

V18-019 City

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6
Application No: V18-019
Hearing Date: 2/19/18

APPLICANT: JW Hall Custom Building
Business Phone: 770-856-9279 Cell Phone: _____ Home Phone: _____
Representative's Name (print): Josh Hall
Address: 1010 Balmoral Lane Roswell GA 30075
Business Phone: _____ Cell Phone: _____ Home Phone: _____
E-Mail Address: jwhallbuild@gmail.com
Signature of Representative: [Signature]

TITLEHOLDER: Patricia Lynn Birdsong, as executor for the Estate of Mable J. Pace
Business Phone: _____ Cell Phone: 770-856-9941 Home Phone: 706-824-1873
Address: 1055 Antrim Glen Dr Hoschton, GA 30548
Signature: Patricia Lynn Birdsong, as executor for the estate of Mable J. Pace

VARIANCE:
Present Zoning: R-15 Type of Variance: _____
Lot width, side setbacks, driveway encroachment.

Explain Intended Use: Creation of 2 new single family homes

Location: 1272 Hayes Dr. SE Smyrna GA 30080
Land Lot(s): 527 District: 17th Size of Tract: 0.946 Acres

(To be completed by City)
Received: 1/29/18
Posted: 1/29/18
Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15 (1281 & 1269 Hayes Dr.)

East: R-15 (1300 Hayes Dr.)

South: RAD (king spring rd., shepardson homes)

West: R-15 cond. (1258 Hayes Dr.)

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

By signature, it is hereby acknowledged that I have been notified that JW Hall Custom Building

Intends to make an application for a variance for the purpose of changing the lot width from
85 ft. to 55 ft, side setbacks from 10 ft. to 5 ft., driveway inside 5 ft. of property line.

on the premises described in the application.

NAME	ADDRESS
WILD BEAR PROPERTIES	1258 HAYES DR.
[Signature] (TREASURER)	
Kamron Rush	1300 Hayes Drive SE

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

1272 Hayes Dr. is a double lot property. There is a 110' wide, 20,600 sqft. lot that faces Hayes Dr. and another lot of the same size directly behind that does not abut to any street. We would like to redraw the lot lines so that the two lots can be side by side so both can have frontage on Hayes Dr. Our goal is to build two homes that will fit in nicely with the new homes being built next door at 1258 Hayes Dr., whose lot widths range from 55' to 67' wide.

Directly to the west of 1272 Hayes is 1258 Hayes Dr. which is being developed for 5 homes, 4 of which will be facing Hayes Dr. with 5' side setbacks, and the new lot directly adjacent to 1272 Hayes will have a side entry garage with the driveway located inside the 5' setback. We would like to continue in the same vein as 1258 with 55' lot widths, 5' set backs and a driveway to be inside the 5' setback next to 1300 Hayes Dr. in order to allow for an adequate turnaround for the basement/side entry garage.

Owner Information

PACE HORACE J & MABLE J 1272 HAYES DR SMYRNA, GA 30080

Payment Information

Status	Paid
Last Payment Date	
Amount Paid	

Property Information

Parcel Number	17052700110
Acres	0
Assessed Value	\$98,308
Fair Market Value	\$245,770
Tax District	6 - City of Smyrna
Homestead Exemption	413 Age 65, Basic, School

Bill Information

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

Taxes

Base Taxes	\$132.30
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address

1272 HAYES DR

Printed: 1/26/2018



Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:

PACE HORACE J & MABLE J

Payment Date: 1/1/0001

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	17052700110	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00		\$0.00



Scan this code with your mobile phone to view this bill!



COBB COUNTY TAX BILL 2017

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON
TAX COMMISSIONER

CHELLY MCDUFFIE
CHIEF DEPUTY

Phone: 770-528-8600
Fax: 770-528-8679



Scan to pay online!

PACE HORACE J & MABLE J

HAYES DR

PAYMENT DUE DATE: October 15, 2017

Payment must be U.S. Postmarked by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17052700410	25,000	10,000	0.40	6 - City of Smyrna	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	10,000	-	0	=	10,000	x	0	=	\$0.00

The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.

SCHOOL	10,000	-	0	=	10,000	x	0.0189	=	\$189.00
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Levied by the Cobb County Board of Education representing approximately 73.28% of your taxes due.

COUNTY

Levied by the Board of Commissioners representing approximately 26.72% of your taxes due.

County General	10,000	-	0	=	10,000	x	0.00676	=	\$67.60
County Bond	10,000	-	0	=	10,000	x	0.00013	=	\$1.30
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2017	17052700410	10/15/2017	Pay: N/A	or \$257.90

Payment must be U.S. Postmarked by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2017	17052700410	10/15/2017	Pay: N/A	or \$257.90	

Late fees apply after
October 15, 2017

2017 COBB COUNTY TAX BILL

QR Code for

PACE HORACE J & MABLE J

or Current Property Owner
1272 HAYES DR

SMYRNA, GA 30080



Internal Use

IS YOUR INFORMATION UP TO DATE?

My mailing address
has changed.

I want to remove
homestead
exemptions.

Date Moved: _____

New Mailing Address: _____

Signature : _____