



APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application Number: V21-065

Mayor and Council Date: _____

APPLICANT: Sonya Williams

Representative's Name (print): Sonya Williams

Address: 2755 Sanford Rd Smyrna Georgia 30080

Business Phone: _____ Cell Phone: 615-479-4906 Home Phone: _____

E-Mail Address: sonyawms6@gmail.com

Signature of Representative: [Signature]

TITLEHOLDER: Sonya Williams

Address: 2755 Sanford Rd SE, Smyrna, GA 30080

Business Phone: _____ Cell Phone: 615-479-4096 Home Phone: _____

Signature: [Signature]

VARIANCE:

Present Zoning: R3 Residential Lot Type of Variance: Side Setback

Explain Intended Use: Requesting approval for side setback variance of 4 feet as a portion of rear addition encroaches within 10 feet of side setback.

Location: 2755 Sanford Rd Smyrna Georgia 30080

Land Lot(s): 449 District: 17 Size of Tract: 0.41 Acres

(To be completed by City)

Received: 6/24/21

Legal Ad Posted: _____

Signs Posted: _____

Approved/Denied: _____

**ZONING ORDINANCE
SECTION 1403 VARIANCE REVIEW STANDARDS**

In rendering its decisions, the 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

Per the City of Smyrna, I'm seeking permission to reduce the side setback from 10 to 4 feet which will allow us to continue construction of the addition to the existing home.

This is variance request is for LOT 449. I own both lots 416 & 449 of the 17th district 2nd Section of Cobb County, GA, Being known as Lots 6 and 7 of Evelyn Manor Subdivision, as per PLAT recorded in PLAT BOOK 10, Page 59, Cobb County, GA Records, which PLAT is incorporated herein and made a part hereof by reference Parcel ID Number 170449900550. Subject to any easements or Restrictions of Record.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Sonya Williams

Intends to make an application for a variance for the purpose of side setback variance of 4 feet as a portion of rear addition
encroaches within 10 feet of side setback.

on the premises described in the application.

NAME	ADDRESS
<u>Nancy & Jeff Dark</u>	<u>2743 Sanford Road, Smyrna, GA 30080</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u>Paul & Debbie Dabbs</u>	<u>2754 Sanford Road Smyrna GA 30080</u>
<u>Paul J. Cobb Debbie Dabbs</u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the Mayor and Council Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

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on the premises described in the application.

NAME	ADDRESS
Nancy & Jeff Dark	2743 Sanford Road, Smyrna, GA 30080
Connie Anderson	2760 Sanford Rd
Victor Crandall	2770 Sanford Rd. Smyrna GA 30080
JOSÉ Rodriguez	2774 Sanford Place SE 30080

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the Mayor and Council Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

FURNISH MANOR MEDICATIONS

10th District Property

CITY OF SMYRNA
 PARCELS ALONG W 17TH DISTRICT
 COBB COUNTY, GEORGIA

APPROVED- *J.P. Hill*
 Chairman Cobb County Planning
 Commission.

Approved

Mayor Graham

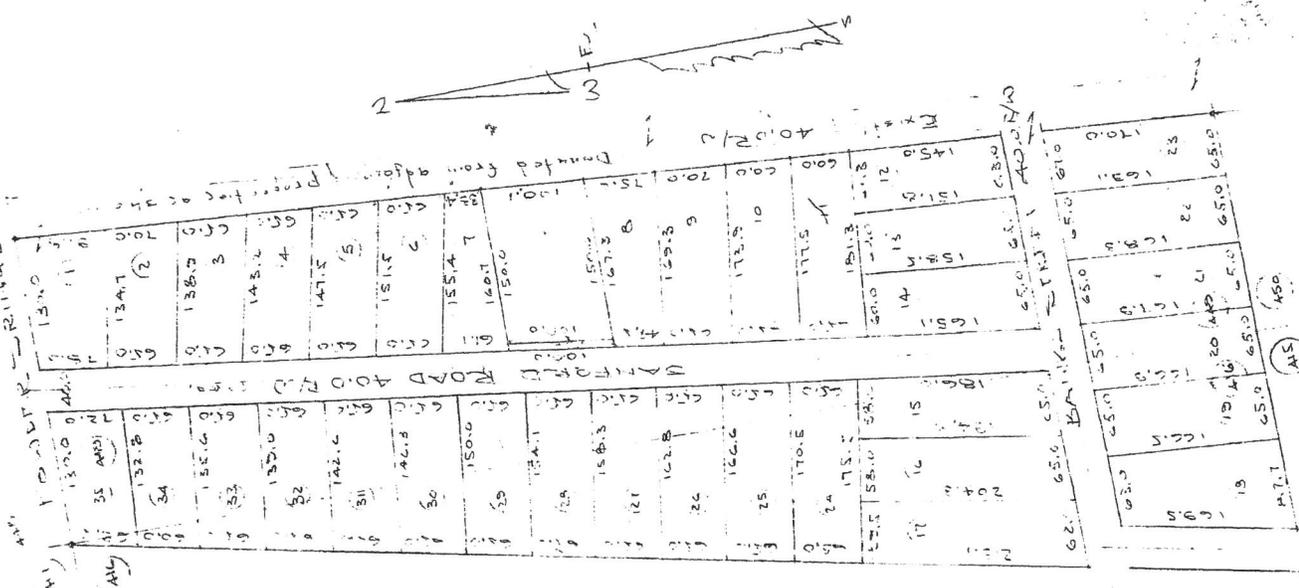
Approved *J.P. Hill*
 Chairman

STATE RECORDS DEPARTMENT
 FILED FOR RECORDS IN THE
 CITY OF SMYRNA AND B. THE CITY
 TO BE MAINTAINED

GEORGIA, Cobb County
 Clerk's Office, Superior Court
 filed for Record *July 17 1952*
 at *2:30* o'clock *P.M.* and recorded in
 Book *100* Page *106*

J.P. Hill
 Clerk

Surveyed by *H. J. ...* on *June 15, 1952*
 Scale 1" = 100'



SONYA SLATON

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 416 AND 449 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING KNOWN AS LOTS 6 AND 7 OF EVELYN MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 59, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID Number: 17044900550. Subject to any Easements or Restrictions of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

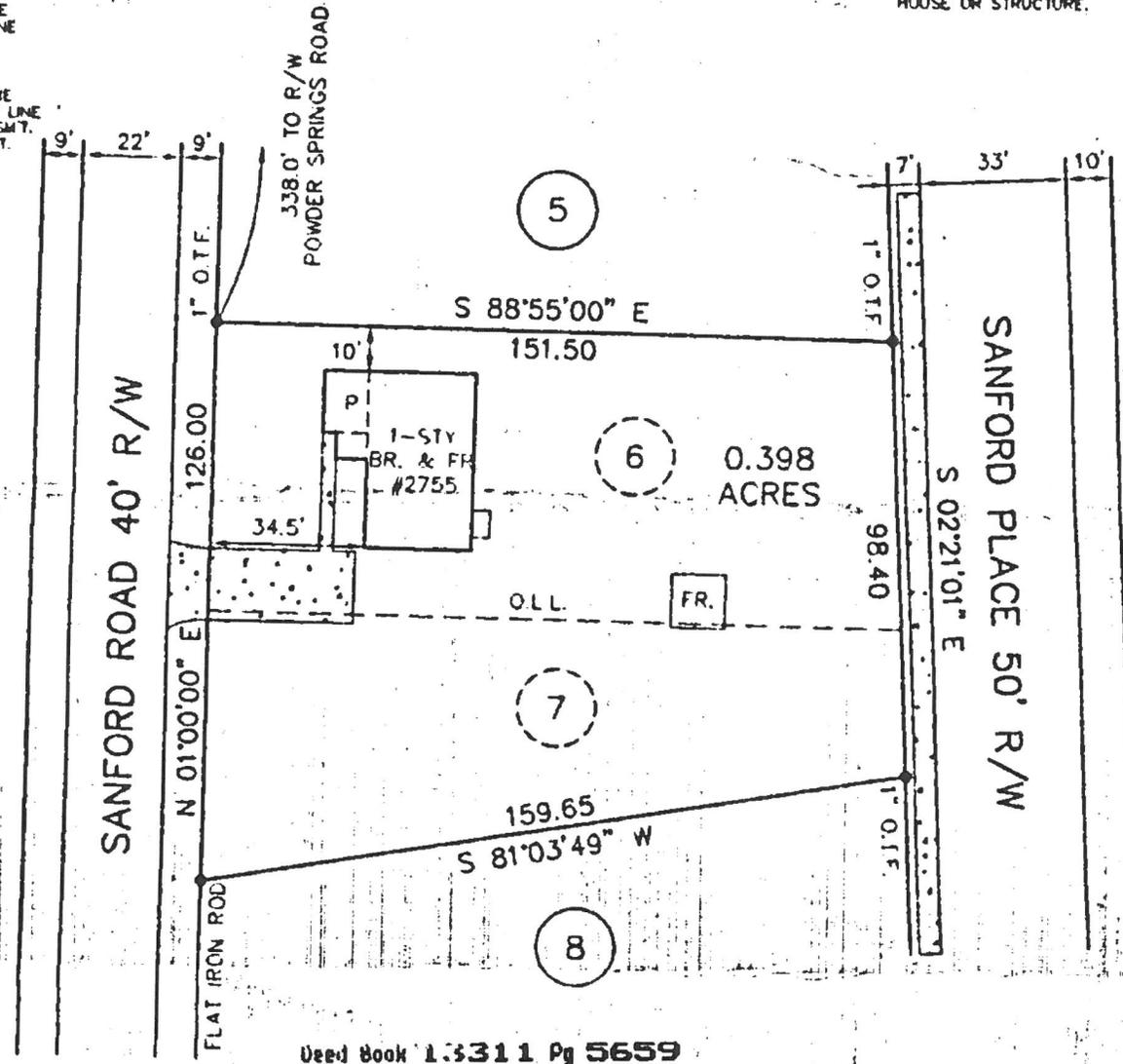
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding, or claiming by, through or under the said Grantor.

ML19917

- LEGEND
- I.P.S. IRON PIN SET (1/2" RE. BAR)
 - R.B.F. RE. BAR FOUND
 - C.T.F. CRIMP TOP FOUND
 - O.T.F. OPEN TOP FOUND
 - R/W RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.L. PROPERTY LINE
 - H.W. HEADWALL
 - M.H. MANHOLE
 - X- FENCE
 - LLL LAND LOT LINE
 - OLL ORIGINAL LOT LINE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - CL CENTERLINE

THIS SURVEY HAS BEEN CALCULATED
 CLOSURE BY LATITUDES & DEPARTURES &
 FOUND ACCURATE TO WITHIN ONE FOOT
 IN 108,704 FEET.

NOTE:
 FENCES SHOULD NOT BE PLACED
 USING SIDE DIMENSIONS FROM
 HOUSE OR STRUCTURE.



Used Book 1:311 Pg 5659

J.C. Stephenson

SURVEY FOR
SCOTT A. HARDY &
LISA C. HARDY

Jay C. Stephenson
 Clerk of Superior Court Cobb Cty. Ga.



LOTS 6 & 7
 SUBDIVISION: EVELYN MANOR
 LAND LOT 449 17th DIST. 2nd SECT.
 CITY OF SMYRNA
 COBB COUNTY, GEORGIA
 SCALE: 1" = 40' MARCH 26, 1999
 REC. IN PLAT BOOK 10 ; PG. 59

IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND REQUIREMENTS
 OF LAW. *E. Eugene Kay*

SURVEY CONCEPTS, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 3675 HEWATT COURT - SUITE B - SNELLVILLE, GEORGIA 30039
 (770) 736-7666 SCINC@BELLSOUTH.NET FAX (770) 736-4623

Munis Self Service

Real Estate (Your House or Land)[View Bill](#)[View bill image](#)

As of	6/24/2021
Bill Year	2020
Bill	10742
Owner	MCDOW MATTHEW A
Parcel ID	17044900550

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$745.52	\$745.52	\$0.00	\$0.00	\$0.00
TOTAL		\$745.52	\$745.52	\$0.00	\$0.00	\$0.00

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

Printed: 6/24/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
MATTHEW A MCDOW

MCDOW MATTHEW A

Payment Date: 10/13/2020

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2020	17044900550	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	\$2,006.09	\$0.00



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