

VARIANCE 2

MEETING OF JULY 21, 1997

WARD: 2

ITEM: 3-A

97-020

ISSUE: Variance request at 2424 Goodwood Blvd. to reduce the rear yard setback from 30 feet 10 feet.

SECTION: 801.

SYNOPSIS: Applicant wants to make an addition to her home.

BACKGROUND: Applicant wants to build a sunroom and put an addition onto her deck, thus creating the need for two (2) variances.

SEE VARIANCE ONE FOR BACK UP.

Approved 7/21/97

CITY OF SMYRNA

(type or print clearly)

WARD 2

APPLICATION NO. 97-020

HEARING DATE 7/21/97

APPLICATION Florence Haines BUSINESS PHONE 770-436-2716 HOME PHONE 404-483-2501
(business name)

Jessy Cundy ADDRESS 2974-A Park-Kay Drive
(representative's name printed)

BUSINESS PHONE _____ HOME PHONE _____
(representative's signature)

TITLEHOLDER Florence Haines BUSINESS PHONE 770-803-0105 HOME PHONE 770-431-0918

SIGNATURE Florence Haines ADDRESS 2424 Goodwood Blvd.
(attach additional signatures, if needed)

PRESENT ZONING T.D. TYPE OF VARIANCE To reduce the rear yard setback from 30 feet to 10 feet.

LOCATION 2424 Goodwood Blvd
(street address, if applicable, nearest intersection, etc)

LAND LOT(S) 703 & 739 DISTRICT 17th SIZE OF TRACT See Attached ACRE (S)

DECISION OF COUNCIL _____

WARD COUNCILMAN

RECEIVED 6/27/97
HEARD BY P&Z BOARD N/A
P&Z RECOMMENDATION N/A
ADVERTISED N/A
POSTED 7/2/97
APPROVED/DENIED app 7/21/97

VARIANCE 1

MEETING OF JULY 21, 1997

WARD: 2

ITEM: 3-A

97-021

ISSUE: Variance request at 2424 Goodwood Blvd. to reduce the left side, side yard setback from 10 feet to 8 feet.

SECTION: 801.

SYNOPSIS: Applicant wants to make an addition to her home.

BACKGROUND: Applicant wants to build a sunroom and put an addition onto her deck thus creating the need for two (2) variances.

Approved 7/21/97

CITY OF SMYRNA

(type or print clearly)

WARD

2

APPLICATION NO.

97-021

HEARING DATE

7/21/97

APPLICATION Florence Haines
(business name)

BUSINESS PHONE 770-436-2276

HOME PHONE 404-483-2501

Jessy Cuddy
(representative's name printed)

ADDRESS 2974-A Park-Kay Drive

(representative's signature)

BUSINESS PHONE

HOME PHONE

TITLEHOLDER Florence Haines

BUSINESS PHONE

770-803-0105

HOME PHONE

770-431-0918

SIGNATURE

Florence Haines

ADDRESS

2424 Goodwood Blvd.

(attach additional signatures, if needed)

PRESENT ZONING

T.D.

TYPE OF VARIANCE

To reduce side yard setback from 10 feet to 8 feet on the left side yard.

LOCATION

2424 Goodwood Blvd

(street address, if applicable, nearest intersection, etc)

LAND LOT(S)

703 & 739

DISTRICT

17th

SIZE OF TRACT

See Attached

ACRE (S)

DECISION OF COUNCIL

WARD COUNCILMAN

RECEIVED 6/21/97
HEARD BY P&Z BOARD N/A
P&Z RECOMMENDATION N/A
ADVERTISED N/A
POSTED 7/2/97
APPROVED/DENIED Approved 7/21/97

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

By signature, it is hereby acknowledged that I have been notified that George Harris intends to make an application for a variance for the purpose of Build a Sun Room & Extending Deck on the premises described in the application.

| NAME | ADDRESS |
|---------------------------------|----------------------------|
| <u>Aris, Teresa Ietridis</u> | <u>2426 Goodwood Blvd.</u> |
| <u>PATRICIA A. Valere-Smith</u> | <u>2422 Oak Quarters</u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |

June 20, 1997

TO: City of Smyrna

RE: Request for a variance

Gentlemen:

I respectfully request the following variances:

- a 2 foot variance on the ~~right~~ side to extend my deck
- a 20 foot variance in the rear of my property from what I believe is called the plot line, which is much further in from the farthest point of my rear property line

The above requests are being made because my property is in the shape of a piece of pie which makes it impossible to build outback without violating a township regulation.

The reason I desire to improve the back of my house is that with my current deck you cannot barbecue and sit out on the deck. There is not enough room to enjoy doing both. I desire to put in a small enclosed Sun Room for the exceptionally hot days when you want to enjoy the beautiful outdoor weather; however, due to exceptionally fair skin cannot stay outdoors the entire time. My current alternative is to sit in the garage with the door up; however, since my house is in the very front entrance of Oakley Downs, I do believe not only would that feel strange, it would look strange as well.

My plans are to professionally landscape and I do believe I would add to the property values.

Thanking you in advance for a positive response.

Very truly yours,

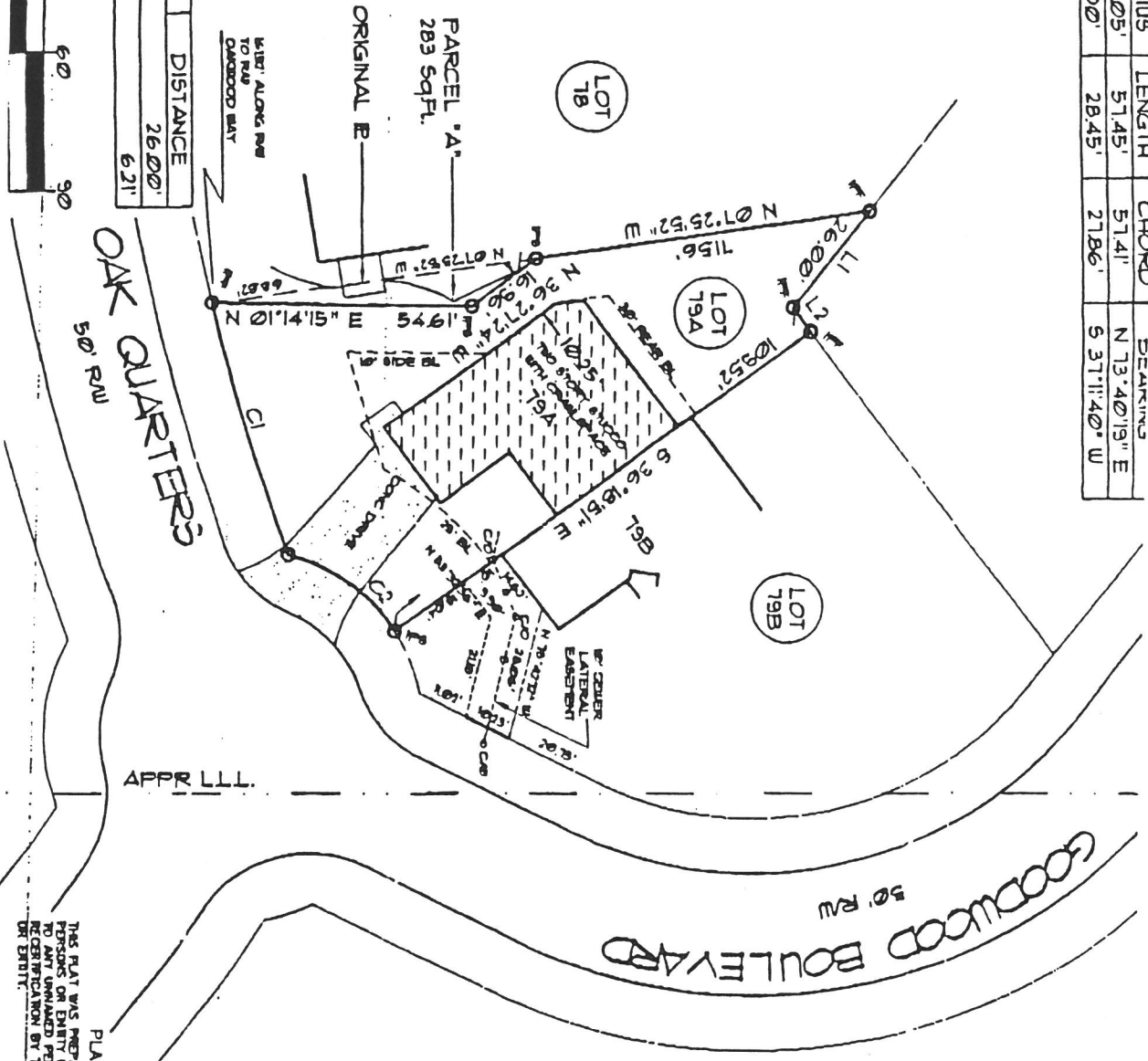
Florence Haines
2424 Goodwood Blvd.
Smyrna, Georgia 30080
Phone: 770-435-3751

- IPS IRON PIN SET
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAIN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- OT OPEN TOP
- CT CURB TOP
- REBAR REBAR

| CURVE | RADIUS | LENGTH | CHORD | BEARING |
|-------|---------|--------|--------|-----------------|
| C1 | 456.05' | 51.45' | 51.41' | N 13° 40' 19" E |
| C2 | 400.00' | 28.45' | 21.86' | S 37° 11' 40" W |

| LINE | DIRECTION | DISTANCE |
|------|-----------------|----------|
| L1 | S 51° 01' 43" E | 26.00' |
| L2 | N 53° 41' 46" E | 6.21' |

GRAPHIC SCALE



APPR L.L.L.

GOODWOOD BOULEVARD 50' RW

OAK QUARTERS 50' RW

PARCEL 'A' 283 SQ.FL. ORIGINAL E

5.18' ALONG RW TO RW GOODWOOD BLVD

LOT 78

LOT 79A

LOT 79B

MAGNETIC



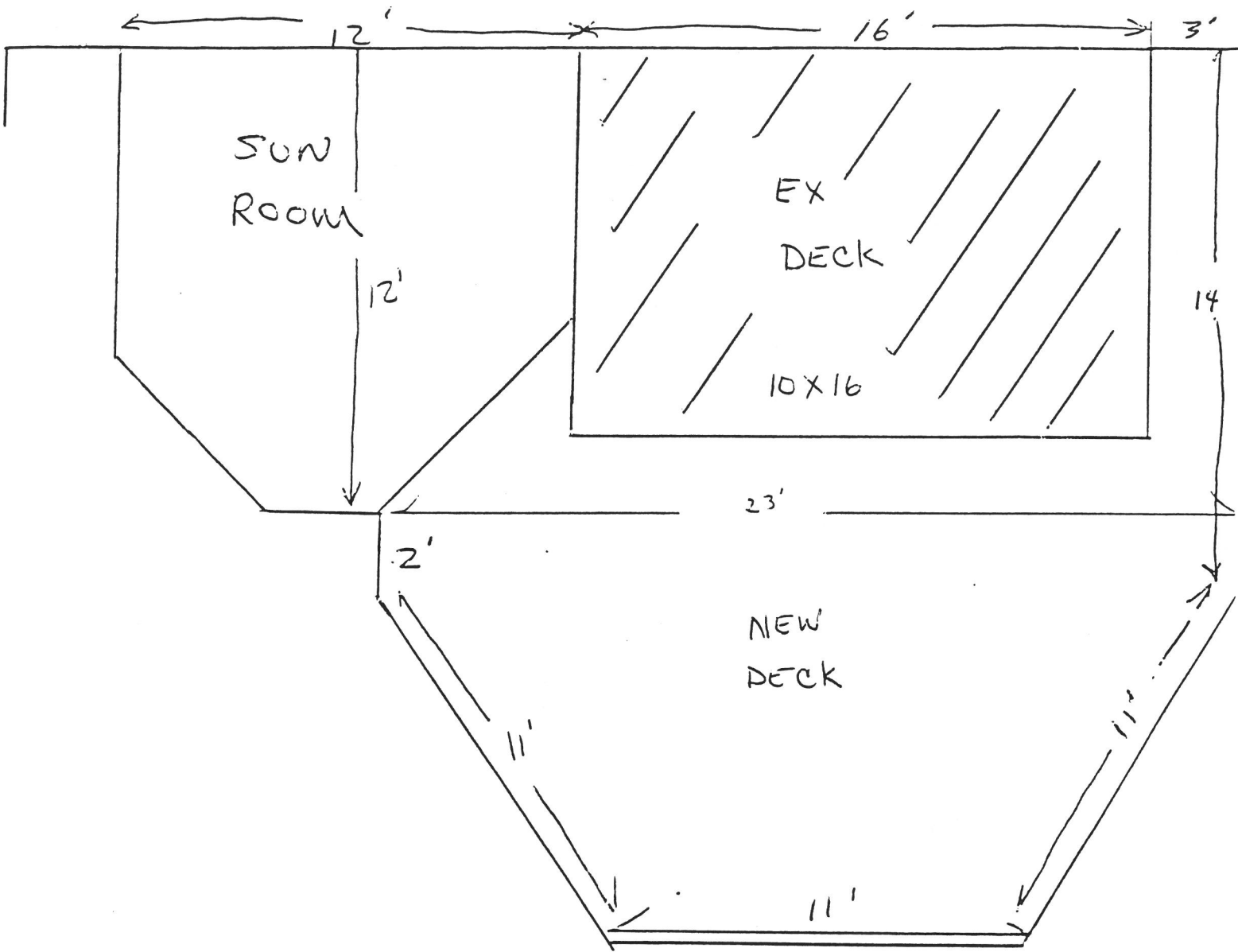
PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS OR ENTITIES WITHOUT EXPRESS WRITTEN PERMISSION BY THE SURVEYOR NAMED AND PERSONS NAMED HEREON.

REVISED MARCH 06, 1997
 01/28/94 REVISED TO CORRECT LT BUILDING
 01/08/94 SECOND REVISION OF LEFT SIDE OF

OWNER / PURCHASER

HOUSE



RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339

37-0286E

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

This Indenture made this 14th day of March, in the year One Thousand Nine Hundred Ninety-Seven, between JOSEPH R. FULLER, of the County of COBB, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and FLORENCE M. HAINES, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 702 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 79A OF OAKLEY DOWNS SUBDIVISION, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 144, PAGE 46, AS LAST REVISED AT PLAT BOOK 148, PAGE 75, COBB COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

Subject to all easements and 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 whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

JOSEPH R. FULLER (Seal)

Notary Public

(Seal)

(Seal)

June 20, 1997

TO: ~~Cobb County Commissioner~~ *Mayer & Council*

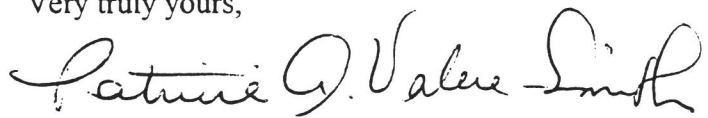
RE: 2424 Goodwood Blvd.
Smyrna, Georgia 30080

This is to confirm my agreement to allow Florence Haines a variance to extend her deck.

I have reviewed the layout of the deck and understand that at one point the distance between the edge of her property line and the edge of the deck will be **8 feet instead of the 10 feet required by the township**. However, because of the way the property runs, this will not impede or restrict the use or appearance of my property.

I therefore give my permission for Florence to proceed with the request for a township variance.

Very truly yours,



Pat Smith

Address: 2422 Oak Quarters

Smyrna, GA 30080

Phone: (770) 333-1831

June 20, 1997

TO: City Of Smyrna

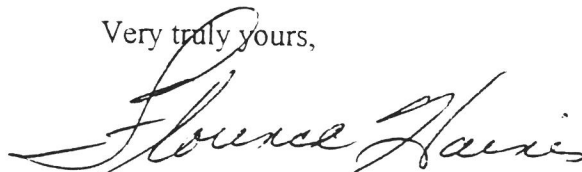
RE: Housing Association

I do not belong to any association. My understanding is that this is public record for my house and the two houses next to me.

Unfortunately, being new to the neighborhood, I don't know who is head of the association or even how to contact someone.

Feel free to contact both my neighbors, they will verify as well.

Very truly yours,



Florence Haines