to avoid building on a flag lot positioning the second house behind the first. It is aesthetically more pleasing to build two houses side by side, as well as, more marketable. The original plat for the Reid and Walker subdivision is shown as lots 69 and 70. Lot 71 immediately to the west is an existing lot of record and is 50' x 200' which is smaller than the two lots I wish to reestablish, both lots would be approximately 50' x 355' (17,638 square feet each) along the common lot line between them.

Thank you for your consideration of this application.







Munis Self Service

Real Estate

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Payments/Adjustments

As of 1/30/2018

Bill Year	2017
Bill	16231

Activity	Posted	Paid By/Reference	Amount
Payment	10/5/2017	THOMPSON BRADLEY M	\$296.02

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Owner Information

THOMPSON BRADLEY M 908 FOX HOLLOW
WAY MARIETTA, GA 30068

Payment Information

Status Paid
Last Payment Date 10/05/2017
Amount Paid \$849.21

Property Information

Parcel Number 17048700450
Acres 0.9
Assessed Value \$32,928
Fair Market Value \$82,320
Tax District 6 - City of Smyrna
Homestead Exemption NONE

Bill Information

Record Type Parcel
Bill Type Original
Tax Year 2017
Due Date 10/15/2017

Taxes

Base Taxes \$849.21
Penalty \$0.00
Interest \$0.00
Fees \$0.00
Good Through
Balance Due \$0.00

Property Address

CHURCH ST

Jurisdictions

Taxing Authority	40% Assessed Value	Less Exemption	= Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	32,928	0	32,928	0.018900	\$622.34
SCHOOL BOND	32,928	0	32,928	0.000000	\$0.00
COUNTY GENERAL	32,928	0	32,928	0.006760	\$222.59
COUNTY BOND	32,928	0	32,928	0.000130	\$4.28
STATE	32,928	0	32,928	0.000000	\$0.00