

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application No: \_\_\_\_\_

Hearing Date: 2/28/19

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: Shan

TITLEHOLDER: Shannon McGhee

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: 3114 Dunn St SE, Smyrna, GA 30080

Signature: Shan

## 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 & 33 District: 17 Size of Tract: 0.29 Acres

(To be completed by City)

Received: 2/27/19

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

Robert Frasier

ADDRESS

3102 Dunn St

Mitchell Williams 3115 Dunn St

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.

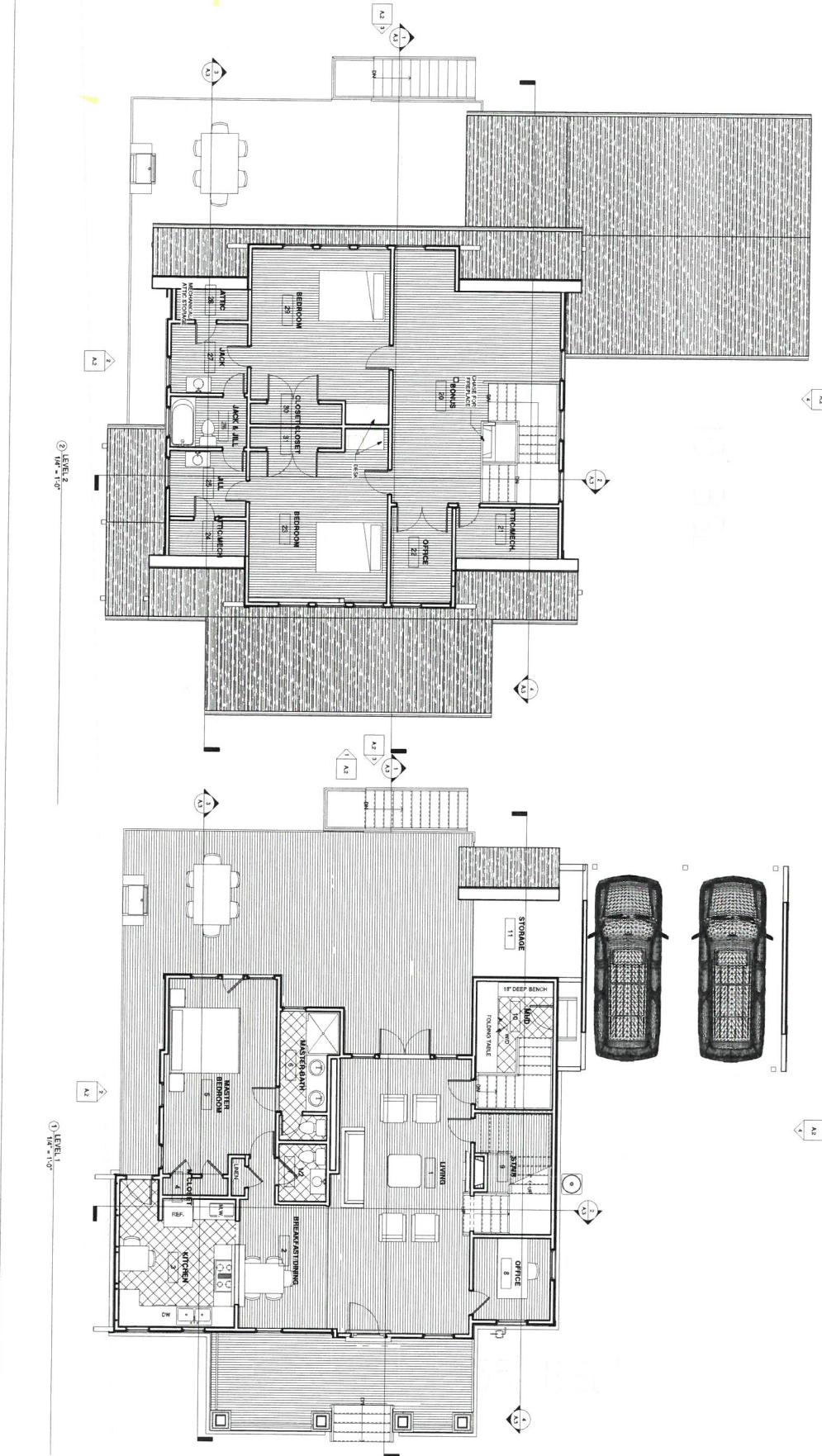
Variance Application-3114 Dunn St (McGhee)

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.





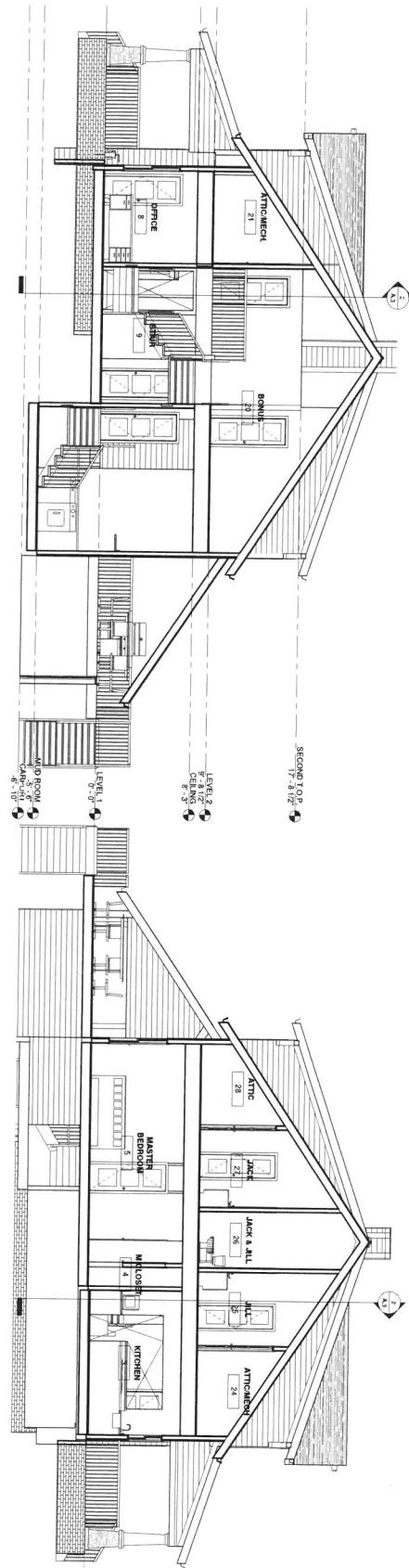
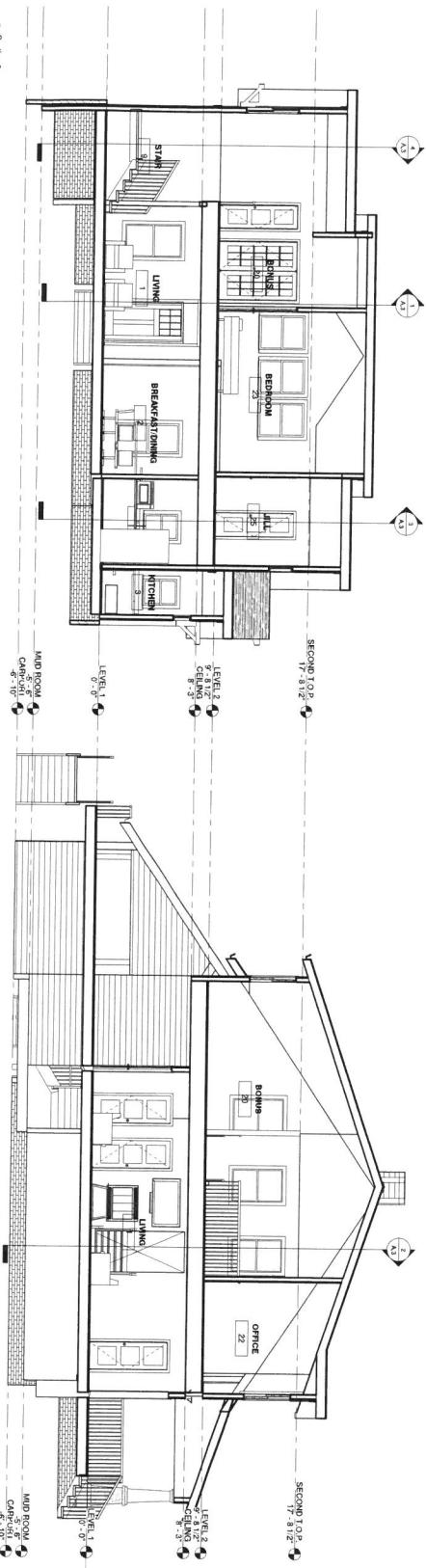
FLOOR PLANS	
1.30.18	
Project Number: 3114 DUNN STREET	
Project Number: SMYRNA, GA	
DESIGN DEVELOPMENT	
DATE	REVISION
	NUMBER
Drawn By	III
Checked By	III
Scale	1/4" = 1'-0"

McGHEE HOME  
3114 DUNN STREET  
SMYRNA, GA

TREY LUCAS  
ARCHITECTURE

0 403-378-4531  
404-381-0771  
www.treylucas.com





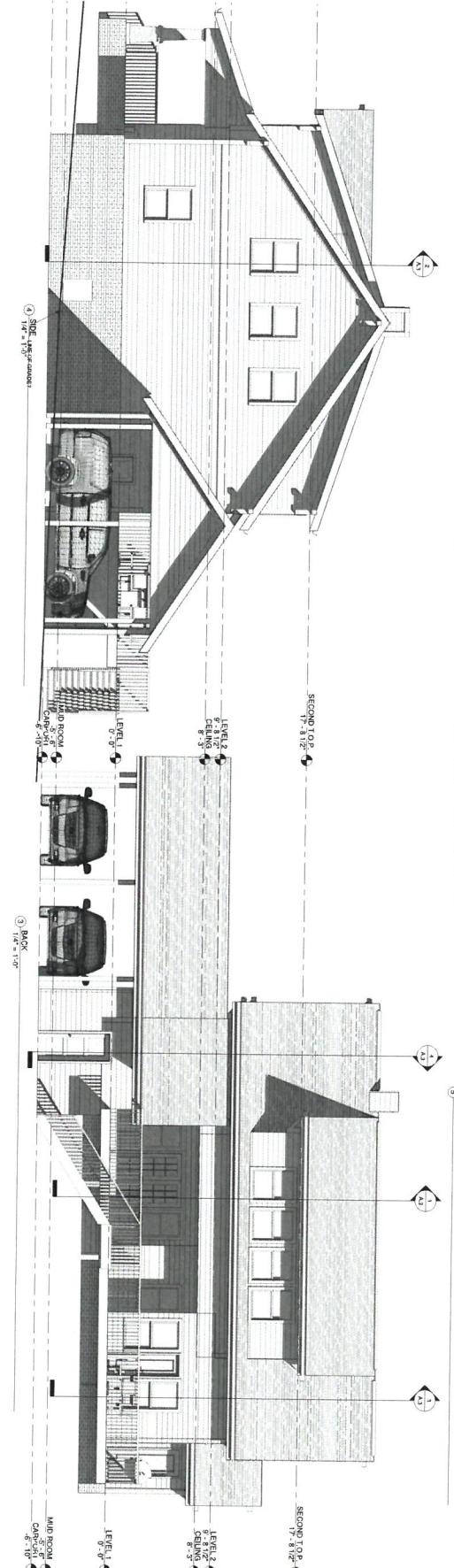
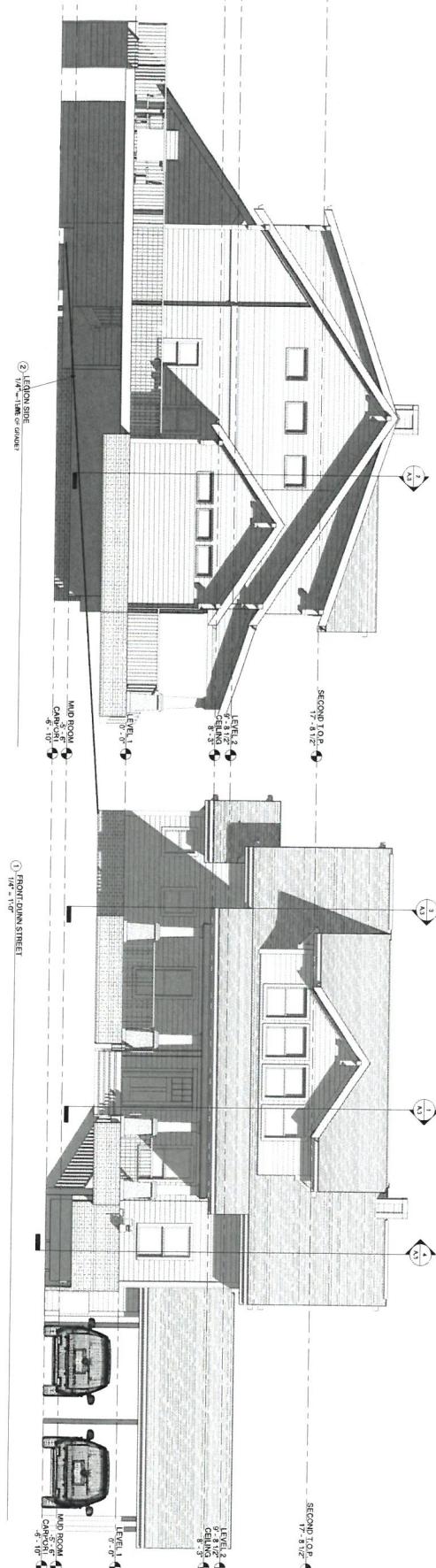
## HOUSE SECTIONS

McGHEE HOME  
3114 DUNN STREET  
SMYRNA, GA

		1-30-18	
HOUSE SECTIONS			
Project Number	Project Number		
Date	1-30-18		
Drawn By	Author		
Checked By	Checker		
A.3		1.4" = 1'-0"	
Scale:			
		DATE	
		REVISION	
		NUMBER	

A  
3

TREY LUCAS  
ARCHITECTURE



McGHEE HOME  
3114 DUNN STREET  
SMYRNA, GA

**ELEVATIONS**

1.30.18

DESIGN DEVELOPMENT

DATE: 1.30.18

REVISION: 1

NUMBER

Scale

1/4" = 1'-0"

**A.2**

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

TREY LUCAS  
ARCHITECTURE

o 404-278-7431

w: [www.treylucas.com](http://www.treylucas.com)



Printed: 2/1/2018



## Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**CHELLY McDUFFIE** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
**MCGHEE SHANNON**

### MCGHEE 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
<b>Interest</b>	<b>Penalty</b>	<b>Fees</b>	<b>Total Due</b>	<b>Amount Paid</b>
\$0.00	\$0.00	\$0.00	\$1,839.66	\$0.00



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