

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

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: _____

TITLEHOLDER: Kamron L. Rush

Business Phone: _____ Cell Phone: (678) 557-4454 Home Phone: _____

Address: 1300 Hayes Drive SE, Smyrna, GA 30080

Signature: *Kamron L. Rush* dotloop verified
04/24/18 6:01PM EDT
UCCM-NHAW-LKT0-4Z7P

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: 1300 Hayes Dr. SE Smyrna GA 30080

Land Lot(s): 527 District: 17th Size of Tract: 0.954 Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15 (1293 Hayes Dr. & 1281 Hayes Dr.) _____

East: R-15 (1314 Hayes) _____

South: RAD _____

West: R-15 (1272 Hayes) _____

**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
MARIE WATSON	1272 HAYES DR
VICE PRESIDENT	
WILD BOAR PROPERTIES	

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

1300 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, enabling both to have frontage on Hayes Dr. Our goal is to build two homes that will fit in nicely with the new homes being built at 1258 Hayes Dr., whose lot widths range from 55' to 67' wide, and the two homes being built at 1272 Hayes. Directly to the west of 1300 Hayes is 1272 Hayes Dr. which was recently approved on Feb. 19, 2018 by the city council for these very same variances and is identical in size and shape to these lots. Directly to the west of 1272 Hayes is 1258 Hayes Dr., where 4 homes will be built whose lots will be facing Hayes dr. with 5' side setbacks. The new lot directly adjacent to 1314 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 both 1258 and 1272 Hayes with 55' lot widths, 5' side set backs and a driveway to be inside the 5' side setback to allow for adequate turnaround for the side entry garage.