

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V18-009

Hearing Date: ~~V18-009~~  
2/14/17

APPLICANT: Jim Beveridge  
Business Phone: \_\_\_\_\_ Cell Phone: 404-697-7700 Home Phone: \_\_\_\_\_

Representative's Name (print): \_\_\_\_\_

Address: 1990 Country Squire Rd Marietta, GA 30062

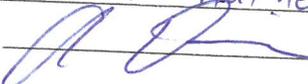
Business Phone: \_\_\_\_\_ Cell Phone: 404-697-7700 Home Phone: \_\_\_\_\_

E-Mail Address: jimbeveridge@gmail.com

Signature of Representative: 

TITLEHOLDER: Gres Davis + Anseta Davis  
Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: 2781 Mathews Street, Smyrna, GA 30080

Signature: 

## VARIANCE:

Present Zoning: RAD-C Type of Variance: Fence height - Requesting

24 foot section of front yard impacted by aging and a poorly maintained property next door

Explain Intended Use: Only seeking a 24 foot section of side yard fence from face of house to approximate right of way to shield visually unappealing and poorly maintained residence next door

Location: 2781 Mathews Street, Smyrna, GA 30080

Land Lot(s): 632 District: 17th Size of Tract: .19 Acres

(To be completed by City)

Received: 1/24/18

Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

CONTIGUOUS ZONING

North: RAD - C and R-20

East: R-20

South: R-20

West: R-20

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO  
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that Jim Beveridge  
on behalf of Greg Davis, 2781 Mathews St, Smyrna, GA 30080

Intends to make an application for a variance for the purpose of Requesting a privacy fence  
for a 24 foot section of side yard from front face of house to approximate  
Right of Way be allowed at 6 feet rather than 4 foot per code  
on the premises described in the application.

*Jim* James M. Beveridge

NAME	ADDRESS
Nick + Sarah Jane Clements <i>JV</i>	2777 Mathews Street
Curtis Anderson Family	2791 Mathews Street *1
Forrest + Christine Ainsworth <i>FA</i>	1606 Walker Street
Randy Powell - Non resident owner (711 Campground School Rd Dallas, GA 30157)	1669 Donna Lynn Drive *2

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.

- \*1 = Certified mail sent <sup>also</sup> to 3648 Bozeman Lake Rd NW Kennesaw GA 30144  
Known heirs of the Estate of Curtis Anderson - Family
- \*2 Certified Mail sent to 711 Campground School Rd, Dallas, GA 30157  
to non-resident owner, Randy Powell

**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**

The request is for a side yard privacy fence (only) for that 24 foot section which ranges from the front face of the home to the approximate location of the right of way. A privacy fence is necessary due to the close proximity to an aging and poorly maintained house next door at 2791 Mathews Street. City code prescribes a maximum 4 foot height - a 6 foot height is requested for privacy screening as well as consistency with the permitted 6 foot height of the balance of the privacy fence on the side yard only.

# Variance Meeting Dates 2018

Submittal  
 Deadline: 12/21/2017 at 12:00 pm

Post  
 Property: 12/25/2017

Variance  
 Hearing: 1/10/2018 at 10:00am  
 (Applicant Must Attend)

Submittal  
 Deadline: 1/4/2018 at 12:00 pm

Post  
 Property: 1/8/2018

Variance  
 Hearing: 1/24/2018 at 10:00am  
 (Applicant Must Attend)

Submittal  
 Deadline: 1/18/2018 at 12:00 pm

Post  
 Property: 1/22/2018

Variance  
 Hearing: 2/14/2018 at 10:00am  
 (Applicant Must Attend)

Submittal  
 Deadline: 2/8/2018 at 12:00 pm

Post  
 Property: 2/12/2018

Variance  
 Hearing: 2/28/2018 at 10:00am  
 (Applicant Must Attend)

Submittal  
 Deadline: 2/22/2018 at 12:00 pm

Post  
 Property: 2/26/2018

Variance  
 Hearing: 3/14/2018 at 10:00am  
 (Applicant Must Attend)

Submittal  
 Deadline: 3/8/2018 at 12:00 pm

Post  
 Property: 3/12/2018

Variance  
 Hearing: 3/28/2018 at 10:00am  
 (Applicant Must Attend)



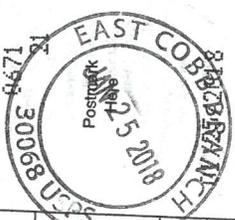


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 Extra Services & Fees (check box, add fee) \$0.75  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.71  
**Total Postage and Fees \$6.91**



Sent To Randy Powell  
 Street and Apt. No. or PO Box No. 11 Camp Ground School Rd  
 City, State, ZIP+4® Ballus GA 30157

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

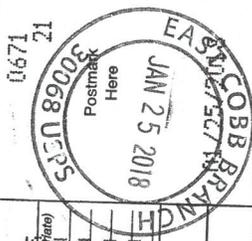
7275 8484 0000 040E 2702

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 Extra Services & Fees (check box, add fee) \$0.75  
 Return Receipt (hardcopy) \$11.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.71  
**Total Postage and Fees \$6.91**



Sent To Cynthia Anderson Family  
 Street and Apt. No. or PO Box No. 2608 Roman Lake Rd NW  
 City, State, ZIP+4® Kennesaw GA 30144

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4975 8484 0000 040E 2702

01/25/2018 14:24  
rplatto

City of Smyrna  
Real Estate Paid Tax Statement

P 1  
txtaxstm

PARCEL: 17-0632-0-0950

LOCATION: 2781 MATTHEWS ST

CURRENT OWNER:  
MCBEV ONE LLC  
570 TABB WAY  
PALMETTO GA 30268

CURRENT STATUS:  
SQ FT: 0  
LAND VALUATION: 70,000  
BUILDING VALUATION: 0  
EXEMPTIONS: 0  
TAXABLE VALUATION : 70,000

DEED DATE:

BOOK/PAGE:

YEAR	TYPE	DUE DATE	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
2017	RE-R 1	11/15/2017	251.72	.00	10/02/2017	PD	251.72
	BILL #	10491	251.72	.00			251.72
	GRAND TOTALS		251.72	.00			251.72



*Rickman Platto*