

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: 2/28/18

APPLICANT: Shannon McGhee

Business Phone: _____ Cell Phone: (404) 271-0570 Home Phone: _____

Representative's Name (print): _____

Address: 3114 Dunn St SE, Smyrna, GA 30080

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

E-Mail Address: shanmcghee@gmail.com

Signature of Representative: Shannon McGhee

TITLEHOLDER: Shannon McGhee

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

Address: 3114 Dunn St SE, Smyrna, GA 30080

Signature: Shannon McGhee

VARIANCE:

Present Zoning: R-1S Single Family Residential Type of Variance: Setbacks (Residential)

Explain Intended Use: Car Port and Front Porch

Location: _____

Land Lot(s): 34 E 33 District: 17 Size of Tract: 0.29 Acres

(To be completed by City)

Received: 2/2/18

Posted: _____

Approved/Denied: _____


CONTIGUOUS ZONING

North: R-1S Single Family Residential

East: _____

South: _____

West: _____



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

By signature, it is hereby acknowledged that I have been notified that _____
Shannon McGhee (neighbor)

Intends to make an application for a variance for the purpose of establishing a
carport and front porch outside the current residential
setbacks

on the premises described in the application.

NAME	ADDRESS
<u>Robert Frazier</u>	<u>3102 Dunn St</u>
<u>MITCHELL WILLIAMS of the City</u>	<u>3115 Dunn St</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

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:

- (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

See Attached.

Variance Application-3114 Dunn St (McGhee)

COMPREHENSIVE NARRATIVE

The applicant is the owner of a home constructed in 1936 on an irregularly shaped residential lot. In constructing the home for reasonable use on such a lot, the existing carport and front porch do not conform to the current residential 10-foot side and 35-foot front setback, respectively. To preserve and update the use of the existing home, applicant seeks to construct a new carport and front porch within the grandfathered footprints of the existing carport and front porch.

Accordingly, applicant seeks a 6-foot side and 26-foot front setback, respectively. The irregular shape of the lot and original footprint of the home were both established more than 30 years ago, and therefore, beyond applicant's control. Approval of this variance will allow applicant continued use of established parking, driveway, walkway, and front door entrance and eliminate the need of any unnecessary structural reconfiguration or costly expansion. Approval of the request will also permit applicant to construct a carport and front porch reasonably consistent in size and character with other homes in the vicinity and same zone.



TREY LUCAS
ARCHITECTURE

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t: 404.328.7741
e: treyl@treylucas.com

MCGHEE HOME
3114 DUNN STREET
SMYRNA, GA

DUNN STREET (40' R/W)

DESIGN DEVELOPMENT	
DATE	NUMBER

DEMO/EXISTING	
DATE	NUMBER

Project Number

Date

Drawn By

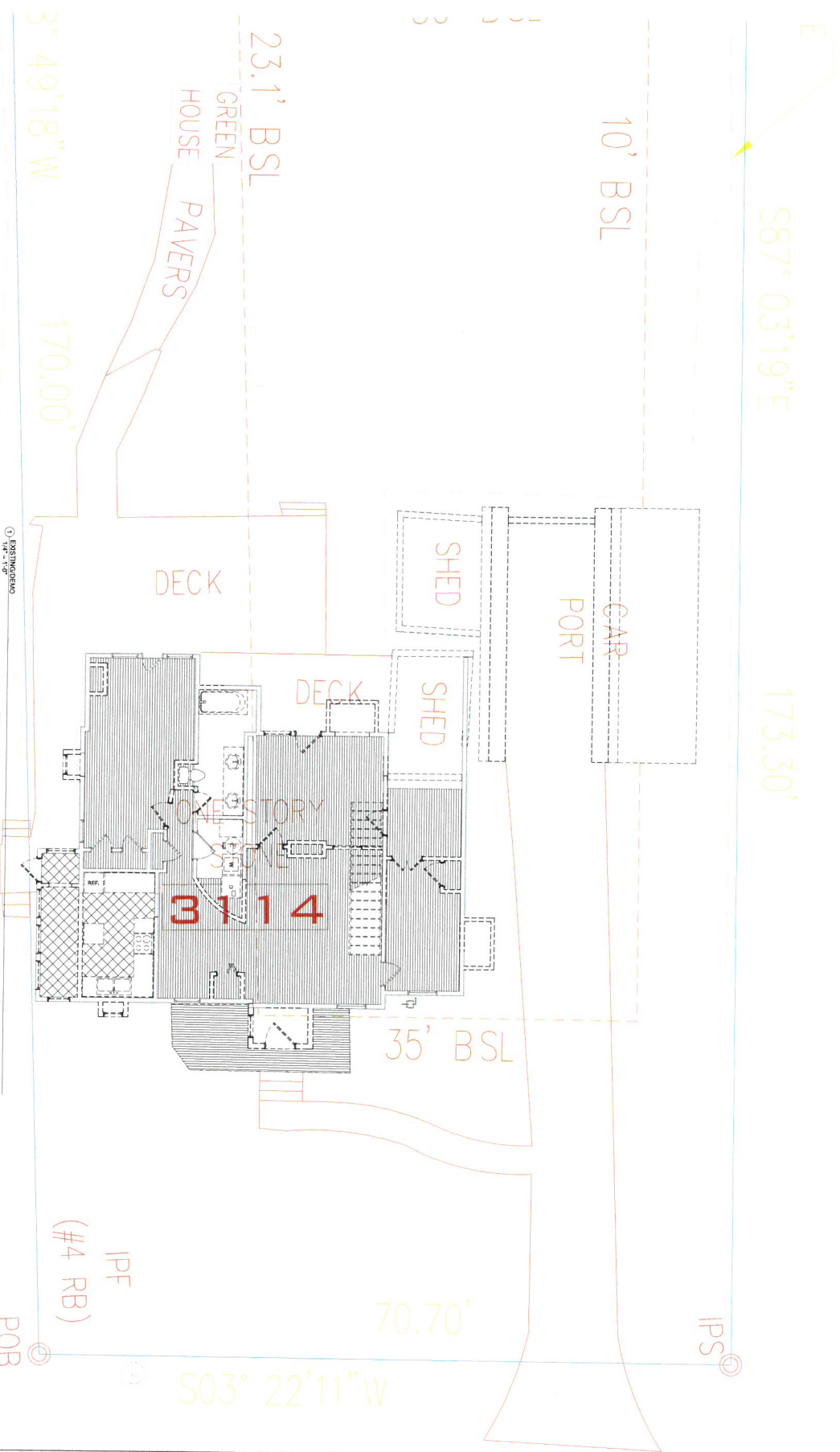
Author

Checked By

Checker

D.1

Scale 1/4" = 1'-0"





TREY LUCAS
ARCHITECTURE

0 - 604.378.7431
0 - 404.532.7731
trey@treylucas.com

McGHEE HOME
3114 DUNN STREET
SMYRNA, GA

DESIGN DEVELOPMENT

DATE REVISION NUMBER

AJ

FLOOR PLANS

1.30.18

Project Number Project Number

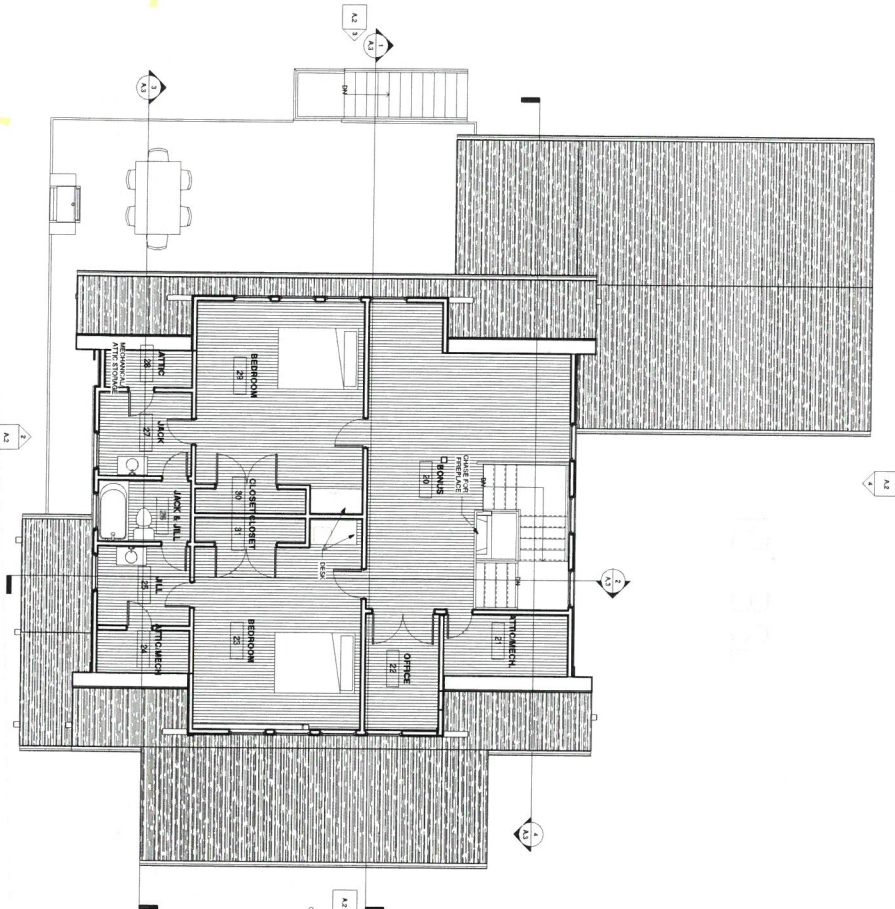
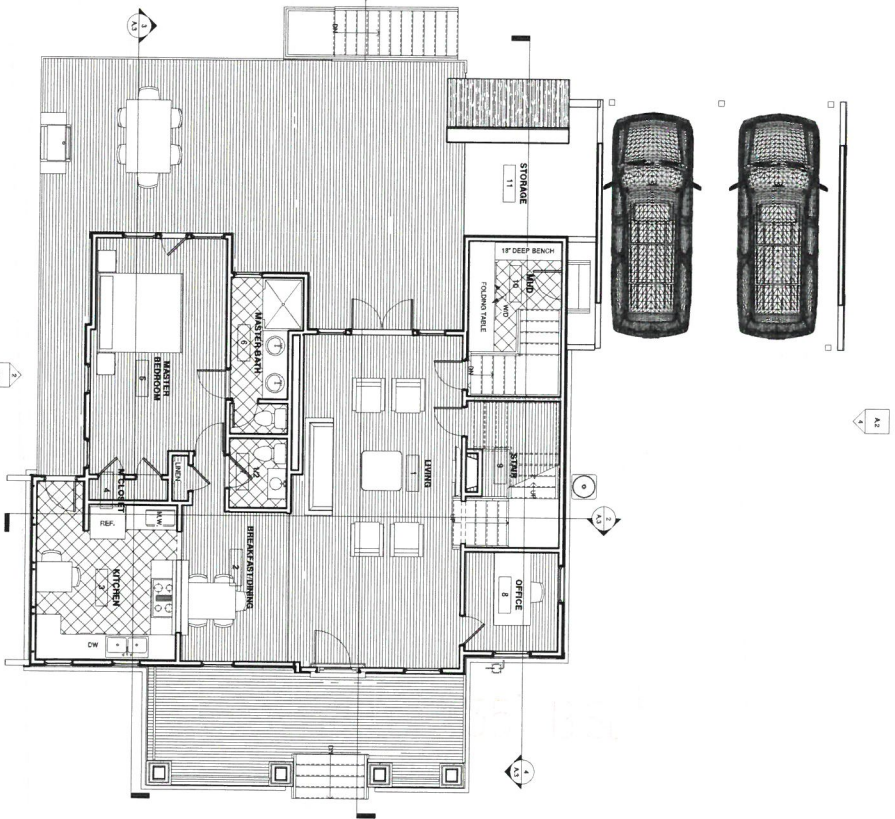
Date Date

Drawn By Drawn By

Checked By Checked By

A.1

Scale 1/4" = 1'-0"

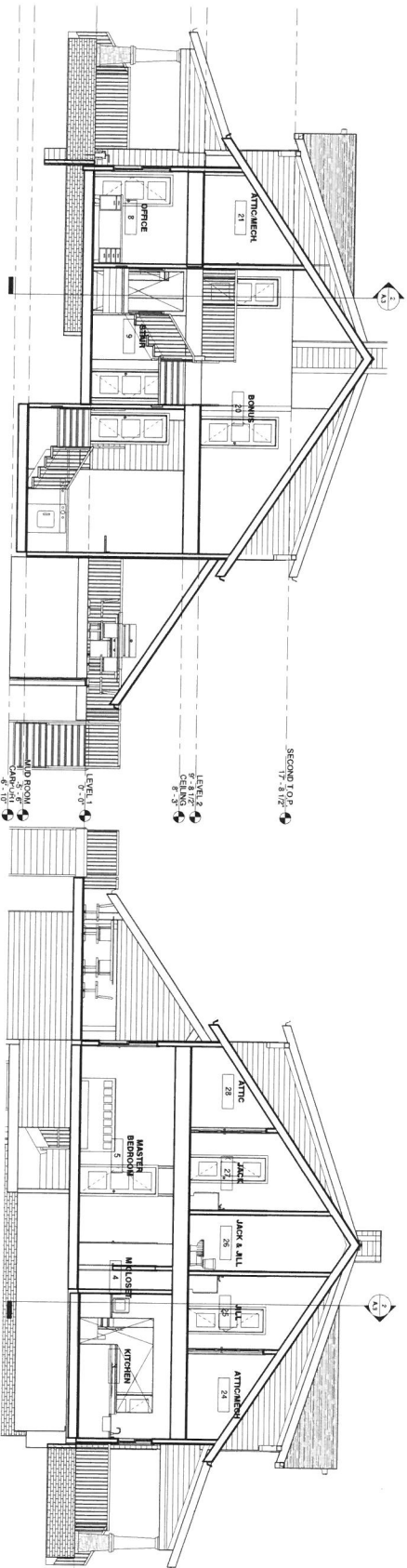




TREY LUCAS
ARCHITECTURE

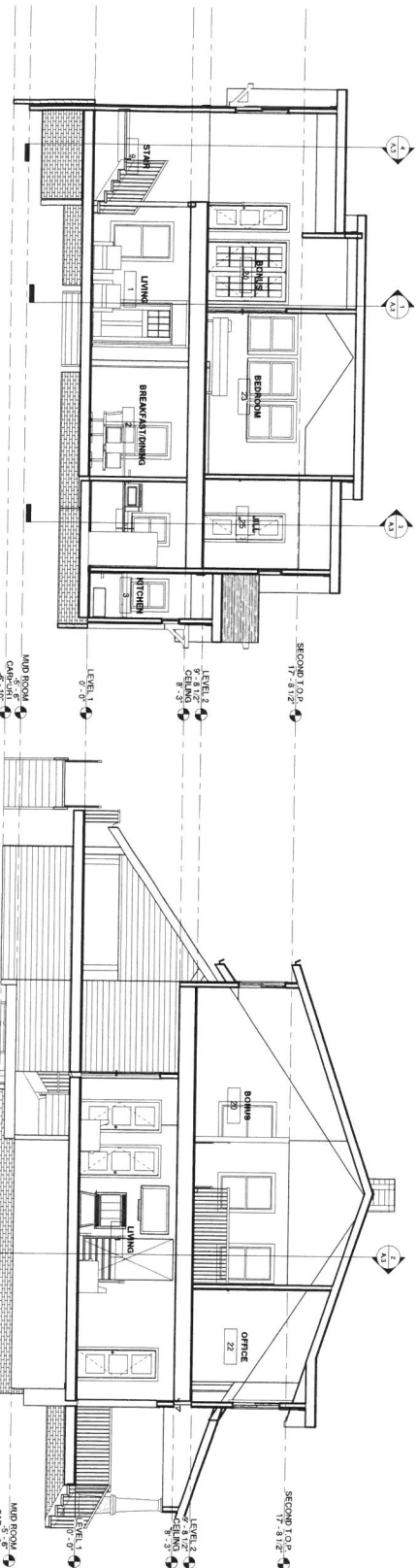
0-504-378-7431
trey@treylucas.com

McGHEE HOME
3114 DUNN STREET
SMYRNA, GA

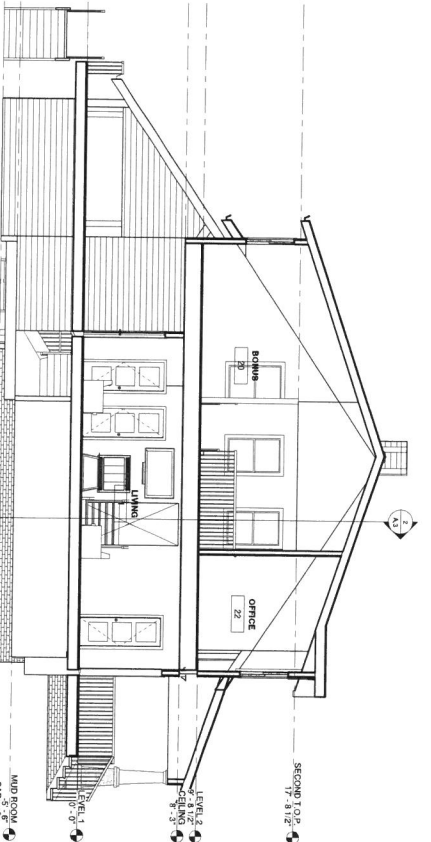


Section 4
1/4" = 1'-0"

Section 3
1/4" = 1'-0"



Section 2
1/4" = 1'-0"



Section 1
1/4" = 1'-0"

DESIGN DEVELOPMENT		
DATE	REVISION	NUMBER

HOUSE SECTIONS
1.30.18

Project Number	Project Number
Date	1.30.18
Drawn By	Author
Checked By	Checker

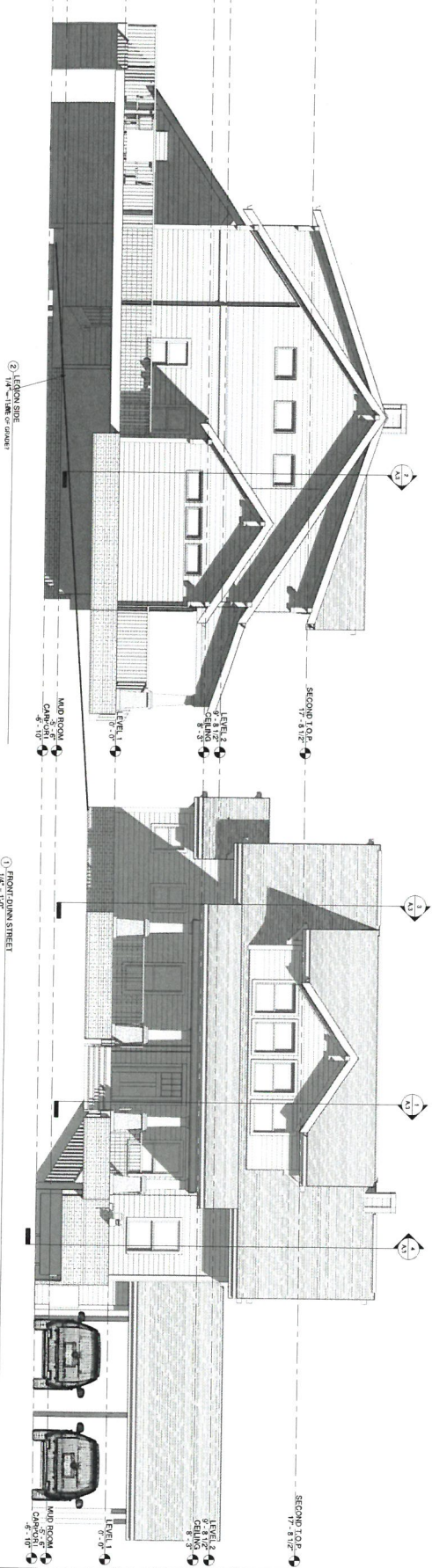
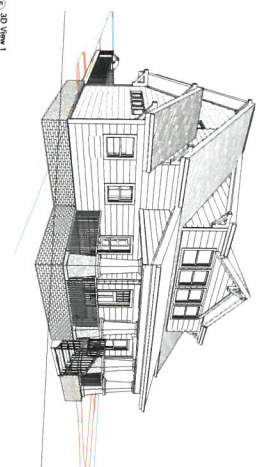
A.3

Scale

1/4" = 1'-0"



McGHEE HOME
3114 DUNN STREET
SMYRNA, GA



ELEVATIONS

1.30.18

DESIGN DEVELOPMENT		
DATE	REVISION	NUMBER

Project Number	Project Number
Date	1.30.18
Drawn By	Author
Checked By	Checker

A.2

Scale

$$1/4^{\circ} = 1^{\circ} \cdot 0^{\circ}$$



Printed: 2/1/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLEY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
MC GHEE SHANNON

MC GHEE SHANNON**Payment Date: 10/16/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2017	17052300480	10/15/2017	Pay: N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid
\$0.00	\$0.00	\$0.00	\$0.00	\$1,839.66
				Balance
				\$0.00



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