

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: 118-023

Hearing Date: 3/28/18

APPLICANT: Thomas D. REGECKI & JANET OSMAN

Business Phone: - Cell Phone: 404 509 8170 Home Phone: -

Representative's Name (print): -

Address: 2761 GUTHRIE ST. SMYRNA GA. 30080

Business Phone: - Cell Phone: 404 509 8170 Home Phone: -

E-Mail Address: tomregeski@yahoo.com

Signature of Representative: Tom Regeski

TITLEHOLDER: THOMAS D. REGECKI & JANET OSMAN

Business Phone: - Cell Phone: 404 509 8170 Home Phone: -

Address: 2761 GUTHRIE ST. SMYRNA GA. 30080

Signature: Tom Regeski

VARIANCE:

Present Zoning: R-15 Type of Variance: REDUCE SIDE 10'
SET BACK TO 5'.

Explain Intended Use: TWO CAR ENCLOSED GARAGE.

Location: EAST END OF CURRENT DRIVEWAY

Land Lot(s): 488 District: 17TH Size of Tract: .370 Acres

(To be completed by City)

Received: 3/7/18

Posted: 3/12/18

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: RAD

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 THOMAS D.
REGESKI & JANET OSMAN

Intends to make an application for a variance for the purpose of TWO CAR
ENCLOSED GARAGE.

on the premises described in the application.

NAME 
Angela Mayad
Karen Brown
Wendy Williams
Tammie Daniels

ADDRESS

2771 Guthrie St Smyrna GA
2351 Gulture Dr Smyrna, GA 30080
2754 Guthrie St Smyrna, GA 30080
1094 Parkview Place, Smyrna, GA 30080

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

MY WIFE AND I HAVE LIVED AT OUR SECOND RESIDENCE AT 2761 GUTHRIE ST. FOR SEVERAL YEARS NOW AND HAVE ENJOYED RESTORING AN OLDER HOME IN SMYRNA. UNFORTUNATELY, HOMES BUILT IN THE FIFTIES TYPICALLY DIDN'T INCLUDE A GARAGE. MY WIFE AND I WOULD LIKE TO PROTECT OUR AUTOMOBILES AND BE ABLE TO STORE GARDEN TOOLS, LAWNMOWER, ETC. THE EXISTING DRIVEWAY NATURALLY LEADS TO THE LOCATION WE'D LIKE TO ADD A GARAGE AND BECAUSE OF THE SLOPE OF THE PROPERTY, IT'S THE ONLY LOGICAL PLACE TO PUT IT. WITHOUT THE VARIANCE, GETTING TWO CARS IN AND OPENING THE DOORS WOULD BE IMPOSSIBLE. WE ARE ASKING FOR A 5' VARIANCE TO THE SIDE (SOUTH) SET BACK. ANY CONSIDERATION WOULD BE APPRECIATED.

THANK YOU!