

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City) 3

Ward:

Application No: V19-017

Hearing Date: 4/10/19

APPLICANT: James Mackinder

Business Phone: — Cell Phone: — Home Phone: 904-568-0840

Representative's Name (print): Sean Mackinder

Address: 2685 Brown Circle SE, Smyrna, GA 30080

Business Phone: — Cell Phone: — Home Phone: 770-369-6586

E-Mail Address: seanmackinder@gmail.com

Signature of Representative: [Signature]

TITLEHOLDER: Sean Mackinder

Business Phone: — Cell Phone: — Home Phone: 770-369-6586

Address: 2685 Brown Circle SE, Smyrna, GA 30080

Signature: [Signature]

VARIANCE:

Present Zoning: Residential Type of Variance: Requesting offset from creek bank to structure. House addition will be 70 ft from creek bank. City allowance is 75 ft. Asking for 5 ft variance.

Explain Intended Use:

House addition will be residential use.

Location: 2685 Brown Circle SE, Smyrna, GA 30080

Land Lot(s): 4461-17 District: 2nd Size of Tract: 3/4 Acres

(To be completed by City)

Received: 3/13/19

Posted: 3/25/19

Approved/Denied: —

CONTIGUOUS ZONING

North: Residential

East: Residential

South: Residential

West: Residential

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

By signature, it is hereby acknowledged that I have been notified that _____

Notification by variance request yard sign

Intends to make an application for a variance for the purpose of acquiring a 5ft

offset to construct home addition within 75ft of
creekbed

on the premises described in the application.

NAME

Bob and Gretchen Elsas

Richard Pecha

ADDRESS

2663 Brown Circle

2667 Brown Circle

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:

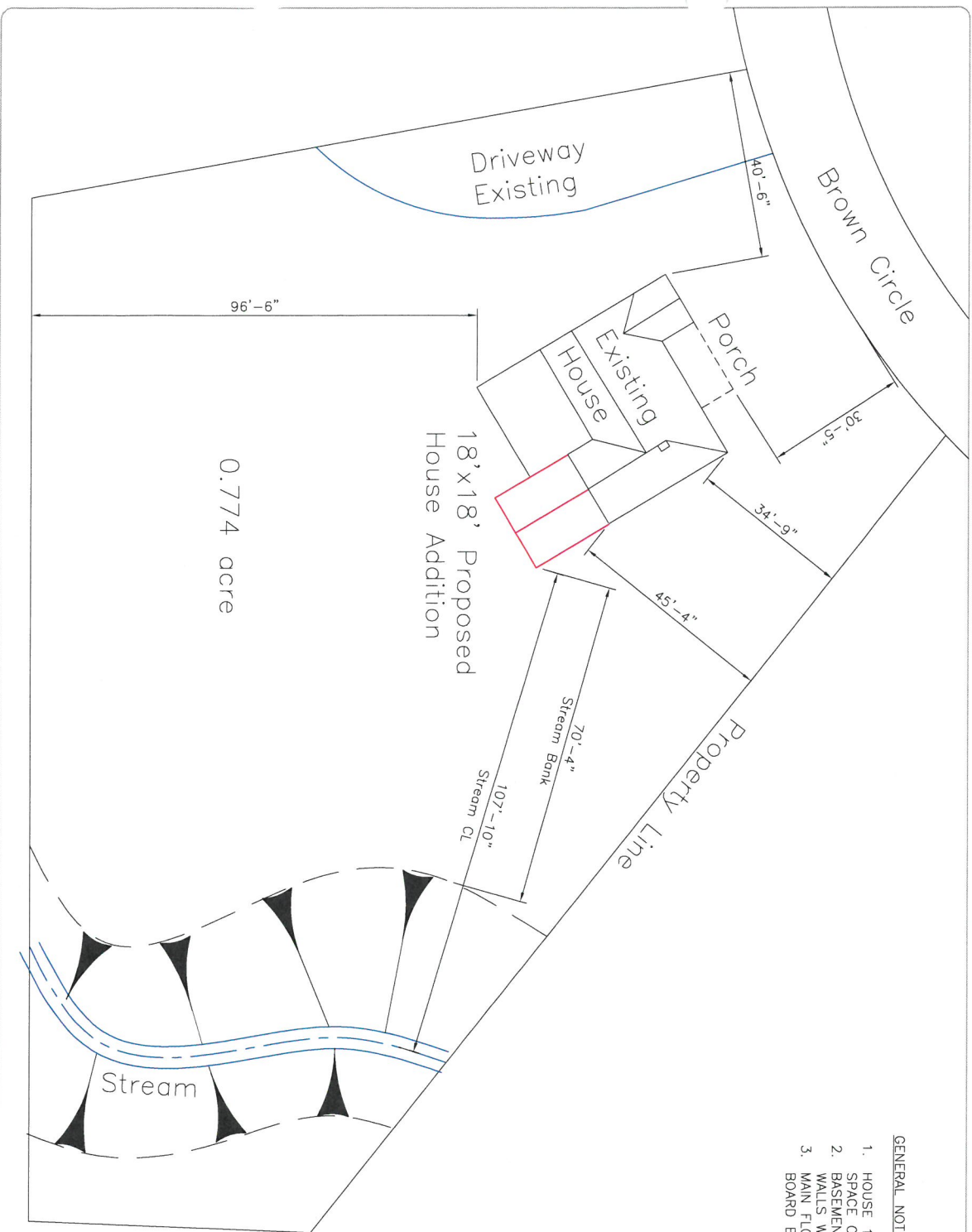
- (1) Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
- (2) Whether any alleged hardship which is self-created by any person having an interest 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

A 5 ft variance is being requested due to the proposed construction being 70 ft from the nearest creek bed bank. The city of Smyrna allows for 75 ft to the nearest creek bed bank.

The addition to 7685 Brown Circle will be used for residential purposes.



GENERAL NOTES:

1. HOUSE 18'x18' ADDITION WILL BE CONDITIONED LIVING SPACE ON BOTH LEVELS.
2. BASEMENT LEVEL WILL SLAB ON GRADE, 2X4 STUD WALLS WITH HARDIE BOARD EXTERIOR.
3. MAIN FLOOR WILL BE 2X4 STUD WALLS WITH HARDIE BOARD EXTERIOR.

SITE PLAN SCALE: 1" = 20' when printed on 11x17 media	
2685 BROWN CIRCLE SE SMYRNA, GA 30080	
SITE PLAN FOR 18'x18' ADDITION	C-1.1 Printed: JAN 28, 2019



Sean Mackinder <seanmackinder@gmail.com>

Fwd: Payment Submitted

1 message

james Mackinder <jimmac12@bellsouth.net>
To: Sean Mackinder <seanmackinder@gmail.com>

Mon, Mar 11, 2019 at 4:23 PM

Cobb county 2018 taxes paid.

Jim Mackinder
Sent from my iPhone

Begin forwarded message:

From: "Cobb County - GA" <no-reply@cobbtax.org>
Date: October 9, 2018 at 8:06:53 PM EDT
To: jimmac12@bellsouth.net
Subject: Payment Submitted



Cobb County - GA



PAYMENT SUBMITTED!

Transaction ID BF0P0F32A34F
Total Paid \$1,431.93

Item	Amount
Item Number: 3598A1	\$1,395.83
Jurisdiction: 000	
TaxYear: 2018	
RollType: RE	
ParcelID: 17048900460	
RecordType: ORG	

Transaction Fee	\$36.10
Total	\$1,431.93

This email has been sent to you by Cobb County - GA (or its subsidiary).

Fwd: Confirmation of Electronic Check Payment

1 message

James Mackinder <jimmac12@bellsouth.net>

To: Sean Mackinder <seanmackinder@gmail.com>

Smyrna city 2018 taxes paid.

Jim Mackinder
Sent from my iPhone

Begin forwarded message:

From: Official Payments - Customer Service <customerservice@officialpayments.com>**Date:** November 13, 2018 at 5:53:46 PM EST**To:** James Mackinder <jimmac12@bellsouth.net>**Subject:** Confirmation of Electronic Check Payment

Dear Official Payments Customer:

Thank you for selecting Official Payments Corporation for your electronic check payment of Real Estate Tax. Your payment of \$366.58 was sent to Smyrna, City of on 11-13-2018. T

Please note: Successful completion of the payment transaction is conditional upon accurate and complete information being entered by you. It is subject to financial institution and bi

Again, thank you for using Official Payments Corporation. We hope you enjoy the convenience of using an electronic check for your future payment needs.

Customer Service

Official Payments Corporation

Questions? Call toll-free 1-800-487-4567.

IMPORTANT SECURITY INFORMATION FROM OFFICIAL PAYMENTS Please keep in mind that Official Payments will never call and ask for personal information including financi

 [Make a payment](#)