

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: 770-527-8500 Home Phone: _____

Representative's Name (print): BRAD THOMPSON

Address: PO BOX 680813, MARIETTA, GA. 30068

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

E-Mail Address: B@THOMPSON@GMAIL.COM

Signature of Representative: _____

TITLEHOLDER: RATCHFORD AT BASQUE PROPERTIES, LLC

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

Address: 3985 BASQUE CIRCLE, SMYRNA, GA. 30080

Signature: _____

VARIANCE:

Present Zoning: R-15 Type of Variance: LOT WIDTH ; SIDE SETBACKS

Explain Intended Use: FOUR SINGLE FAMILY HOMES

Location: 3278 & 3288 KING SPRINGS ROAD, SMYRNA, GA. 30088

Land Lot(s): 405 District: 17 Size of Tract: 1.8 Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

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APPLICANT: PAL BUILDERS, LLC
Business Phone: _____ Cell Phone: 770-527-8500 Home Phone: _____
Representative's Name (print): BRAD THOMPSON
Address: PO BOX 680913, MARIETTA, GA 30068
Business Phone: _____ Cell Phone: same Home Phone: _____
E-Mail Address: B@THOMPSON@gmail.com
Signature of Representative: _____

TITLEHOLDER: RATCHFORD AT BASQUE PROPERTIES, LLC
Business Phone: 678-570-4779 Cell Phone: 678-570-4779 Home Phone: _____
Address: 3905 BASQUE CIRCLE, SMYRNA, GA 30080
Signature: _____

VARIANCE:
Present Zoning: R-15 Type of Variance: LOT WIDTH ; SIDE SETBACKS

Explain Intended Use: FOUR SINGLE FAMILY HOMES

Location: 3278 & 3288 KING SPRINGS ROAD, SMYRNA, GA 30080
Land Lot(s): 485 District: 17 Size of Tract: 1.9 Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: R-20

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 _____

Intends to make an application for a variance for the purpose of _____

_____ on the premises described in the application.

CERTIFIED MAIL RECEIPTS BELOW:

NAME	ADDRESS
<u>CAROL HAGGARD</u>	<u>3269 KING SPRINGS ROAD</u>
<u>TIM & MIRIAM McLEMORE</u>	<u>3291 KING SPRINGS ROAD</u>
<u>TRACY BROWN BELLEW</u>	<u>3297 KING SPRINGS ROAD</u>
<u>DEBORAH PATCHFORD</u>	<u>1159 PINETLAST DRIVE</u>
<u>HARRIS & AMANDA MITCHELL</u>	<u>1195 PINEHURST DRIVE</u>
<u>TRAVIS SHAW</u>	<u>1185 PINEHURST DRIVE</u>
<u>DEBRA RICHARD PATIGAN</u>	<u>1175 PINEHURST DRIVE</u>
<u>VLAD VIDAHOVIC & MELISSA GASS</u>	<u>1169 PINEHURST DRIVE</u>
<u>JONATHAN SHARBARÉ & NORIKO-ISHIHARA</u>	<u>1151 PINEHURST DRIVE</u>
<u>JOHN & CAITLIN TERRY</u>	<u>3269 CONCORDA CIRCLE</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. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

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.

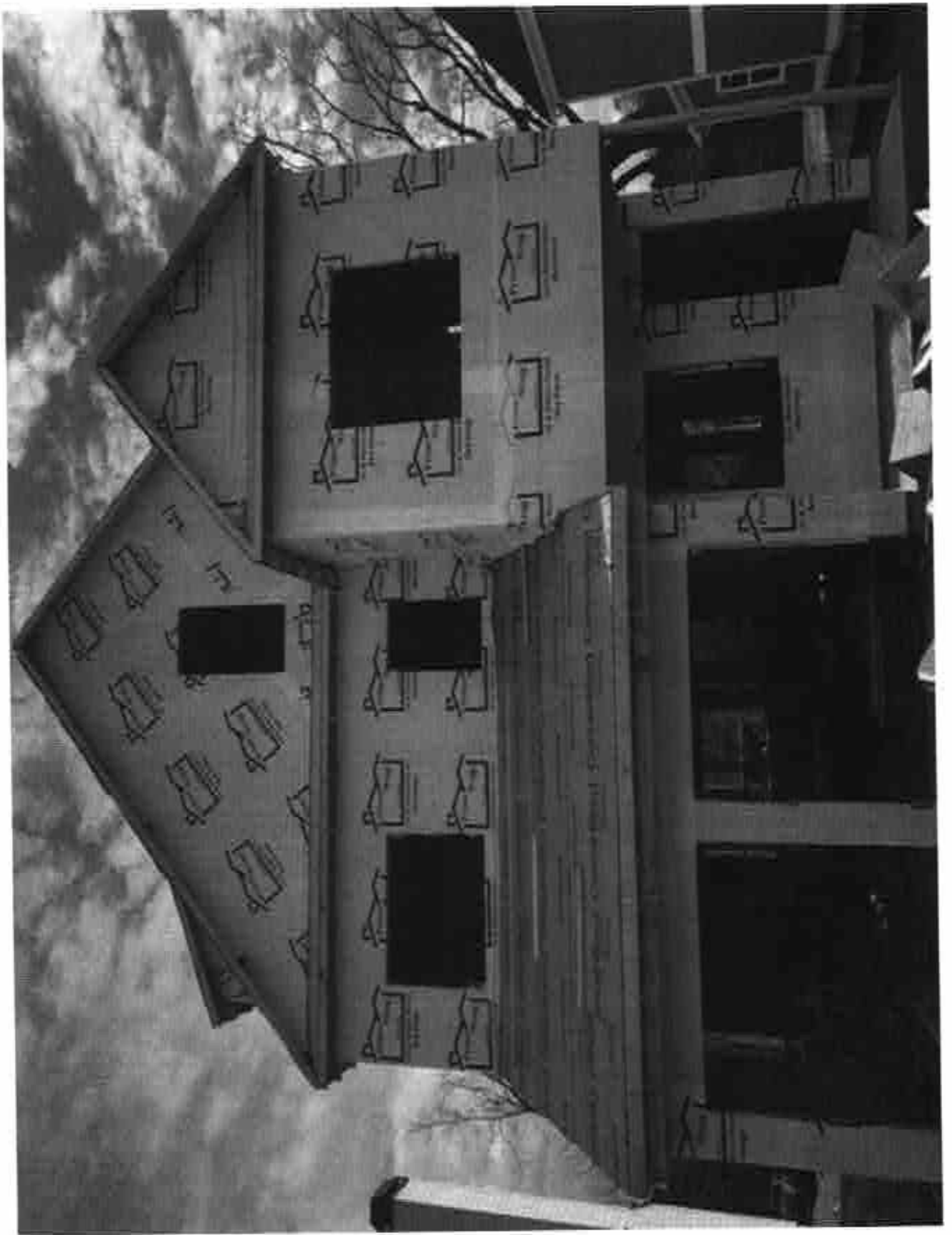
We are requesting two variances with this lot split. First, a reduction of the 85 feet width to 53 feet and second, a reduction of the side setbacks from 10 feet to 5 feet maintaining 15 feet between buildings.

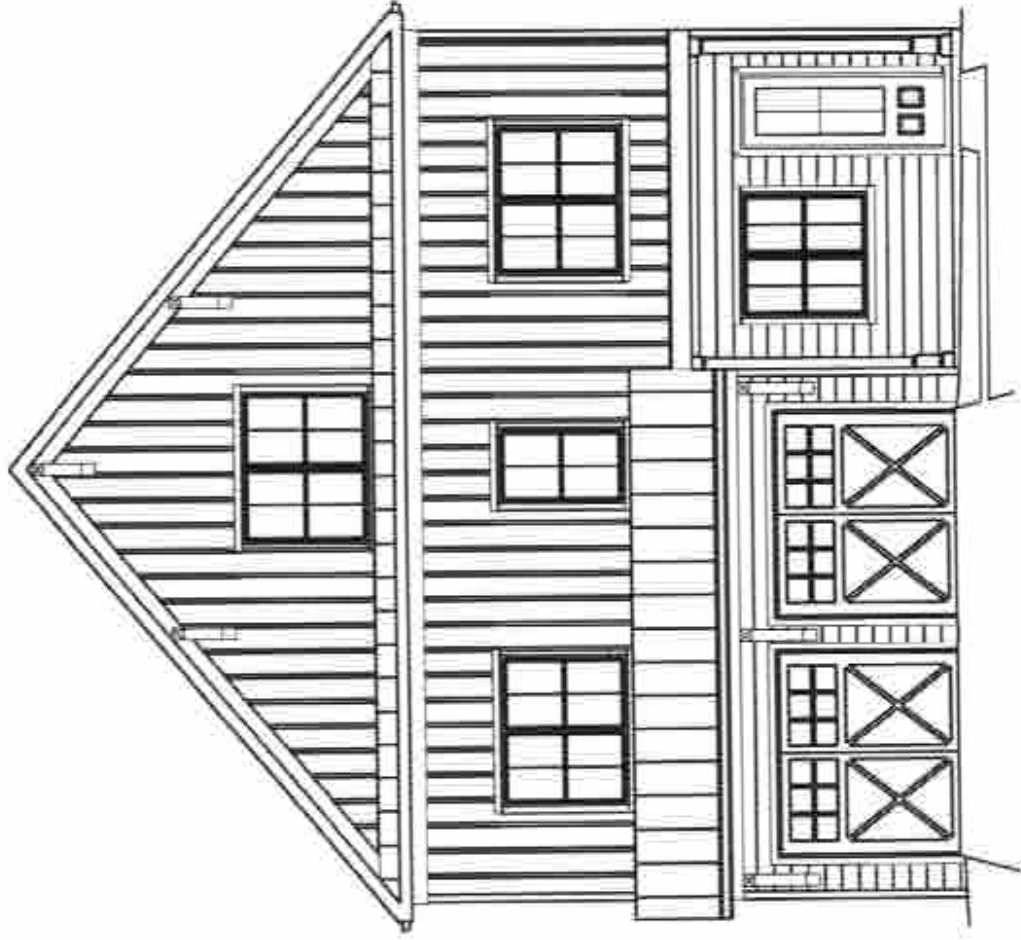
The homes to be built here would be very similar in design to the homes built on Church Street. They will be approximately 3,000 heated square feet in size and will be priced in the high \$500s. The materials to be used will be the same combination of brick, cement based board & batten, cement based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







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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Printed: 11/23/2020

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

Payee:
DEBORAH RATCHFORD REALTY INC

**RATCHFORD AT BASQUE PROPERTIES
LLC**

Payment Date: 9/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2020	17048500230	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	\$2,750.43	\$0.00



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

Munis Self Service

Real Estate (Your House or Land)**View Bill**

As of	<input type="text" value="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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Thank you for your payment!

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

Payer:
 DEBORAH RATCHFORD REALTY INC

**RATCHFORD AT BASQUE PROPERTIES
 LLC**

Payment Date: 9/8/2020

Tax Year	Parcel ID	Due Date	Appld Amount	Taxes Due
2020	17048500220	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	\$3,234.47	\$0.00



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