

**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: V21-011-012

Hearing Date: 2/24/21

APPLICANT: Sylvia Zenteno-Booker

Business Phone: _____ Cell Phone: 678-266-2691 Home Phone: _____

Representative's Name (print): _____

Address: 957 Sharon Cir, Smyrna, GA, 30080

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

E-Mail Address: zenteno@bell.south.net

Signature of Representative: Sylvia Zenteno-Booker

TITLEHOLDER: Sylvia Zenteno-Booker

Business Phone: _____ Cell Phone: 678-266-2691 Home Phone: _____

Address: 957 Sharon Cir, Smyrna, GA 30080

Signature: Sylvia Zenteno-Booker

VARIANCE:

Present Zoning: R-15 Type of Variance: set back of shed

Explain Intended Use: Replace an existing 40 year old shed for one that can be used as a home office, storage, and craft space.

Location: Smyrna Heights

Land Lot(s): 0453 District: 6 Size of Tract: _____ Acres

(To be completed by City)

Received: 1/27/21

Legal Ad Posted: 2/15/21

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

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 Sylvia Zenteno-Booker

Intends to make an application for a variance for the purpose of replacing a shed

on the premises described in the application.

NAME	ADDRESS
<u>Lyndy Saparow</u>	<u>953 Shann Cir SE Smyrna GA</u>
<u>DANIEL PRUITT</u>	<u>901 SHARON CIRCLE SE</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. 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.

**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

I am replacing an existing shed. There are lean-tos on both sides. I would like to keep the lean-to by the fence. If it is torn down and moved 10' over, I will have to:

- incur additional expense to build a new lean-to
- pay to have landscaping put on what is currently bare, packed red clay dirt.
- encroach on my current lawn by several feet
- both my rear and side neighbors agree they have no concerns since the existing structure has been there for 40 years.

7020 1290 0000 2808 4908

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

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

Smymna, GA 30082

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
Total Postage and Fees \$4.15

Postmark Here

Sent To
Robert Strampe (owner of)
Street and Apt. No., or PO Box No. 3630 Lake Dr. 961 Sharon Cir.
City, State, ZIP+4® Smyrna, GA 30082 8956 Sharon Cir.
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 2808 4892

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

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

Marretta, GA 30060

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
Total Postage and Fees \$4.15

Postmark Here

Sent To
Senders Patricia Dixer (owner of)
Street and Apt. No., or PO Box No. 1598 Avery Park Cir. 909 Sharon Cir.
City, State, ZIP+4® Marietta, GA 30060
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 2808 4915

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

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

Marretta, GA 30060

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
Total Postage and Fees \$4.15

Postmark Here

Sent To
Printz Properties (owner of)
Street and Apt. No., or PO Box No. 1445 Waterford Green Dr. 905 Sharon Cir.
City, State, ZIP+4® Marietta, GA 30068
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Printed: 1/27/2021

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:
 NATIONSTAR MTG LLC DBA MR. COOPER

**ZENTENO BOOKER SYLVIA &
 BOOKER TIMOTHY JASON**

Payment Date: 10/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2020	17045301090	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	\$3,698.86	\$0.00



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

Real Estate (Your House or Land)

Home

Citizen Self Service

Business License

Non-Emergency Requests

Permits and Inspections

Personal Property (Boats, etc.)

Real Estate (Your House or Land)

View Bill

Charges

Property Detail

Owner Information

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

View Payments

Utility Billing

[Return to view bill](#)

Payments/Adjustments

As of 1/27/2021

Bill Year

Bill

Activity

Posted

Payment

11/5/2020

Entered

11/5/2020

Reference #

2055366

Paid By/Reference

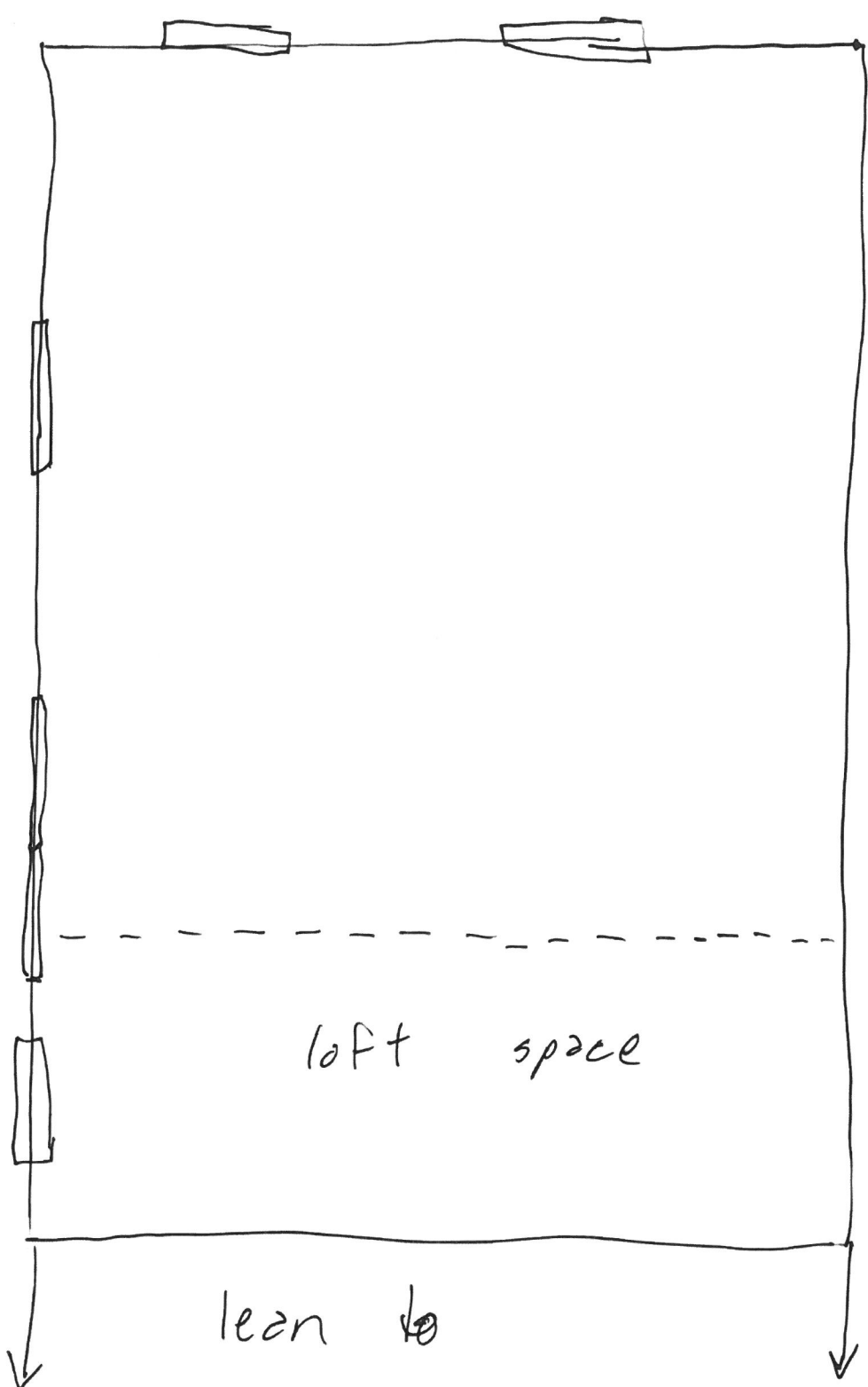
CORELOGIC

Amount

\$1,416.03

[Return to view bill](#)

not to scale



New shed floor plan - not to scale