

APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 5  
Application No: V19-048  
Hearing Date: 10/23/19

APPLICANT: Emily and Sean Simons  
Business Phone: \_\_\_\_\_ Cell Phone: 404-630-2059 Home Phone: \_\_\_\_\_  
Representative's Name (print): Emily Simons  
Address: 776 Pinehill Dr SE, Smyrna, GA 30080  
Business Phone: \_\_\_\_\_ Cell Phone: 404-630-2059 Home Phone: \_\_\_\_\_  
E-Mail Address: emilyannsimons@gmail.com  
Signature of Representative: Emily Simons

TITLEHOLDER: Emily and Sean Simons  
Business Phone: \_\_\_\_\_ Cell Phone: 404-630-2059 Home Phone: \_\_\_\_\_  
Address: 776 Pinehill Dr SE, Smyrna, GA 30080  
Signature: Emily Simons

VARIANCE: R15  
Present Zoning: Residential Type of Variance: Building

Explain Intended Use: to add a front porch over existing sidewalk

Location: 776 Pinehill Dr  
Land Lot(s): 415 District: 17th Size of Tract: 0.538 Acres

(To be completed by City)  
Received: 10/3/19  
Posted: \_\_\_\_\_  
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 Sean and  
Emily Simons

Intends to make an application for a variance for the purpose of adding a front  
porch to the house.

on the premises described in the application.

NAME	ADDRESS
<u>Mooche &amp; Julie Justen</u>	<u>768 Pinehill Dr 30080</u>
<u>Wanda &amp; Mike Glass</u>	<u>783 Pinehill Dr 30080</u>
<u>Donna &amp; Mike McGuinness</u>	<u>782 Pinehill Dr. 30080</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.

**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**

We are adding a second story to the house and the porch will add balance and symmetry visually. Additionally, the afternoon sun affects the main living space, even in winter. Adding a covered porch will help with the utility costs of cooling an older, less insulated home. And finally, with the slope and road, the front yard is not conducive for outdoor play. A front porch will give a designated space for our 3 small children to be safe.



Printed: 10/3/2019

### 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

Payer:  
BONNIE BARNERT

**BARNERT BONNIE**

**Payment Date: 10/11/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2018	17041500260	10/15/2018	Pay: N/A or	\$0.00

  

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$293.36	\$0.00



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

## Real Estate

[Newer unpaid bill\(s\) exist](#) for this parcel.

**View Bill**

[View bill image](#)

<b>As of</b>	10/2/2019
<b>Bill Year</b>	2018
<b>Bill</b>	1036
<b>Owner</b>	BARNERT BONNIE
<b>Parcel ID</b>	17041500260

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2018	\$273.01	\$273.01	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$273.01	\$273.01	\$0.00	\$0.00	\$0.00

## Real Estate

[Return to view bill](#)

### Payments/Adjustments

As of 10/2/2019

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<b>Bill Year</b>	2018
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<b>Bill</b>	1036
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Activity	Posted	Reference #	Paid By/Reference	Amount
Payment	10/12/2018	1374050	BARNERT BONNIE	\$273.01

[Return to view bill](#)