APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

(10 be comp	pleted by City)	1
Ward:	170 17	
Application	n No: 1/18-912 15	
Hearing D	ate: Brishing March	
	1.0	
APPLICANT: BRAD THOMPSON		
Business Phone: Cell Phone: 770 527 - 8520 Home Phone:		
Representative's Name (print): BLAD THOMPSON		
Address: PO BOX 680813 MARIETTA, GA. 30068		
Business Phone: Cell Phone: 770 527 - 8500 Home Phone:		
E-Mail Address: bthompson@price mclane.com		
Signature of Representative:		
TITLEHOLDER: BRAD THOMPSON		
Business Phone: Cell Phone: 770 527 -8500 Home Phone:		
Address: Po box 680813 MARIETA, GA. 30068		
Signature:		
VARIANCE:		
Present Zoning: 2-15 Type of Variance REESTABLISHMON	TOF	
ORIGINAL PLAT DESIGN FOR TWO LOTS. REQUEST		
OF SIDE SETBACKS TO S' WITH N' BETWEE	- Bullidge	
Explain Intended Use: 2 SFA HowEs		
Location: O CHURCH STREET		
Land Lot(s): 487 District: 17 Size of Tract: 8	Acres	
(To be completed by City)		
Received: 45/18		
Approved/Denied:		
Approved/Deffied.		

Charles W. Ballence St.

1114 Church St., Songer 30080

65 9 8044 Commey

1094 Church St., Songer 30080

EMM, LLC

1109 Church St. Songer 30080

SBY Atlanta Mitdells Park, LLC

1119 Medlin St. Songer 30080

CONTIGUOUS ZONING

North: R-15 SFR

East: R-15 SFR

South: RHR RESIDENTIAL HIGH RISE

West: R-15 SFR

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		

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
S'EE ATTACHEN	
Management	

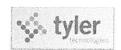
To: Mayor & Council

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

Return to view bill

Payments/Adjustments

As of 1/30/2018

Bill Year 2017

Bill 16231

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

Return to view bill

©2018 Tyler Technologies, Inc.

\$849.21 \$0.00 \$0.00 \$0.00

\$0.00

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		Taxes
Record Type	Parcel	Base Taxes
Bill Type	Original	Penalty
Tax Year	2017	Interest
Due Date	10/15/2017	Fees
		Good Through
		Balance Due

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