

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City) Ward:3
Application Number: V21-079-080
Variance Meeting Date: 8/11/21
APPLICANT: MONTRELL L COLEMAN
Representative's Name (print):
Address: 2674 Brady St SE Snyrna GA 30080  Business Phone: 478. 953. 9834 Cell Phone: 46 478 955. 9834 Home Phone:
Business Phone: 178. 955. 9834 Cell Phone: 46 7 7 955. 9834 Home Phone:
E-Mail Address: Coleman montrell & Gmail, Con
Signature of Representative: Junta 2 Cal
TITLEHOLDER: MONTRELL L. COLEMAN
Address: 2674 Grady St SE Smyrna GA 30080
Business Phone: Cell Phone: 474-955-9834 Home Phone:
Signature: Man At Cal
VARIANCE:
Present Zoning: RPA-C Type of Variance: allow 2nd accessory structure
Explain Intended Use: The Shed is being used to Store home and garden tools.
equipment and gardening supplies. Also to store boxes of Memory Regard
Location: 2014 Grady St Reeping
Land Lot(s): 489 District: 17 Size of Tract: 0.20 Acres
(To be completed by City)
Received: 7/10/21
Legal Ad Posted: Signs Posted:
Approved/Denied:

# **CONTIGUOUS ZONING**

North:	RDA-C
East: _	RDA
South:	RDA-C
West: _	RDA-C

# NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notif	iedthat MONTRELL L. COLEMAN
2674 Grady St SE Smyna GA 300	80
Intends to make an application for a variance for the purpose	
4 feet from the property line in the on the premises described in the application.	property. The stand is approximent he rear and 4ft from the property in to the east.
NAME	ADDRESS
Kara Peterson	2678 Grady St, Smyrna, 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 License and Variance Board 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.

Eat www.usps.com.  Postmark Here  SF 8E  Soc. & C See Reverse for Instructions	at www.usps.com.  Postmark Here  AC SE  OSE O See Reverse for Instructions
U.S. Postal Service"  CERTIFIED MAIL® RECEIPT  Domestic Mail Only  For delivery information, visit our website at www.usps.com  Certified Mail Fee  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services & Fees (check box, add fee as appropriate)  Starta Services and Fees  Sent To  Street and April 2015 FSN 7550-02000-5047  Street and April 2015 FSN 7550-02000-5047  See Reverse for Institution	Service"   Service"     Service     Only     mation, visit our website     F   C   A     Service     Service
U.S. Postal CERTIFIE Domestic Mail for For delivery inform Stras Services & Fees (cr Serviced Mail Retricted U Serviced Mail Retricted U Sent To Sent To Sent To Sirieri and Apt. No. of Pr	U.S. Postal CERTIFIE COMESTIC Mail O For delivery inform For delivery inform Certified Mail Fee Extra Services & Fees (chertop) Certified Mail Restricted Do Adult Signature Restricted Do Adult Signature Restricted Do Sent To Sent To Sireet and Apri. Voi., or Por Sireet and Adult Signature Restricted City, Sizele, Zip., a

U.S. Postal Service*  CERTIFIED MIAIL® RECEIPT  Domestic Mail Only  For delivery information, visit our website at www.usps.com*.  Certified Mail Fee  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Strat Services & Fees (check box, add fee as appropriate)  Services & Fees (check box, add f	U.S. Postal Service <sup>TM</sup> CERTIFIED MAIL® RECEIPT  Bornestic Mail Only  For delivery information, visit our website at wrw.usps.com  Certified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Certified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Certified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Certified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Certified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add fee as appropriate)  Secrified Mail Feet (check box, add feet and feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropriate)  Secrified Mail Feet (check box, add feet as appropri
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The UPS Store - #1079 3316-A South Cobb Dr. Smyrna, GA 30080 (770) 432-8203

07/16/21 02:33 PM

We are the one stop for all your shipping, postal and business needs.

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001	036001 (003)	TO	\$	9.00
	8.5 X 11 Copies Q1	TY 45		
	Reg Unit Price \$	0.20		
002	008237 (022)	TO	\$	7.18
	First Class Package			
	Tracking# 7020316000013	3878167	78	
003	008237 (022)	TO	\$	7.18
	First Class Package			
	Tracking# 7020316000013	8878166	51	
004	008237 (022)	TO	\$	7.18
	First Class Package			
	Tracking# 7020316000013	878165	54	
005	008237 (022)	TO	\$	7.18
	First Class Package			
	Tracking# 7020316000013	878164	17	

SubTotal \$ 37.72 Total \$ 37.72

US DEBIT \$ 37.72 \*\*\*\*\*\*\*\*\*\*0496

ACCOUNT NUMBER \* Verified By PIN

ENTRY METHOD: ChipRead

MODE: Issuer

AID: A0000000980840 TVR: 8080048000

TSI: 6800

AC: D834DB9957B2ECEA

ARC: 00

Receipt ID 83384533545489888965 049 Items CSH: MARIA Tran: 9703 Reg: 001

Sale

Hello my name is Montrell Coleman. I am the resident at 2674 Grady St SE, Smyrna, GA 30080. This is a notification of my intent to apply through the city of Smyrna for a variance for the shed that is located in the back corner of my yard. The Shed (10ft x12ft) has been measured at 3ft 8in from the rear property line and 2ft 8in from the property line to the right of it.

The License and Variance Board Meeting hearing will be held on 08/11/2021 at 10 am at the City of Smyrna Community Development Office located on the the 2nd floor.

Very Respectfully,

Montrell Coleman

# ZONING ORDINANCE SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board 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.

**COMPREHENSIVE NARRATIVE** 

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

# Tan writing to seek a Variance in regards to the our door our Shed I had built and installed on my proposty. Current zoning rules state this type of Structure. Can not be within 5 feet of the proporty line. I respectfully request that my shed remains in it's current location. After careful review and planning of my yard this was the best and obvious location. My yard is not perfectly flat and has slopes so tarea was texted. Other possible location was not an option due to trees at shubs planted before I Moved in. The use of this shed is not for Commercial use nor

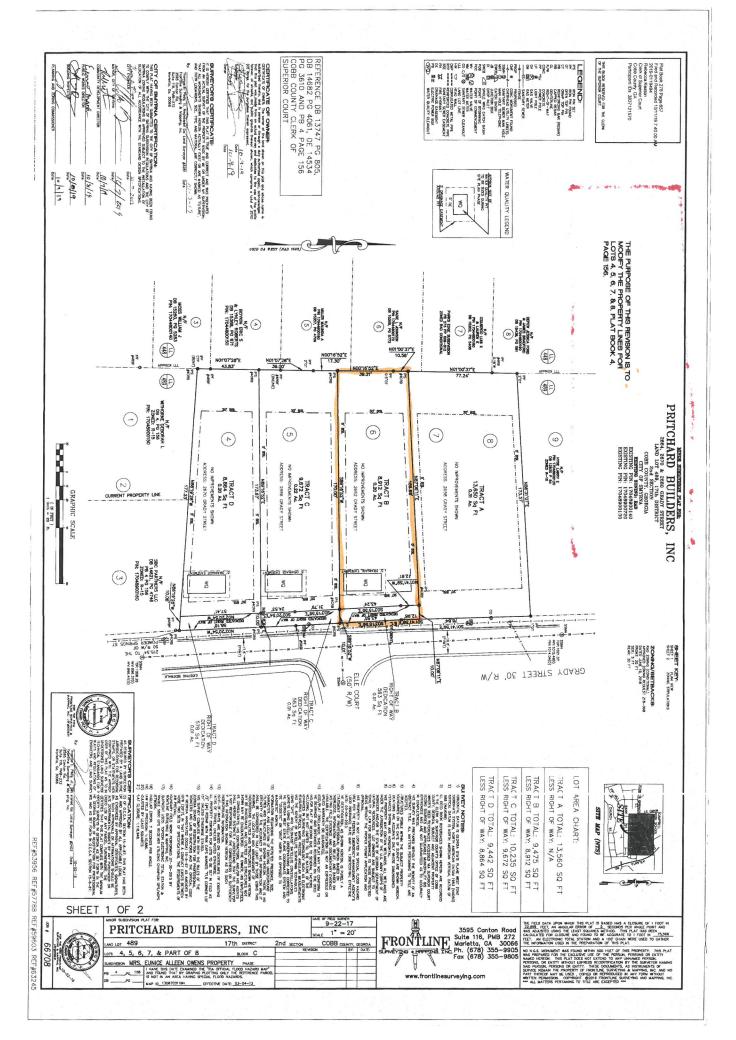




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Plat Book 278 Page 658 Rebecca Keaton Clerk of Superior Court

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

INC

PRITCHARD BUILDERS, I PRINCE AND STREET AND

Smyrna, Georgia 30080

SMYRNA

City of Smyrna
Department of Community Development

Decision Letter for Rezoning

No debris may be buried on any lot or common area.

construction plan review. Soldernitz shall be provided by the developer inside subdivision and outside the subdivision advance in any public plaps of say consume CUSys requirements for the extent of the development. A gasar buffer with a mutai within of 27 shall be growded between the basis of cush and selecular. The grass buffer be written of it is demand unnecessary by the CUS Engineer.

The dereloper will comply with the City's current true ordinance (unless stoted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.

This letter is to certify that your application for recessing was received on Mmch 9, 2018. The request for recoming was heard on June 18, 2018, at the Mayor and Council meeting. You, as the applicant, requested the fallowing reacming for the properties located at 2694, 2570 & 2680 Grazy Street, Smyrna, GA 30080;

The Mayor and Council <u>approved</u> the rezoning by a vote of 6-0 with the following conditions: <u>unix. Request (. Z.18-008</u> = Resoning from .R-15 to RAD-Conditional for the development of to new single-family homes at a density of 4.08 units per acre.

> 8. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate. All innolecupe plans must be prepared, stamped, and aggred by a Georgia Registered. Landscape Architect for any common areas or entrances.

All single-family savior displays residential loss shall provide the following at this time of continents of contagency of their few is reliefer the ore of realized these, all the continents appeared to the CHY Arbotist. The following species of these may be used: Needli OAL Sweep Chosent Code. Alive Elm, and Villago Oreon Zelkorn, Ohior species may be used if approved by the CHy.

amdard Conditions equirements #2, 3, 4, 8, 9, 10, and 17 from Section 1201 of the Zoning Code are not pticable)

The composition of the isomer in a residential subdivision shall include a mixture of elements including tut not limited as briefs, some, shade, hardy plank and spaces, to devention shall be completed of 100% shally plank siding. The rendersces where loss shall not be permitted to utilize sharily plank for any elevation facing these roads.

The development shall mairrain the following echacles
 Proint 20" (from existing right-of-way)
 Side 5"
 Rem - 30"

Special Conditions

- The defention point shall be placed and second appropriately to be unohimative to homes inside and nuiside the development. The storm water detection plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall

Whitself L. Jones / City Clerk - Tweri Graham / City Attorney - Scott Cochran Municipal Court Judge - Physils Gingrey Collins

All utilities within the development shall be underground.

The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the Courny during

- Migner, a. M. & Barco, "Ward 5 - Charles Weder, "Ward 5 - Marytine Blackborn / Ward 4 - Charles Weder," "Ward 5 - State Wildricen / Ward 5 - State Wildricen / Ward 6 - Doug Stoate / Ward 7 - Bon Krami

The final plat for the development shall include a right-of-way dedication of 10" Wings Critis's States.

Orally States.

Why A Mari Roma | Mary A Mari Roma | Mari Roma | Mari Roma | Mari Roma | Mary A Mari Roma | Mari Roma

 The driveways shall have a minimum length of 22' from building face to edge of Private Street. Each unit shall have a two-car garage. The proposed homes shall have a minimum floor area of 1,800 sq. ft. 11. The development shall be developed with a minimum let size of 9,442 square feet.

> Date: June 19, 2018 If you have any questions regarding this (678) 631-5354. 15. The developer shall be responsible for any water and sa riary sewer improvements doesned morestary by the Public Works Director during construction plan review. 16. All trees within the limits of dissurbance and not locate be removed during the land clearing and grading phase The applicant shall be bound to the elevations submitte: and dated 39/2018. Approval of my change to the elevations must be obtained in the Director of Community Development. Approval of the subject property for the Residental is usched Deteched (RAD) wining district shall for conditioned upon the developmen. So property in substantial conditions with the site plan stemined 19/2016 or may be provided as Servery Segs and Mapping, fact. The Community Development Detects, but can all approve all failure changes and revision to the site plan days plan me, see process. SMYRNA George A please on act Community Development at of the development. Soyma, Georgia 3008

Cty Gened Ward 1 - David Memory / Ward 2 - Asia Chare / Ward 3 - Mar; the Bhochare / Wayd 4 - Couries Weigh Ward 5 - Status Wilesman / Ward 5 - Dong Street / Wa 17 - Ren Femel

CD9 Advisiostrator - McNael L. Iones / Ct7 Clark - Thri Graham / T. ty Attorney - Steet Cochran Menocipal Court Index - Physis Grappy Co. Ios.

9-22-17 1" = 20

SHEET 2 OF 2

PRITCHARD BUILDERS, INC

3595 Canton Road
Sulte 116, PMB 272
Marietta, GA 30068
Ph. (678) 355-9905
Fax (678) 355-9805 www.frontiinesurveying.com

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 CARLA JACKSON
 TAX COMMISSIONER

 HEATHER WALKER
 CHIEF DEPUTY

 Phone:
 770-528-8600

 Fax:
 770-528-8679

Printed: 7/14/2021

### **Cobb County Online Tax Receipt**

Thank you for your payment!

Payer: WILSONBUILT HOMES LLC

WILSONBUILT HOMES LLC

Payment Date: 10/15/2020

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2020	17048901680	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	\$521.20		\$0.00



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

# City of Smyrna



### **Real Estate Paid Tax Statement**

Parcel:

17-0489-0-1680

Location:

2662 GRADY ST

WILSONBUILT HOMES LLC

**5604 WENDY BAGWELL PKWY** 

HIRAM GA 30141

Status: Square

0

Land Valuation:

47,400

**Building Valuation:** 

0

**Exemptions: Taxable Valuation:** 

0 47,400

**Deed Date:** 

Book/Page:

Year 2020	Type RE-R	1	Due Date 11/16/2020	Principal Due	Int/Pen	Date	Туре	Amount
	18421		11/10/2020	170.45 170.45	0.00 0.00	10/20/2020	PD	170.45 170.45
Grand	Totals			170.45	0.00			170.45

<sup>\*\*</sup> End of Report - Generated by Mike Hickenbottom \*\*