

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6

Application No: V21-058-060

Hearing Date: 7/14/21

APPLICANT: Bradley Craig Anderson

Business Phone: _____ Cell Phone: 404-456-4600 Home Phone: _____

Representative's Name (print): _____

Address: 3393 Pretty Branch Drive SE

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

E-Mail Address: canderson@hitt-gc.com

Signature of Representative: _____

Craig Anderson

Digitally signed by Craig Anderson
DN: C=US, E=canderson@hitt-gc.com,
O=HITT Contracting, OU=Atlanta,
CN=Craig Anderson
Date: 2021.06.14 09:00:03-04'00'

TITLEHOLDER: _____

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

Address: _____

Signature: _____

VARIANCE:

Present Zoning: R-20 Type of Variance: Allow accessory structure side setback reduction from 10' to 7'. Allow accessory structure height increase from 15' to 18'8".

Explain Intended Use: Detached garage for added storage and vehicle parking

Location: 3393 Pretty Branch Drive

Land Lot(s): _____ District: 6 Size of Tract: .7202 Acres

(To be completed by City)

Received: 6/18/21

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: 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 Bradley Craig Anderson

Intends to make an application for a variance for the purpose of building a detached garage

on the premises described in the application.

NAME	ADDRESS
Erik & Brianna Kandler	1405 Katherine Rose Ln
Billy Martin	3420 PineTree Dr SE
Cheryl Miller	3405 Pretty Branch Dr
William & Merissa Donnelly	3400 Pretty Branch Dr
Gary & Christy Winston	3390 Pretty Branch Dr
Kay Family Revocable Trust	3389 Pretty Branch Dr

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.

7020 1290 0002 2151 9139

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 Erik + Brianna
 Street and Apt. No., or PO Box No.
 3389 Puffy Branch Dr
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 Smyrna GA 30080

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

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 William + Merisse Domelly
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 Cheryl Miller
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Sent To
 Billy Martin
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 3389 Puffy Branch Dr SE
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 Smyrna GA 30080

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

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:

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

See next page for comprehensive narrative.

June 15th, 2020

To: Whom it may concern

From: Craig & Carley Anderson

Subject: Comprehensive Narrative for Variance Application – 3393 Pretty Branch Dr

The Anderson's would like to request three variances for a new accessory structure at 3393 Pretty Branch Drive.

1. Reducing the side setback to 7'-0" in lieu of 10'-0". This request is due to the existing foundation that was retained for the renovation project completed in March of 2018. Due to the existing house location the front of the garage needs to align with the corner of the house for the ingress and egress of the garage to function properly. Utilizing the required setbacks would push the plan west wall of the new structure behind the house and create an unfortunate driveway detail. The setback reduction would keep the garage aligned with the southern edge (right side from the street) of the house and allow for symmetry and would not devalue the look from the street. The setback reduction would also help reduce the impact to the critical root zone of a large white oak tree in our back yard. This request is less than a recent similar variance approval on Lee St (V21-021).
2. Increasing the max allowable building height for an accessory structure to 18'-8" in lieu of 15'. This request is to allow an unfinished attic in the top of the detached structure for storage. This measurement has been provided from the midpoint of the roof. This will also allow the architecture of the garage to be similar to the house. This space will be used for storage only and will not be inhabited or rented out. A similar variance has been approved for a similar height structure multiple times in the city and recently on Pinetree Dr in Forrest Hills (V16-073).
3. Allow the max allowable accessory structure size increase from 25% to 41%. This increase is due to the unfinished storage area on the second floor. If the first floor was the only consideration, the structure would be within the 25%. The second floor will be for storage and will not be a dwelling unit. This variance was also approved on Pinetree Dr recently (V16-074).



Printed: 6/14/2021

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:
Craig Anderson

**ANDERSON BRADLEY CRAIG & CARLEY
TATUM**

Payment Date: 8/17/2020

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2020	17055600100	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	\$8,088.86	\$0.00



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Payments/Adjustments

As of 6/14/2021

Bill Year		2020			
Bill		541			
Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	10/7/2020	10/7/2020	2027402	Bradley Anderson	\$2,734.76

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