



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 Grady St SE Smyrna GA 30080

Business Phone: 478-955-9834 Cell Phone: 464-478-955-9834 Home Phone: _____

E-Mail Address: ColemanMontrell@gmail.com

Signature of Representative: Montrell L Coleman

TITLEHOLDER: MONTRELL L. COLEMAN

Address: 2674 Grady St SE Smyrna GA 30080

Business Phone: _____ Cell Phone: 478-955-9834 Home Phone: _____

Signature: Montrell L Coleman

VARIANCE:

Present Zoning: RDA-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 Safe-keeping.

Location: 2674 Grady St

Land Lot(s): 489 District: 17 Size of Tract: 0.20 Acres

(To be completed by City)

Received: 7/16/21

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 notified that MONTRELL L. COLEMAN

2674 Grady St SE Smyrna GA 30080

Intends to make an application for a variance for the purpose of having a Shed that is located
in the rear back right corner of my property. The shed is approximately
4 feet from the property line in the rear and 4 ft from the property line
on the premises described in the application. 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.

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Postmark
Here

Sent To Cathy Pritchard
Street and Apt. No., or PO Box No. 26170 Grady St SE
City, State, ZIP+4[®] Shirley GA 30080

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

7202 3160 09TE 0202 3878 167

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☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

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Sent To Malinda Miller
Street and Apt. No., or PO Box No. 26419 Parks Edge Dr SE
City, State, ZIP+4[®] Shirley GA 30080

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

7202 3160 09TE 0202 3878 167

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☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Postmark
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Sent To Dorey & Ashley Camp
Street and Apt. No., or PO Box No. 26419 Grady St SE
City, State, ZIP+4[®] Shirley GA 30080

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

7202 3160 09TE 0202 3878 167

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Sent To Sadie Johnson
Street and Apt. No., or PO Box No. 26419 Parks Edge Dr SE
City, State, ZIP+4[®] Shirley GA 30080

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

7202 3160 09TE 0202 3878 167

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.

We offer all the services you need
to keep your business going.



001	036001 (003)	TO \$	9.00
	8.5 X 11 Copies	QTY 45	
	Reg Unit Price	\$	0.20
002	008237 (022)	TO \$	7.18
	First Class Package		
	Tracking# 70203160000138781678		
003	008237 (022)	TO \$	7.18
	First Class Package		
	Tracking# 70203160000138781661		
004	008237 (022)	TO \$	7.18
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	Tracking# 70203160000138781654		
005	008237 (022)	TO \$	7.18
	First Class Package		
	Tracking# 70203160000138781647		

SubTotal \$ 37.72
Total \$ 37.72

ACCOUNT NUMBER * US DEBIT \$ 37.72
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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.

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

COMPREHENSIVE NARRATIVE

I am writing to seek a Variance in regards to the ^{out door} ~~out~~ Shed I had built and installed on my property. Current zoning rules state this type of structure can not be within 5 feet of the property 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 ^{the} area was leveled. Other possible location was not an option due to trees & shrubs planted before I moved in. The use of this shed is not for commercial use nor do I feel it's a nuisance to my neighbors. It was measured at 3ft 8in from the fence by the marshal but based on the trees placed on both the front and side of the shed it would be very difficult to position anywhere else. Thank you for the opportunity to apply for this Variance.

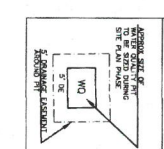




Field Book 278 Page 657
 Date and Time Recorded 10/11/19 7:40 AM
 Recorder
 City of Suwanee
 Parcel ID: 170480070
 Parcel ID: 170480070

LEGEND

1	1" = 100'
2	1" = 200'
3	1" = 300'
4	1" = 400'
5	1" = 500'
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**THE PURPOSE OF THIS REVISION IS TO
 MODIFY THE PROPERTY LINES FOR
 LOTS 4, 5, 6, 7, 8, PLAT BOOK 4,
 PAGE 156.**

PRITCHARD BUILDERS, INC.

2884, 2890 & 2880 GRADY STREET
 LAND LOT 489, 17th DISTRICT
 COBB COUNTY, GEORGIA

CITY OF SUWANEE
 EXISTING PIN: 170480070
 EXISTING PIN: 170480070
 EXISTING PIN: 170480070

SHEET KEY
 SHEET 1
 SCALE: 1" = 20'

CONTRACTOR
 DATE: 10/11/19
 TIME: 7:40 AM

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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!!!

Real Estate Paid Tax Statement

Parcel: 17-0489-0-1680

Location: 2662 GRADY ST

Owner:

WILSONBUILT HOMES LLC
5604 WENDY BAGWELL PKWY
HIRAM GA 30141

Status:

Square

0

Land Valuation:

47,400

Building Valuation:

0

Exemptions:

0

Taxable Valuation:

47,400

Deed Date:

Book/Page:

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

** End of Report - Generated by Mike Hickenbottom **