# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

	(To be completed by City)
	Ward:
	Application No:
	Hearing Date:
APPLICANT: PM BUILDERS, LLC	
Business Phone: Cell Phone: 770 .527 .850	Home Phone:
Representative's Name (print): BRAD THOMPSON	
Address: PO POX 680813, MARIETTA, LA. 30	068
Business Phone: Cell Phone:	Home Phone:
E-Mail Address: BOTHOMPSON @ GMAIL. COM	
Signature of Representative:	
TITLEHOLDER: RATCHFORA AT BASOUE PROPERTY	TIES, LLC
Business Phone: Cell Phone:	
Address: 3985 BASQUE CIRCLE SMYLNA, GA.	
Signature:	
VARIANCE:	
Present Zoning: 4.15 Type of Variance: LOT	WIDTH; SIDE SETBACKS
Explain Intended Use: FOUR SINGLE FAMILY HOM	»ES
Location: 3278 & 3288 KING SPRINGS ROAD	SmYKNA, CA. 30088
Land Lot(s): 495 District: 17 Size	of Tract:/_ Acres
(To be completed by City)	
Received:	
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: PAL	buichers, me	
Business Phone:	Cell Phone: The .527-B	So Home Phone:
Representative's Name (c	print): BEAD THOMPSON	
Address Do 24 66	AOSIS MAPLETTA CA	30069
Business Phone:	Cell Phone: SAME	Home Phone:
E-Mail Address: Ba	THOMPSON C GMAIL. COM	L
Signature of Representati	ive:	
Address: 29BS AAS Signature: DeM	W. Rodelf - Strand . G	4. 30080
VARIANCE:	225 N 2	CIDE COTANIC
		OT WIDTH ; SIDE SETEMUS
		41
Explain Intended Use:	FOUL SINGLE FAMILY	HORES
	2250 Kida SPAINGS PO	40 SMYRNA, CA. 30081
	2250 Kida SPAINGS PO	AD Smy KNA, CA. 300 81 Size of Tract: / A Acres

### CONTIGUOUS ZONING

North: <u>R</u> 15

East: <u>R</u> 20

South: <u>Q</u> 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

ntends to make an application for a variance for the purpose of					
on the premises described in the application.					
CERTIFIED MAIL RECIPIENTS BE	iou !				
NAME	ADDRESS				
CARTAL HAGGHAN	3748 KING SPRINGS POND				
TIM + MILLIAM MELEMORE	3291 KING SIKINGS DONE				
TRACY BROWN BELLEW	3297 KING STRINGS FORD				
DEBORAH PATCHFOOD	1159 DINETHLAST MILIUE				
HARRISCH & AMMANDA MITCHELL	1195 FIXEHURST DRIVE				
TRAYIS SHAW	HBS PLACHURST DRIVE				
BONALA 210HARA EXTIGAD	LITS PINETHARSFARILE				
VLAST VIDAKOVIC & MELISSA GASS	1169 PINEHURST DANE				
JUNATHAN SHAP BARE I NORIKO-1541HARA	1151 PINEHUBSE DRIVE				
JOHN & CAITLING TEXALY	3269 GONCOLD 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.

SEE ACTACHES	MPREHENSIVE NARRATIVE
Jes minie	

#### Narrative for 3278 & 3288 King Springs Road

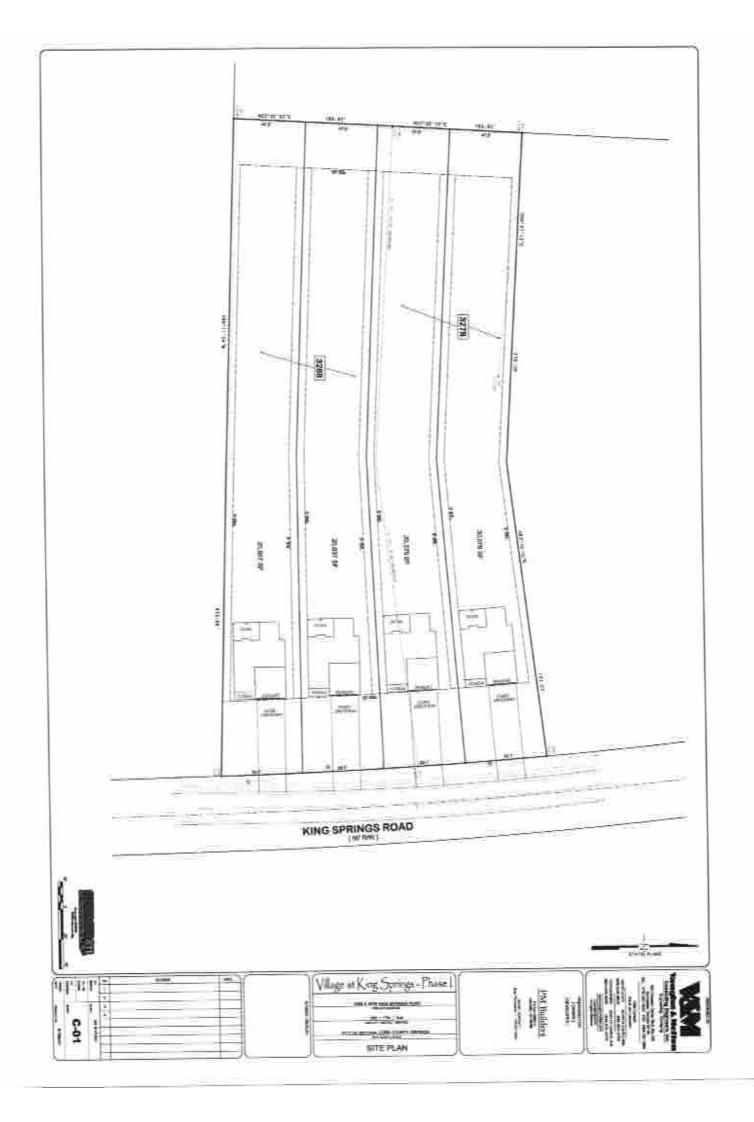
The subject property is 1.8 acres and this request is to split two properties into 4 lots all of which will front on King Springs Road. The proposed typical lot size is 53.7ft in width at the right of way and over 400ft in depth. The average lot is 19,000 square feet in area, which is nearly R-20 in terms of size. This request is almost identical to a request I proposed and was granted in 2018 for 4 lots on Church Street.

We are requesting two variances with this lot split. First, a reduction of the 85 feet width to 53 feet and second, a reduction of the side setbacks from 10 feet to 5 feet maintaining 15 feet between buildings.

The homes to be built here would be very similar in design to the homes built on Church Street. They will be approximately 3,000 heated square feet in size and will be priced in the high \$500s. The materials to be used will be the same combination of brick, cement based board & batten, cement based siding and shake material.

This proposal would meet the ever growing need for housing in downtown Smyrna and is consistent with surrounding uses.

The existing property lines would allow only two homes and they would be priced out of reach for everyone but the very privileged few.









Price +
McLane

# Munis Self Service

# Real Estate (Your House or Land)

Prior unpaid bill(s) exist for this parcel. Please pay prior unpaid bills first.

View Bill				
As of	11/23/2020			
Bill Year	2020			
Bill	13731			
Parcel ID	17048500230			

## View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$899.47	\$899.47	\$0.00	\$0.00	\$0.00
TOTAL		\$899.47	\$899.47	\$0.00	\$0.00	\$0.00

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Fax

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

Printed: 11/23/2020

### Cobb County Online Tax Receipt

Thank you for your payment!

Payer: DEBORAH RATCHFORD REALTY INC

#### RATCHFORD AT BASQUE PROPERTIES LLC

Payment Date: 9/8/2020

Tax Year	Parset ID	Our Date		Appeal Amount		Texas Dile
2020	17048500230	10/15/2020	Pay:	N/A	or	\$0.00
Intrest	Ponatty	Fons	Total Due	Amount Paid	VIII W	Balance
50.00	\$0.00	\$0.00	\$0.00	\$2,750.43		\$0.00



Scan this code with your mobile phone to view this

## Munis Self Service

# Real Estate (Your House or Land)

View Bill		
As of	11/23/2020	
Bill Year	2020	
Bill	13730	
Parcel ID	17048500220	

#### View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$1,057.76	\$1,057.76	\$0.00	\$0.00	\$0.00
TOTAL		\$1,057.76	\$1,057.76	\$0.00	\$0.00	\$0.00

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Phone: Fax

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

Printed: 11/23/2020

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Payment Date: 9/8/2020

Tax Year	Parcel ID	Dus Date .		Appeal Amount:	The same	Taxes Due
2020	17048500220	10/15/2020	Pay:	N/A	10	\$0.00
Interest	Penalty	Feet	Total Don	Amount Paid		Balence
\$0.00	\$0.00	\$0.00	\$0.00	\$3,234.47		\$0.00



Scan this code with your mobile phone to view this