

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: _____

Hearing Date: 3/28/18

APPLICANT: Jim Beveridge, 1990 Country Square Rd, Marietta, GA 30062

Business Phone: _____ Cell Phone: 404-697-7700 Home Phone: _____

Representative's Name (print): _____

Variance Address: 2804 Walker Ct Smyrna, GA 30080

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

E-Mail Address: jimbeyveridge2121@gmail.com

Signature of Representative: 

TITLEHOLDER: Patrick Guillory

Business Phone: _____ Cell Phone: 678-570-5260 Home Phone: _____

Address: 2804 Walker Ct. Smyrna, GA 30080

Signature: (see contract attached with permission to seek variance)

VARIANCE:

Present Zoning: R-20 Type of Variance: ^① Reduce front yard setback

to 27 feet from 35 required for new construction per lot

fit exhibit supplied ^② Reduce driveway requirement from 5' from line to 1'

Explain Intended Use: Construction of new presold residence

+/- 2,600 SF (see attached elevation)

Location: 2804 Walker Ct. Smyrna, GA 30080

Land Lot(s): 560 District: 17th Size of Tract: +/- .30 Acres

(To be completed by City)

Received: 2/20/18

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-20

East: R-20

South: R-20

West: R-20

**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

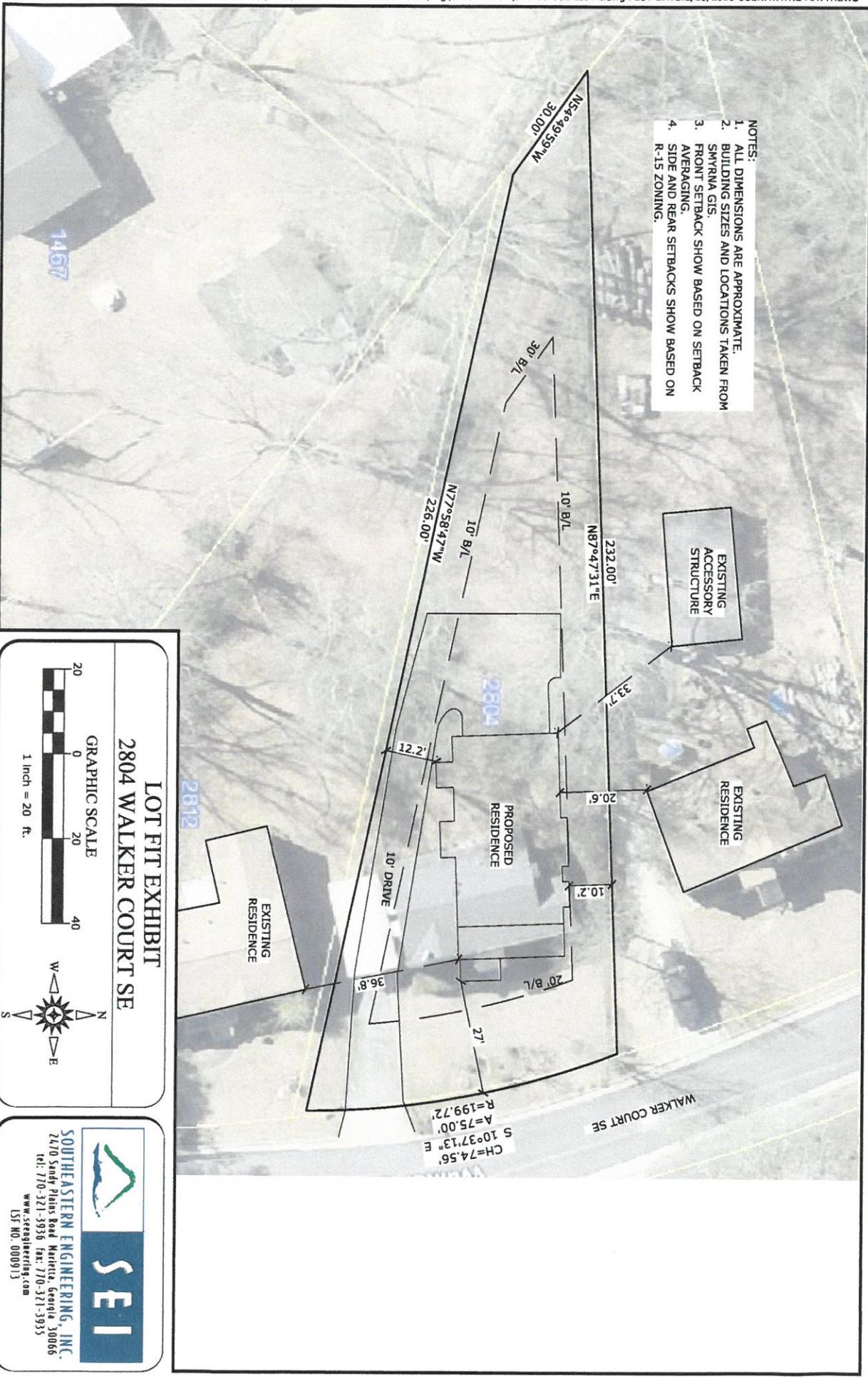
#1

The request is to build a new residence and keep the front setback line approximately where the existing residence sits today and in line with the adjacent residences to the right and the left. This ^{new} residence is presold subject to this variance. (see elevation of proposed new home attached)

2

Request two is to allow a 1' from property line reduced from 5' from property line new driveway to serve the new residence properly. Concurrent with the variance a steel carport which encroaches on the property next door will be removed. (see lot fit exhibit attached)

- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE.
 2. BUILDING SIZES AND LOCATIONS TAKEN FROM SMYRNA GIS.
 3. FRONT SETBACK SHOW BASED ON SETBACK AVERAGING.
 4. SIDE AND REAR SETBACKS SHOW BASED ON R-15 ZONING.



LOT FIT EXHIBIT
2804 WALKER COURT SE

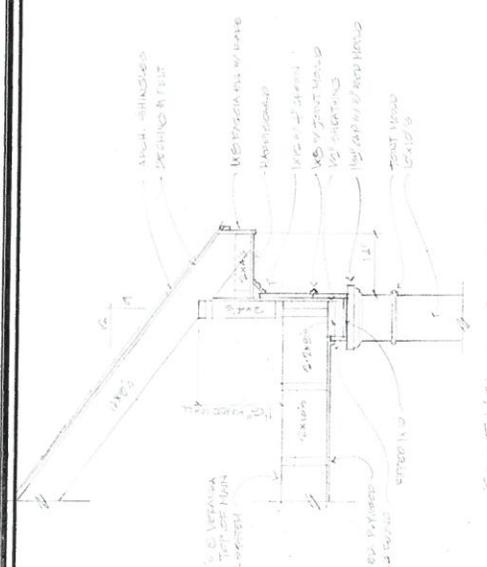
GRAPHIC SCALE

1 Inch = 20 ft.

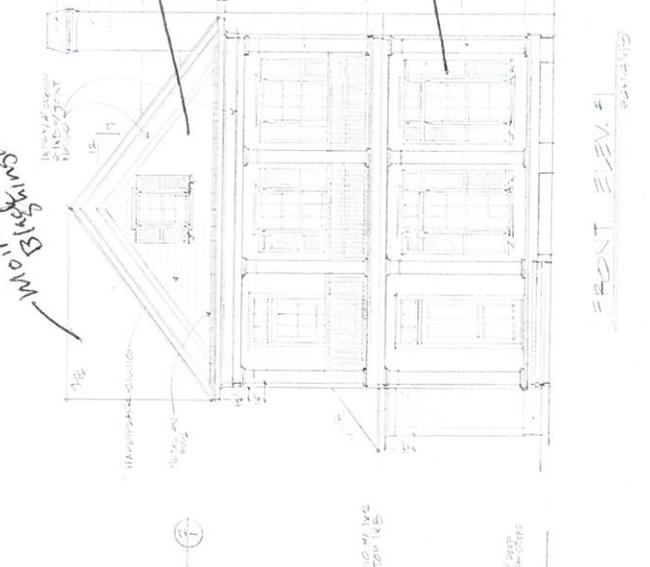
SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road Marietta, Georgia 30066
tel: 770-321-3936 fax: 770-321-3935
www.seengineering.com
LST NO. 000913

Proposed New Construction 2804 Walker Ct., Smyrna, GA Land Lot 560, 17th District
30080

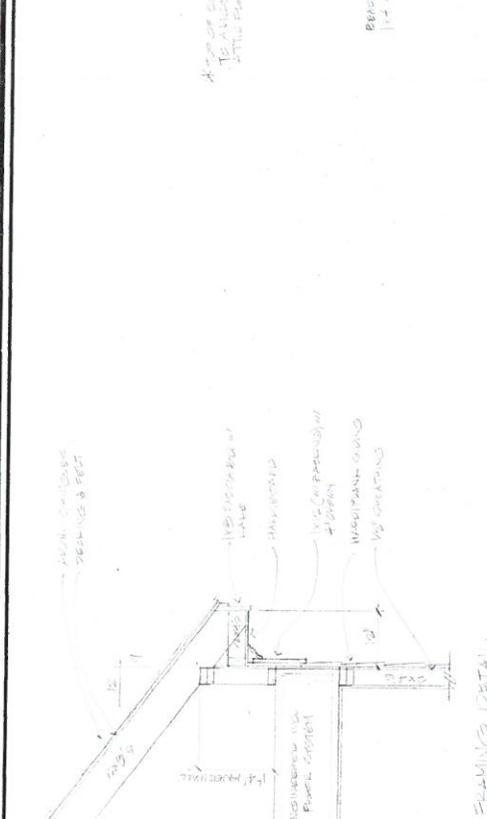
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">REVISION</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">DRAWN BY</th> <th style="width: 10%;">CHECKED BY</th> <th style="width: 10%;">JOB NO.</th> <th style="width: 10%;">SHEET</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> </tr> </table>	REVISION	BY	DATE	DRAWN BY	CHECKED BY	JOB NO.	SHEET	DATE										<p>IMPORTANT NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. PROFESSIONAL RESPONSIBILITY AND SEAL REQUIRED FOR ARCHITECTS. CONTRACTOR MUST BE REGISTERED IN THE STATE OF GEORGIA. VERIFY COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.</p>
REVISION	BY	DATE	DRAWN BY	CHECKED BY	JOB NO.	SHEET	DATE											



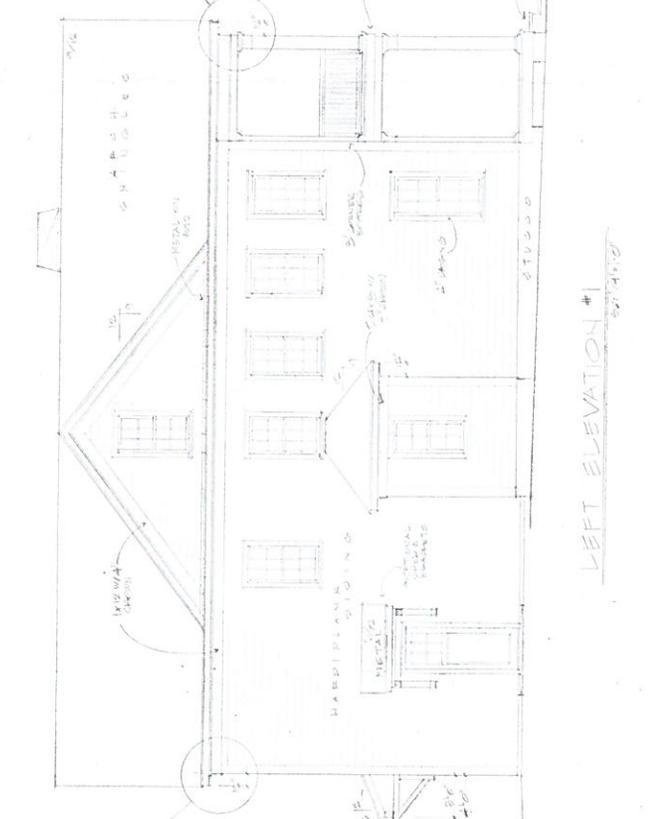
FRAMING DETAIL



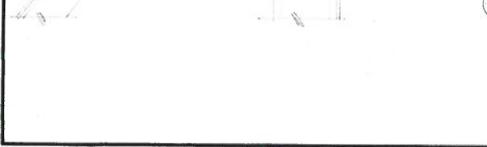
FRONT ELEVATION #1



FRAMING DETAIL



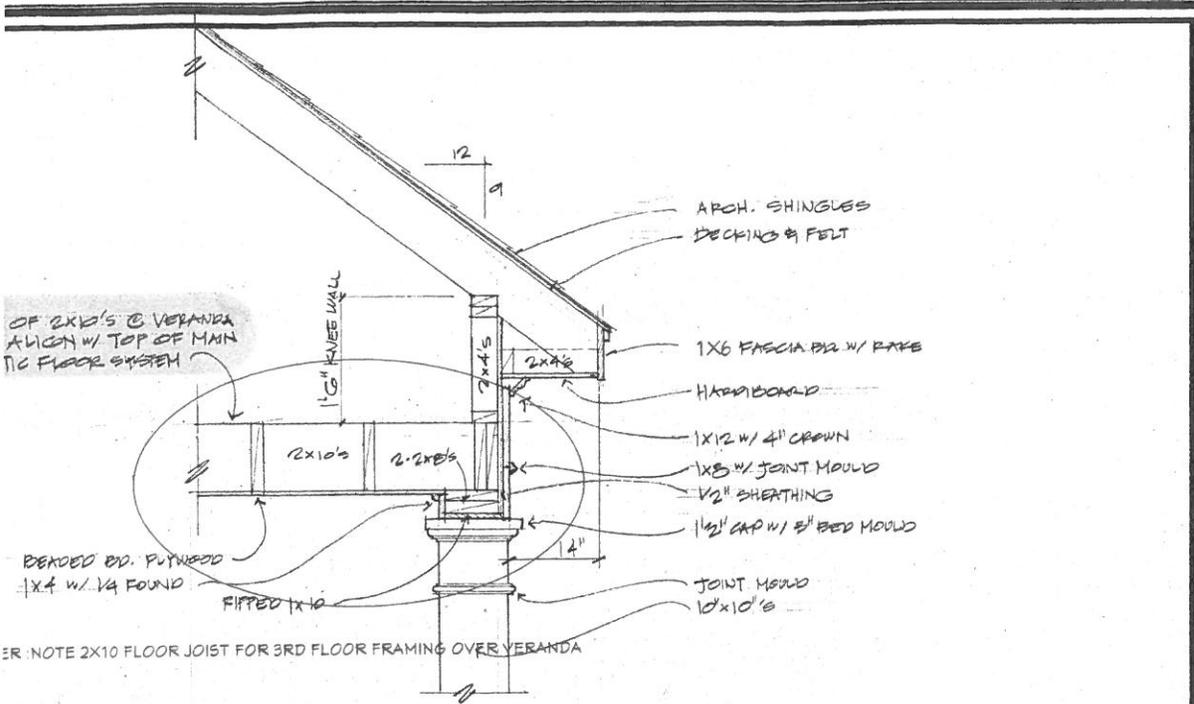
LEFT ELEVATION #1



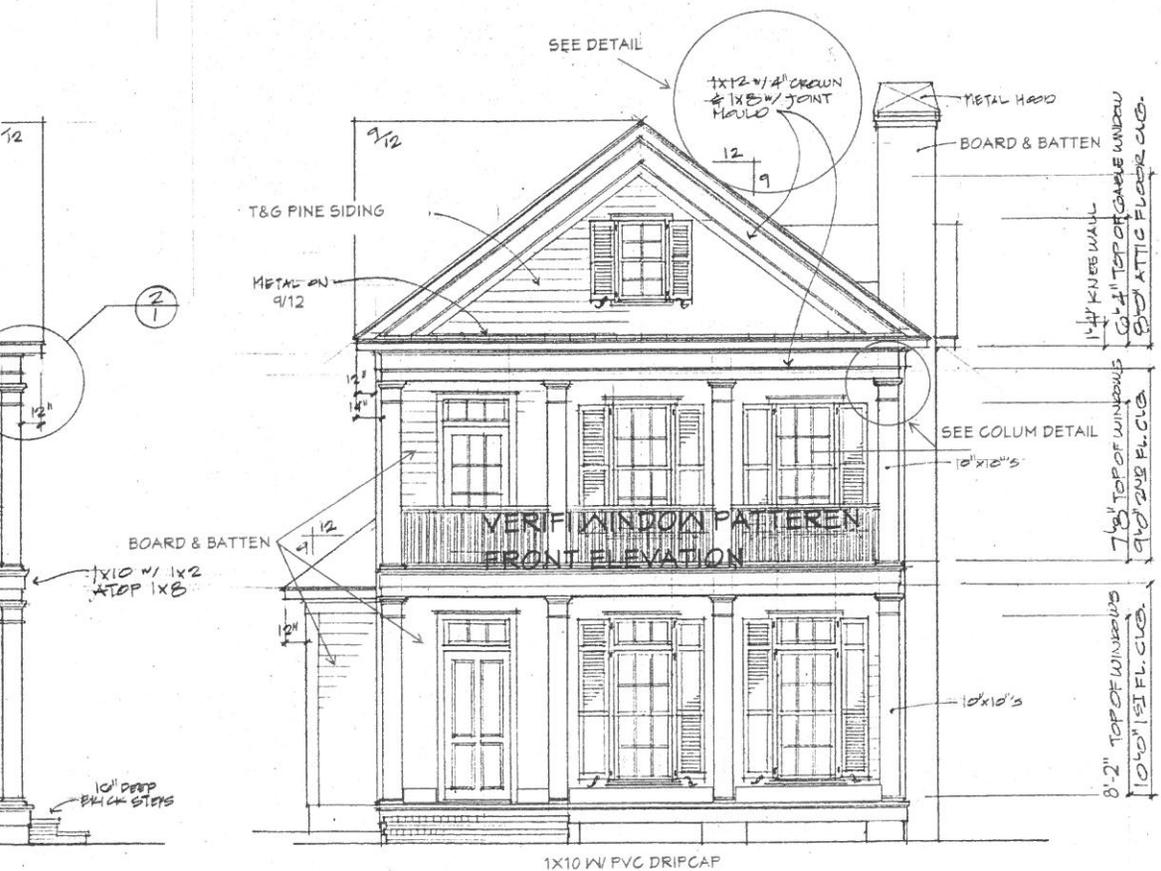
FRONT ELEVATION #2



LEFT ELEVATION #1



FRONT VERANDA FRAMING DETAIL
SC: 1/4"=1'-0"



RSE PLAN FRONT ELEV. #1
SC: 1/4"=1'-0"

REVISION	BY

TRADITIONAL RESIDENTIAL DESIGN SINCE 1985

L. Mitchell Ginn & Assoc.

NEWNAN, GEORGIA 30263
WWW.GINNHOMEDSIGN.COM

1881 NORTH HIGHWAY 29
PHONE/FAX# (770)502-1423

PROJECT: THE VILLAGE AT WILLIAMS PARK

IMPORTANT NOTE:
CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.
STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED
BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST
VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE:	09/13/10
DRAWN BY:	LMG
CHECKED BY:	
JOB No:	1690
SHEET	1
OF 6 SHEETS	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

SMYRNA GA 30080
OFFICIAL USE

02/28/2018
 EAST COBB BRANCH
 MARIETTA GA 30067
 Postmark Here
 FEB 28 2018
 USPS

Certified Mail Fee \$3.45
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.71
Total Postage and Fees \$0.91

Sent Desty R. Wallace
 Street and Apt. No., or PO Box No. 2805 Walker Ct. SE
 City, State, ZIP+4® Smyrna, GA 30080

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

SMYRNA GA 30080
OFFICIAL USE

02/28/2018
 EAST COBB BRANCH
 MARIETTA GA 30067
 Postmark Here
 FEB 28 2018
 USPS

Certified Mail Fee \$3.45
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.71
Total Postage and Fees \$0.91

Sent Saba + Hurd Brian Radow
 Street and Apt. No., or PO Box No. 1461 Wilmosa Circle SE
 City, State, ZIP+4® Smyrna, GA 30080

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

SMYRNA GA 30080
OFFICIAL USE

02/28/2018
 EAST COBB BRANCH
 MARIETTA GA 30067
 Postmark Here
 FEB 28 2018
 USPS

Certified Mail Fee \$3.45
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.71
Total Postage and Fees \$0.91

Sent Cherace D. Ogletree
 Street and Apt. No., or PO Box No. 3153 Chetney Way SE
 City, State, ZIP+4® Marietta, GA 30060

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

SMYRNA GA 30080
OFFICIAL USE

02/28/2018
 EAST COBB BRANCH
 MARIETTA GA 30067
 Postmark Here
 FEB 28 2018
 USPS

Certified Mail Fee \$3.45
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.71
Total Postage and Fees \$0.91

Sent Ronald M. J. Famera Waddell
 Street and Apt. No., or PO Box No. 2812 Walker Ct. SE
 City, State, ZIP+4® Smyrna, GA 30080

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

2017 3040 0000 0400 2702

2017 3040 0000 0400 2702

2017 3040 0000 0400 3322

2017 3040 0000 0400 3322