

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6

Application No: V16-006

Hearing Date: 2/24/16

3/11/16 P.20
4/14/16 mac

APPLICANT: JOHN W BRADFORD
Business Phone: 678 343 8939 Cell Phone: 678 343 8939 Home Phone: N/A
Representative's Name (print): JOHN W BRADFORD
Address: 3282 PINETREE DR SE SMYRNA GA 30080
Business Phone: same Cell Phone: same Home Phone: N/A
E-Mail Address: ridgecrestventures@yahoo.com
Signature of Representative: [Signature]

TITLEHOLDER: same as above
Business Phone: _____ Cell Phone: _____ Home Phone: _____
Address: _____
Signature: [Signature]

VARIANCE:
Present Zoning: R-15 Type of Variance: 85 FEET OF ROAD FRONTAGE
TO 75 FEET OF ROAD FRONTAGE. LOT 14A TO HAVE
FRONTAGE OF 75.03 AND LOT 14B TO HAVE FRONTAGE OF 74.91
Explain Intended Use: BUILD TWO NEW CONSTRUCTION HOMES FOR
MY FAMILY AND JULIA MCELROY (MOTHER)

Location: 3154 DUNN STREET SMYRNA GA 30080
Land Lot(s): 524 District: 17TH Size of Tract: 1.08 Acres

(To be completed by City)

Received: 2/4/16

Posted: 2/24/16

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: R-20

South: 2 LOTS R-15 REMAINING R-20

West: R-15 (PARK)

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

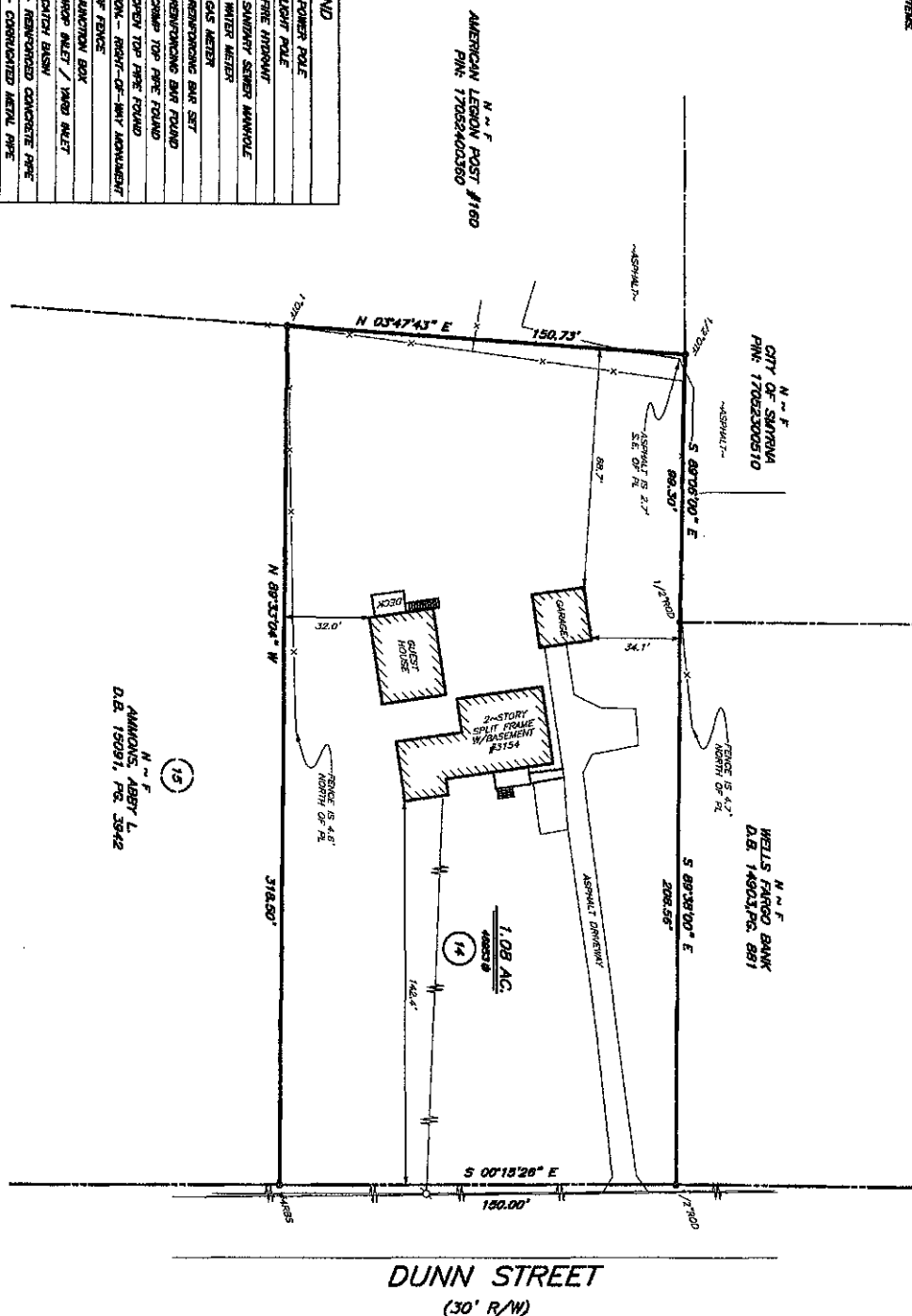
By signature, it is hereby acknowledged that I have been notified that JOHN BRADFORD

Intends to make an application for a variance for the purpose of DECREASING
ALLOWABLE ROAD FRONTAGE FROM 85' TO 75' IN ORDER
TO BUILD TWO NEW CONSTRUCTION HOMES FOR JOHN BRADFORD
on the premises described in the application. AND HIS MOTHER JULIA McELROY

NAME	ADDRESS
<u>ABBY L AMMONS</u>	<u>3166 DUNN STREET</u>
<u>WESLEY & KELSEY FORTIER</u>	<u>3149 DUNN STREET</u>
<u>EUGENIA McDONALD</u>	<u>3138 DUNN STREET</u>
<u>MICHAEL VALER</u>	<u>3139 DUNN STREET</u>
<u>THOMAS SMITH</u>	<u>3159 DUNN STREET</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

[illegible]

SCALE IN FEET



MAGNETIC NORTH

LEGEND

P	P.A. POWER POLE
L.R.	LIGHT POLE
F.H.	FIRE HYDRANT
M.H.	MANHOLE
S.W.M.	SEWER MANHOLE
W.M.	WATER METER
G.M.	GAS METER
R.R.	REINFORCING BAR SET
R.P.	REINFORCING BAR ROUND
C.T.	CORNER TOP PILE FOUND
O.T.	OPEN TOP PILE FOUND
R/W	RIGHT-OF-WAY MONUMENT
X	TYPE OF FENCE
L.R.	LOCATION BOX
A.P.	ARREST PILE / POND INLET
C.B.	CATCH BASIN
R.C.R.	REINFORCED CONCRETE PILE
C.M.A.	CORRODED METAL PILE
F.F.	FINISHED FLOOR ELEVATION
W	WATER VALVE
L.E.	LANDSCAPE ELECTRIC
S	SOUTHERN BELL MANHOLE
G	GAS LINE
O.H.	OVERHEAD POWER LINES
H.R.	HIGH RESISTANCE
W	WATER LINE
P	POWERBOX

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT NECESSARY, NOT REQUIRED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAY ACT O.C.G.A. 16-6-67, AUTHORITY O.C.G.A. SECS. 15-6-87, O.C.G.A. 43-15-4, 43-15-18, & 43-15-32.

LAND LOT 524, 17th DISTRICT, 2nd SECTION
LOT 14 OF THE PROPERTY OF MRS. PEAR J. TIMMERMAN
CITY OF SMYRNA
COBB COUNTY, GEORGIA



LAND SERVICES
Land Surveyors • Landscapers • Environmental
4131 Bollingbrook Dr.
Marietta, Georgia 30062
Phone 404.782.0512
www.pristinelandservices.com

REVISIONS



DATE : 6-27-15
SCALE : 1"=30'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NDL 2015028
DINADVIS

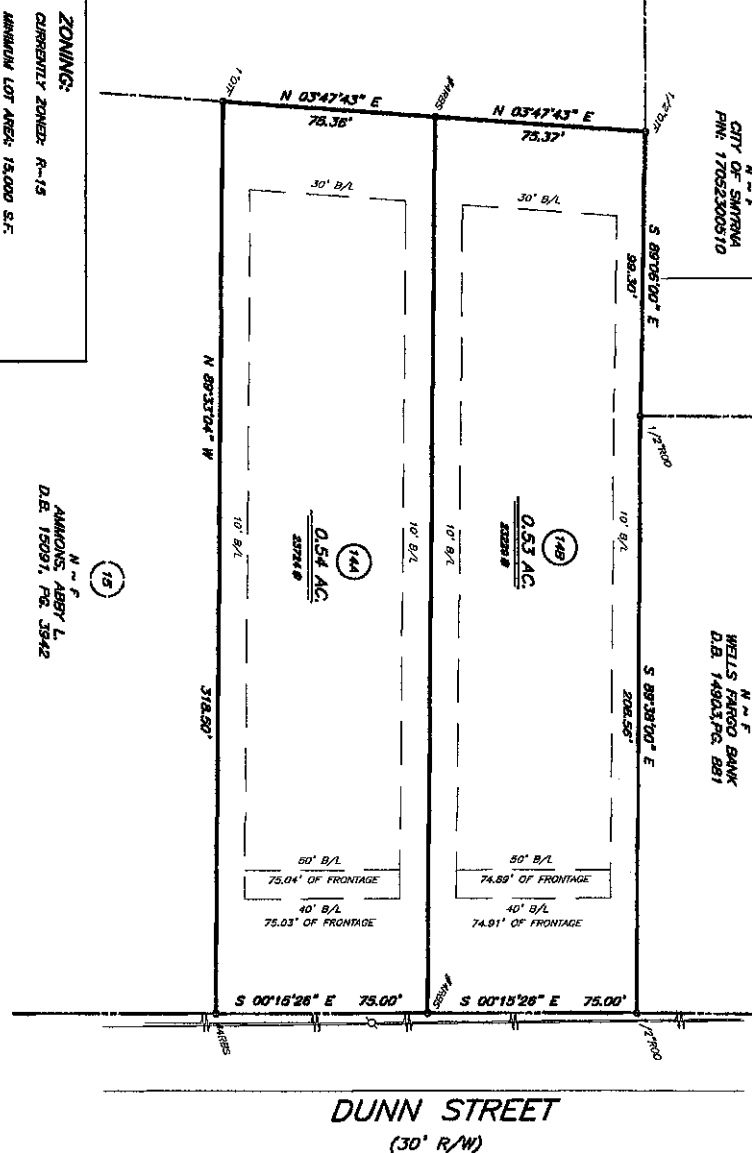
GENERAL PLAT NOTES:

THE FIELD DATA UNITED 8-27-15 LITON, WHICH THIS PLAT IS BASED HAS A RECORDING NUMBER OF 17052-200510 AND IS A VALID EVIDENCE OF THE RECORDING OF THIS PLAT. THE FIELD DATA UNITED 8-27-15 LITON, WHICH THIS PLAT IS BASED HAS A RECORDING NUMBER OF 17052-200510 AND IS A VALID EVIDENCE OF THE RECORDING OF THIS PLAT. THE FIELD DATA UNITED 8-27-15 LITON, WHICH THIS PLAT IS BASED HAS A RECORDING NUMBER OF 17052-200510 AND IS A VALID EVIDENCE OF THE RECORDING OF THIS PLAT.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, INTERESTS, ENCUMBRANCES, OR OTHER MATTERS OF TITLE WHICH ARE NOT SHOWN, AND THE OWNER OF THIS PROPERTY IS ADVISED TO OBTAIN A TITLE CURATIVE REPORT FROM A TITLE CURATIVE COMPANY OR AN ATTORNEY AT LAW TO DETERMINE THE STATUS OF THE PROPERTY.

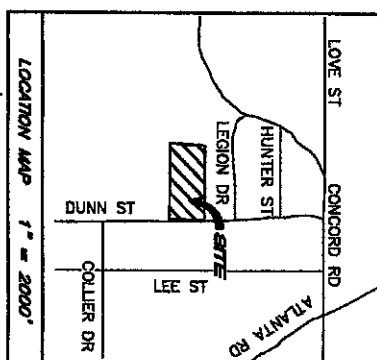
AMERICAN LEGION POST #160
P.M. 17052-200510

LEGEND	
1	P.A. - POWER POLE
2	L.B. - LIGHT POLE
3	F.H. - FIRE HYDRANT
4	M.H. - MANHOLE
5	M.H. - WATER METER
6	G.M. - GAS METER
7	R.S. - REMOVING BAR SET
8	R.S. - REMOVING BAR FOUND
9	C.T. - CATCH TOP PIPE FOUND
10	C.T. - OPEN TOP PIPE FOUND
11	B.V. BOX - RIGHT-OF-WAY MONUMENT
12	T.P. - TREE OF FENCE
13	L.B. - LAMPION BOX
14	D.L. - DROP INLET / YARD INLET
15	C.A. - CATCH BASIN
16	R.C.P. - REINFORCED CONCRETE PIPE
17	C.A.P. - CORRUGATED METAL PIPE
18	F.F.E. - FINISHED FLOOR ELEVATION
19	W.I. - WATER INLET
20	S.B. - SOUTHERN BELL MANHOLE
21	G.L. - GAS LINE
22	W.L. - WATER MAIN
23	W.L. - WATER LINE
24	W.L. - WATER LINE
25	W.L. - WATER LINE



ZONING:
CURRENTLY ZONED R-13
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT COVERAGE: 30%
MINIMUM LOT WIDTH AT SETBACK: 65'
MINIMUM FRONT SETBACK FROM RIGHT OF WAY
MINIMUM THROUSHPAGE: 30'
MINIMUM THROUSHPAGE: 40'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 30'
MINIMUM HEIGHT OF BUILDINGS: 35'

AMERICAN ABBY L.
D.B. 15081, PG. 3542



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE REQUIREMENTS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA, AND THE SURVEYOR'S CERTIFICATE IS HEREBY SUBMITTED TO THE PUBLIC. THE SURVEYOR'S CERTIFICATE IS HEREBY SUBMITTED TO THE PUBLIC. THE SURVEYOR'S CERTIFICATE IS HEREBY SUBMITTED TO THE PUBLIC.

MINOR SUBDIVISION PLAT FOR
JOHN BRADFORD
LAND LOT 524, 17th DISTRICT, 2nd SECTION
LOT 14 OF THE PROPERTY OF MRS. PEAR J. TIMMERMAN
CITY OF SMYRNA
COBB COUNTY, GEORGIA

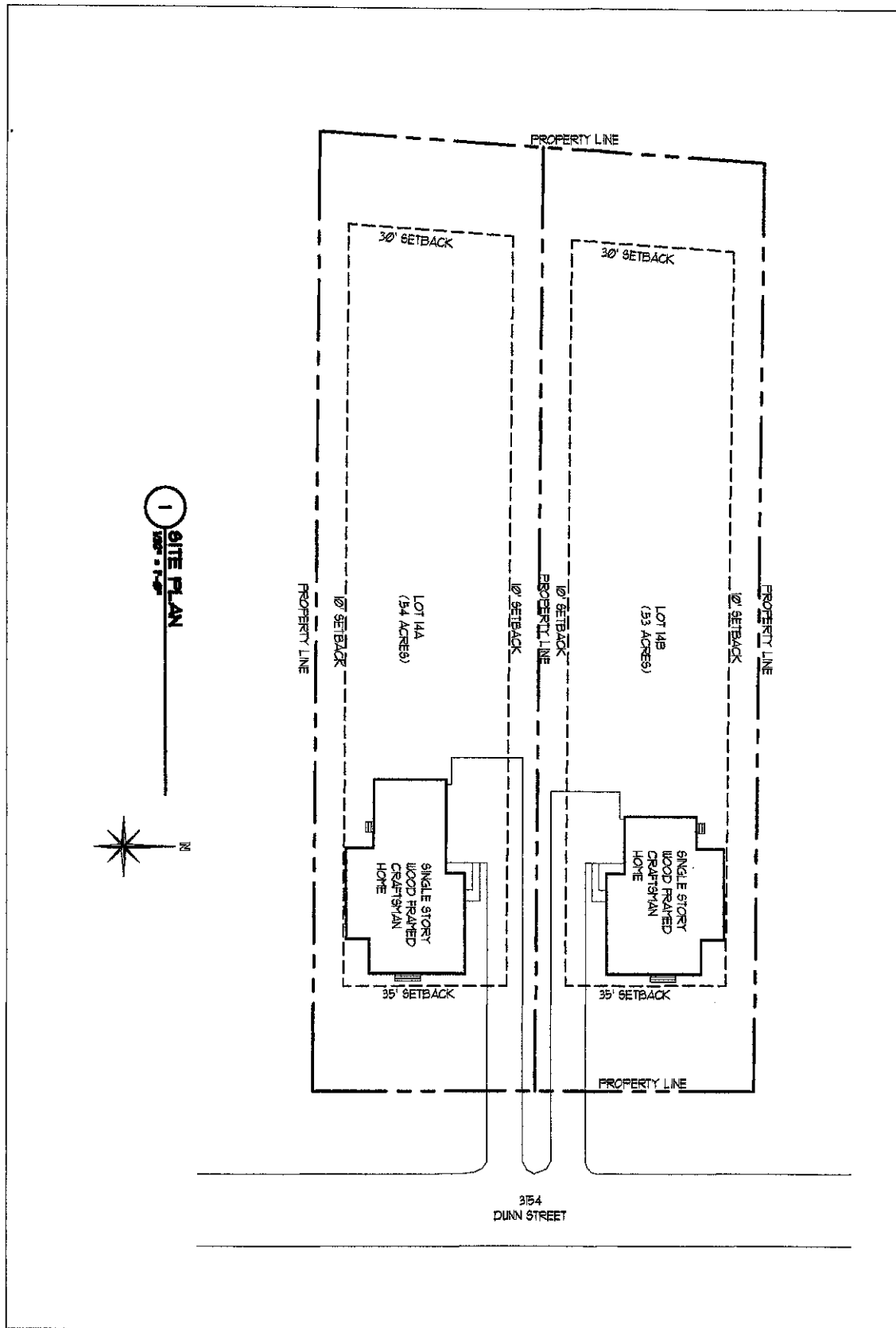
PRISTINE
LAND SERVICES
Land Surveyors • Landscapers • Environmental
4131 Bellingbrook Dr.
Marietta, Georgia 30062
Phone 404.271.1018
www.pristine-landservices.com

DATE: 8-27-15
SCALE: 1"=200'
DRAWN BY: JKB
CHECKED BY: JKB
FILED BY: JKB

REVISIONS

LOCATION MAP 1"=2000'

BRUCE JENNINGS 1/2016 2-1-16 SITE PLANNING



RUTLEDGE
DESIGN GROUP
1088 RIDGECREST DRIVE
SMYRNA, GA 30080
770.833.8341

Date: 2-1-16
Project No: 201602

SITE PLAN

BRADFORD RESIDENCES
3154 DUNN STREET
LOTS 14A AND 14B

familyhomeplans

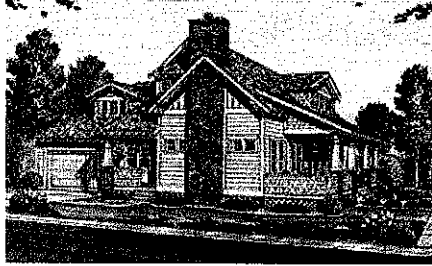
Better Living by Good Design

Plan Number 56574 | Order Code 01WEB

FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

[Click Here to Mirror Reverse Plan](#)



Plan Number: 56574

- 2319 Total Living Area
- 1689 Main Level
- 630 Upper Level
- 3 Bedrooms
- 2 Full Bath(s)
- 1 Half Bath(s)
- 2 Car Garage
- 50'4" Wide x 66'0" Deep

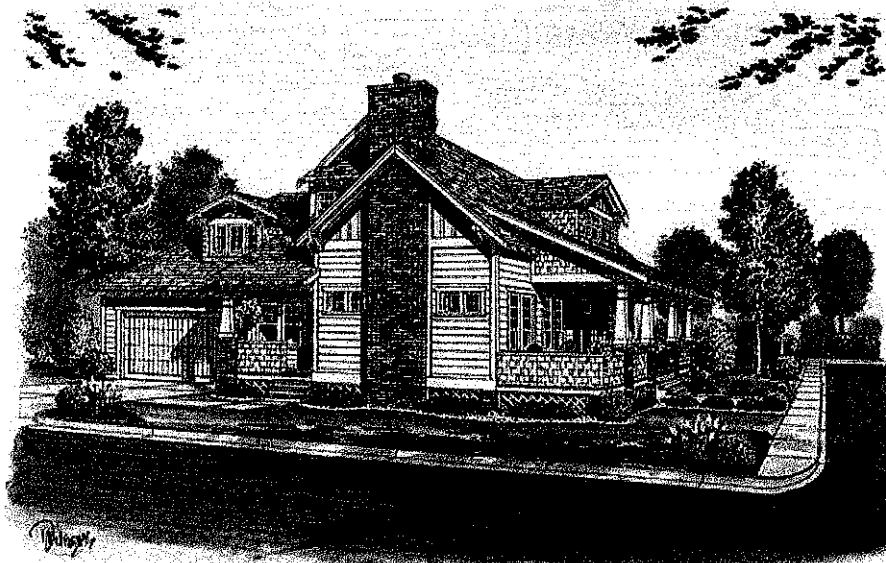
Available Foundation Types:

- Not Applicable

Order Code: 01WEB

- Concept Plan Pkg: \$685.00 includes PDF files & CAD (dwg) files (see below for what's included with Conceptual Package).

- Right Reading: \$135.00



Plan Number 56574 | Order Code 01WEB | Front Elevation

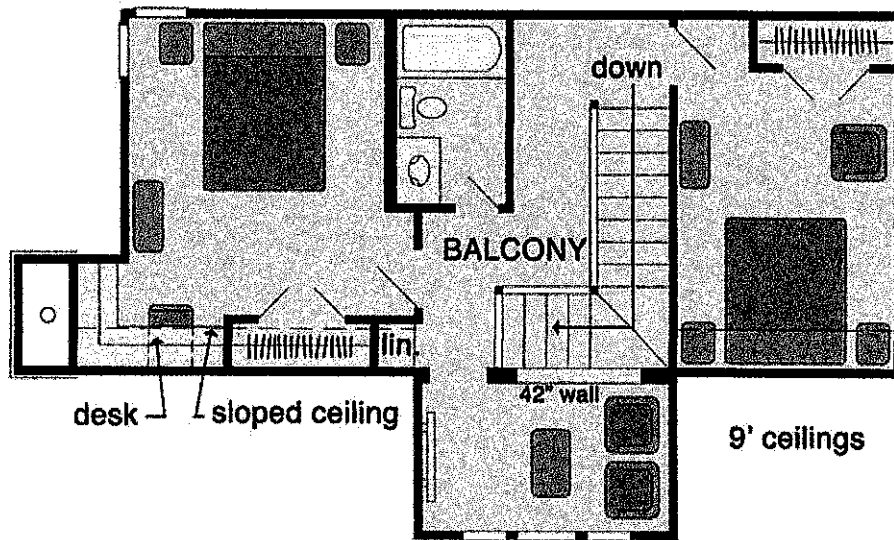
FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

[Click Here to Mirror Reverse](#)

BEDROOM 2
11'-8" x 13'-8"

BEDROOM 3
10' x 13'-8"



LOFT/MEDIA
11'-4" x 7'

Plan Number 56574 | Order Code 01WEB | Second Floor Plan
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-381-7526
[Click Here to Mirror Reverse](#)

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226
770-434-6600

2015 Property Tax Notice

pd 10/8/15 ck # 6898
Julia McElroy personal checking

WILSON LARRY G & RUBY KIRBY &
WILSON SANDIFER NANCY L
3154 DUNN ST
SMYRNA, GA 30080

Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2015 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
17294	3154 DUNN ST	17-0524-0-0350	205,020	82,008	38,020	43,988	8.990000	395.45
	EXEMPTIONS: H1 RESIDENTS 62 YEARS AND OLDER FLOATING HOMESTEAD	10,000 28,020						
Pay online at http://portal.smyrnaga.gov/MSS/citizens/default.aspx								
Important Messages - Please Read							Total of Bills by Tax Type	
Taxes not paid by due date are subject to a 10% penalty and 1% interest per month (or any portion thereof) figured on the principal plus penalty, FIFA charges 30 Days After The Due Date are \$17.50. Any questions concerning payment instructions, ownership or mailing address changes should be directed to the Tax Department at 770-434-6600.			If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100. Any corrections to name or address should be reported to the Cobb County Tax Commissioner at 770-528-3100.				Pen	0.00
							Int	0.00
							Fees	0.00
							Adjustments	0.00
							Payments	0.00
							Back Taxes	0.00
							TOTAL DUE	395.45
							DATE DUE	11/16/2015

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

JULIA MCELROY

64-10/810
1000003459343

6897

Date 9/25/15

Pay to the
order of Cobb County Tax Commissioner

\$ 344.25

Three hundred forty-four & 25/100

Dollars



Security Features
Including Microprint



SUNTRUST

ACH RT 061000104

Memo Parcel ID 17052400350

Julia M. Elroy

MP

⑆061000104⑆1000003459343⑆ 6897

Make sure your payment is U.S. Postmarked by October 15. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2015	17052400350	10/15/2015	Pay: N/A or	\$344.25	<u>344.25</u>



RE201517052400350
17052400350113 00000344.25N00000000.00

2015 COBB COUNTY PROPERTY TAX BILL

10433

WILSON LARRY G & RUBY KIRBY &
WILSON SANDIFER NANCY L
OR CURRENT PROPERTY OWNER
3154 DUNN ST SE
SMYRNA GA 30080-4479

Scan for tax
information!



IS YOUR INFORMATION UP TO DATE?

☐

My mailing address
has changed.

☐

I want to remove
homestead exemptions.

Date Moved: _____

New Mailing Address: _____

Signature: _____

7015 0640 0003 9419 4401

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

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.42

Total Postage and Fees \$4.87

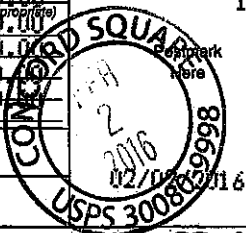
Sent To **WESLEY AND KELSEY FORTIER**

Street and Apt. No., or PO Box No. **3149 DUNN STREET**

City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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Extra Services & Fees (check box, add fee as appropriate)

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Postage \$1.42

Total Postage and Fees \$4.87

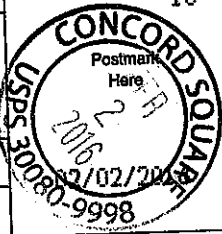
Sent To **MICHAEL VHLER**

Street and Apt. No., or PO Box No. **3139 DUNN STREET**

City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047

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SMYRNA GA 30080

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Extra Services & Fees (check box, add fee as appropriate)

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Postage \$1.42

Total Postage and Fees \$4.87

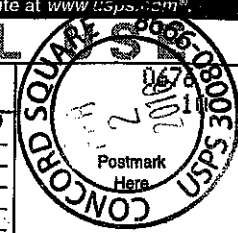
Sent To **ABBY L AMMONS**

Street and Apt. No., or PO Box No. **3166 DUNN STREET**

City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047

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SMYRNA GA 30080

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.42

Total Postage and Fees \$4.87

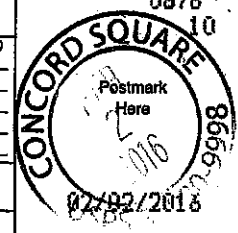
Sent To **EUGENIA McDONALD**

Street and Apt. No., or PO Box No. **3138 DUNN STREET**

City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047

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SMYRNA GA 30080

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.42

Total Postage and Fees \$4.87

Sent To **THOMAS SMITH**

Street and Apt. No., or PO Box No. **3154 DUNN STREET**

City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

