

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 2

Application No: V21-030

Hearing Date: 3/24/21

APPLICANT: SHARON RIVERS

Business Phone: _____ Cell Phone: 770-868-6607 Home Phone: _____

Representative's Name (print): (SELF)

Address: 2944 LEXINGTON TRACE DR, Smyrna GA 30080

Business Phone: _____ Cell Phone: 770-868-6607 Home Phone: _____

E-Mail Address: CRUZSR@BellSouth.net

Signature of Representative: Sharon Rivers

TITLEHOLDER: SHARON RIVERS

Business Phone: _____ Cell Phone: 770-868-6607 Home Phone: _____

Address: 2944 LEXINGTON TRACE DR, Smyrna, GA 30080

Signature: Sharon Rivers

VARIANCE:

Present Zoning: RTD Type of Variance: "INCREASE IN FENCE HEIGHT"

Explain Intended Use: Replace/Install New 6-8 FT Wood Privacy Fence Along Backlots of 2940, 2942, 2944 + Side lots 2946 + 2948 Lexington TRACE DR + Emory Rd

Location: BACKlots of 2940, 2942, 2944 LEXINGTON TRACE DR along Emory RD.

Land Lot(s): 0631 District: 17 Size of Tract: Approx: 0.4730 Acres

(To be completed by City)

Received: 3/11/21

Legal Ad Posted: 3/15/21

Signs 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: _____

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

Representative's Name (print): _____

Address: _____

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

E-Mail Address: _____

Signature of Representative: _____

TITLEHOLDER: VICTORIA CALDERON

Business Phone: N/A Cell Phone: 256-800-4985 Home Phone: N/A

Address: 2940 LEXINGTON TRACE DR. SMYRNA GA 30080

Signature: Victoria Calderon

VARIANCE:

Present Zoning: _____ Type of Variance: _____

Explain Intended Use: _____

Location: _____

Land Lot(s): _____ District: _____ Size of Tract: _____ Acres

(To be completed by City)

Received: _____

Legal Ad Posted: _____

Signs 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: _____

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

Representative's Name (print): _____

Address: _____

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

E-Mail Address: _____

Signature of Representative: _____

TITLEHOLDER: _____

Business Phone: _____ Cell Phone: 779-4392 Home Phone: (323) 296-3784

Address: 2942 Lexington Trace, Smyrna, GA 30080

Signature: Melvin J. LeBlanc Dorothy LeBlanc

VARIANCE:

Present Zoning: _____ Type of Variance: _____

Explain Intended Use: _____

Location: _____

Land Lot(s): _____ District: _____ Size of Tract: _____ Acres

(To be completed by City)

Received: _____

Legal Ad Posted: _____

Signs 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: _____

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

Representative's Name (print): _____

Address: _____

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

E-Mail Address: _____

Signature of Representative: _____

TITLEHOLDER: Ziyi Feng

Business Phone: _____ Cell Phone: 713-515-8701 Home Phone: _____

Address: 2946 Lexington Trace Drive, Smyrna GA 30080

Signature: 

VARIANCE:

Present Zoning: _____ Type of Variance: _____

Explain Intended Use: _____

Location: _____

Land Lot(s): _____ District: _____ Size of Tract: _____ Acres

(To be completed by City)

Received: _____

Legal Ad Posted: _____

Signs 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: _____

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

Representative's Name (print): _____

Address: _____

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

E-Mail Address: _____

Signature of Representative: _____

TITLEHOLDER: Anna Marie Chamblee

Business Phone: _____ Cell Phone: 817-602-0097 Home Phone: same

Address: 2948 Lexington Trace Dr SE, Smyrna, GA 30080

Signature: Anna Marie Chamblee

VARIANCE:

Present Zoning: _____ Type of Variance: _____

Explain Intended Use: _____

Location: _____

Land Lot(s): _____ District: _____ Size of Tract: _____ Acres

(To be completed by City)

Received: _____

Legal Ad Posted: _____

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: RTD

East: RTD

South: RTD

West: RTD

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

By signature, it is hereby acknowledged that I have been notified that the owners of
2940, 2942 + 2944 Lexington Trace Dr., Smyrna GA
Intends to make an application for a variance for the purpose of Replacing existing
Fence (in disrepair) on the back lots along Emory Rd
with a new wood privacy fence.
on the premises described in the application.

NAME

ADDRESS

2936 Emory Rd SE
2946 Emory Rd SE
2956 Emory Rd SE
2965 Emory Rd SE
2928 Lexington Trace Dr

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. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

Variance Notification Letter

2-24-21

Greetings Neighbor!

I hope this letter finds you and yours doing well. I am representing a group of Lexington Trace owners who are requesting a Variance from the City of Smyrna to replace the old fencing and install a new privacy fence along their back lots on Emory Rd. The City of Smyrna requires us to provide a copy of the "Variance Application" to all adjacent property owners so that you are aware of our plans.

This copy is for your information only. To acknowledge that you are aware of this variance, please sign page 3 of the application and email it to me at cruzsr@bellsouth.net or you can mail it to 2944 Lexington Trace Dr, Smyrna, Ga 30080.

This project is long overdue. Hopefully the Variance will be approved soon and we can get started with the replacement work. As property owners, we will do our part to help ensure our neighborhood remains a great place to live and be.

Please feel free to call me at 770-868-6607 if you have any questions.

Thank you,

Sharon Rivers

7020 1810 0000 1665 6214

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Philippe MAURY

Street and Apt. No., or PO Box No. 2956 Emory Rd

City, State, ZIP+4® SMYRNA GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WESLEY CHAPEL STATION 30034
 FEB 25 2021
 Postmark Here

7020 1810 0000 1665 6177

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To MARK LISA FISHMAN

Street and Apt. No., or PO Box No. 2928 Lexington Trace Dr

City, State, ZIP+4® SMYRNA GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WESLEY CHAPEL STATION 30034
 FEB 25 2021
 Postmark Here

7020 1810 0000 1665 6191

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Fred S Hope Inc by Trust

Street and Apt. No., or PO Box No. 2936 Emory Rd

City, State, ZIP+4® SMYRNA GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WESLEY CHAPEL STATION 30034
 FEB 25 2021
 Postmark Here

7020 1810 0000 1665 6207

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Scott Brandon

Street and Apt. No., or PO Box No. 2965 Emory Rd

City, State, ZIP+4® SMYRNA GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WESLEY CHAPEL STATION 30034
 FEB 25 2021
 Postmark Here

7020 1810 0000 1665 6184

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Patticia E. Hope

Street and Apt. No., or PO Box No. 2946 Emory Rd

City, State, ZIP+4® SMYRNA GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WESLEY CHAPEL STATION 30034
 FEB 25 2021
 Postmark Here

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

(SEE ATTACHED TYPED NARRATIVE SUPPLEMENT)

SUPPLEMENT: City of Smyrna Variance Application - Lexington Trace Owners

COMPREHENSIVE NARRATIVE

The owners of 2940, 2942 and 2944 would like to install a new wood fence across our back lots at the same height (6-8ft) as the current fence which is in disrepair. Because these lots are considered as double frontage lots (with frontage on both Lexington Trace Drive and Emory Rd), based on the current regulations, we would be required to replace the existing 8ft fence with a shorter 4ft height or less fence. We are requesting a variance to allow for the replacement of the existing 8ft fence with a new privacy wood fence at the same approximate height (6-8Ft). The owners feel a 4ft fence height would not provide adequate privacy and protection of the retention pond, as originally intended with an 8 foot fence height.

The current fence has been in place since the development was built in 1983 but is now in disrepair and the owners have been told that we must repair or replace the fence. We were told the fence cannot simply be removed because it encloses the water retention pond which the city maintains.

There are 5 units in this building. If the variance is approved, the owners have all agreed to work together and share the cost of getting the fence replaced. Even though the back property lines of 2946 and 2948 Lexington Trace Drive do not include Emory Rd, the owners have been included in the Variance application because parts of their fencing will also be replaced when the new fence is installed. They have completed and signed the "Titleholder" section on page 1 of the Variance Application to show they are giving permission for the fence replacement on their respective property.

We are committed to following the Smyrna City ordinances and hope we can get this variance approved.

Applicant,
Sharon Rivers



Printed: 1/5/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
MELVIN J & DOROTHY WHITED LE BLANC

LEBLANC MELVIN & DOROTHY

Payment Date: 10/1/2020

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17063101300	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$2,172.69	\$0.00	



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

Munis Self Service

Real Estate (Your House or Land)

[View Bill](#)[View bill image](#)

As of 2/27/2021

Bill Year 2020

Bill 9537

Owner LEBLANC MELVIN & DOROTHY

Parcel ID 17063101300

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$710.53	\$710.53	\$0.00	\$0.00	\$0.00
TOTAL		\$710.53	\$710.53	\$0.00	\$0.00	\$0.00

©2021 Tyler Technologies, Inc.



Printed: 1/5/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
RAIMONDI & ASSOCIATES LLC

RIVERS SHARON

Payment Date: 10/9/2020

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17063101290	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,584.14	\$0.00	



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

Munis Self Service

Real Estate (Your House or Land)

[View Bill](#)[View bill image](#)

As of 2/27/2021

Bill Year 2020

Bill 14080

Owner RIVERS SHARON

Parcel ID 17063101290

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$270.28	\$270.28	\$0.00	\$0.00	\$0.00
TOTAL		\$270.28	\$270.28	\$0.00	\$0.00	\$0.00

©2021 Tyler Technologies, Inc.



Printed: 1/5/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
victoria calderon

CALDERON VICTORIA & CESAR M

Payment Date: 11/4/2020

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17063101310	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$480.45	\$0.00	



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

Munis Self Service

Real Estate (Your House or Land)

[View Bill](#)[View bill image](#)

As of 2/27/2021

Bill Year 2020

Bill 2425

Owner CALDERON VICTORIA & CESAR M

Parcel ID 17063101310

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$283.94	\$283.94	\$0.00	\$0.00	\$0.00
TOTAL		\$283.94	\$283.94	\$0.00	\$0.00	\$0.00

©2021 Tyler Technologies, Inc.