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: VALRIE GEORGE
Business Phone: 7704330814 Cell Phone: 7703302937 Home Phone: 7703302937
Representative's Name (print): _____
Address: 462 COOPER WOODS CT SE SMYRNA GA 30082
Business Phone: 7704330814 Cell Phone: 7703302937 Home Phone: 7703302937
E-Mail Address: VCGEORGE1@YAHOO.COM
Signature of Representative: _____

TITLEHOLDER: VALRIE GEORGE
Business Phone: 7704330814 Cell Phone: 7703302937 Home Phone: 7703302937
Address: 462 COOPER WOODS CT SE SMYRNA, GA 30082-4617
Signature: _____

VARIANCE:
Present Zoning: RAD Type of Variance: SECOND KITCHEN WITHIN A DWELLING

Explain Intended Use: RENOVATE THE EXISTING UNFINISHED DAYLIGHT BASEMENT TO BECOME AN IN LAW SUITE INCLUDING A FULL KITCHEN FOR THE OWNER'S MOTHER TO RESIDE. IT IS NOT INTENDED TO BE USED AS A RENTAL SPACE NOW OR IN THE FUTURE.
Location: 462 COOPER WOODS COURT SE SMYRNA, GA 30082
Land Lot(s): 333 District: 17 Size of Tract: .25 Acres

(To be completed by City)
Received: 2/7/18
Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: RAD

East: R-15

South: N/A

West: RAD

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

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

VALRIE GEORGE 462 COOPERWOODS CTSE SMYRNA, GA 30082

Intends to make an application for a variance for the purpose of SECOND KITCHEN WITHIN A DWELLING - I INTEND TO RENOVATE EXISTING UNFINISHED DAYLIGHT BASEMENT TO BECOME AN IN-LAW SUITE INCLUDING A FULL KITCHEN FOR MY MOTHER TO RESIDE. IT IS NOT INTENDED TO BE USED AS A RENTAL SPACE, NOW OR EVER IN THE FUTURE.

on the premises described in the application.

NAME	ADDRESS
Elizabeth Christopher	460 Cooper Woods CTSE
Tom Christopher	" "
Tom Christopher - HOA President	" " " " "

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

THE PURPOSE OF THIS VARIANCE APPLICATION IS TO OBTAIN APPROVAL TO INSTALL A SECOND KITCHEN (INCLUDING STOVE, OVEN, MICROWAVE AND FRIDGE/FREEZER) IN THE BASEMENT OF THE AFOREMENTIONED TWO STORY HOME. THE ENTIRE BASEMENT IS INTENDED TO BE RENOVATED TO BECOME AN IN LAW SUITE FOR THE OWNER'S MOTHER, MAINTAINING ITS INTENDED ZONING USE AS A SINGLE-FAMILY RESIDENCE. IT IS NOT INTENDED TO BE USED AS A RENTAL SPACE, NOW OR IN THE FUTURE. THE APPROVAL OF THIS VARIANCE REQUEST WILL ALLOW FOR THE OWNER TO HAVE HER MOTHER LIVE WITH HER, WHILE MAINTAINING HER INDEPENDENCE, AVOIDING THE FINANCIAL HARDSHIP OF PURCHASING OR RENTING A SEPERATE RESIDENCE. ADDITIONALLY, IT WILL REMOVE THE FUNCTIONAL HARDSHIP OF LIVING SEPARATELY, AS HER MOTHER GETS OLDER AND MAY NEED ASSISTANCE AND CARE.

Munis Self Service

Real Estate

Return to view bill

Payments/Adjustments

As of 2/2/2018

Bill Year	2017
Bill	5904

Activity	Posted	Paid By/Reference	Amount
Payment	10/3/2017	BANK OF ENGLAND	$1,146.23

Return to view bill

Cathy L Smyrna

2017

Owner Information

GEORGE VALRIE C 462 COOPER WOODS CT SE SMYRNA, GA 30082

Payment Information

Status	Paid
Last Payment Date	10/02/2017
Amount Paid	$3,744.11

Property Information

Parcel Number	17033300900	17033300900
Acres	0.25	
Assessed Value	$164,940	
Fair Market Value	$412,350	
Tax District	6 - City of Smyrna	
Homestead Exemption	111 Basic	

Bill Information

Record Type	Parcel
Bill Type	Original
Tax Year	2017
Due Date	10/15/2017

Taxes

Base Taxes	$3,744.11
Penalty	$0.00
Interest	$0.00
Fees	$0.00
Appeal Amount	$0.00
Good Through	
Balance Due	$0.00

Property Address

462 COOPER WOODS CT

Jurisdictions

Taxing Authority	40% Assessed Value	Less Exemption	= Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	164,940	10,000	154,940	0.018900	$2,928.37
SCHOOL BOND	164,940	0	164,940	0.000000	$0.00
COUNTY GENERAL	164,940	47,440	117,500	0.006760	$794.30
COUNTY BOND	164,940	0	164,940	0.000130	$21.44
	164,940	0	164,940	0.000000	$0.00
	164,940	0	0	0.000000	$0.00
	164,940	0	0	0.000000	$0.00
STATE	164,940	2,000	162,940	0.000000	$0.00
	164,940	0	0	0.000000	$0.00

Brad Dassler-Bethel Architect
brad@bradDB.com
404.626.7494
bradDB.com

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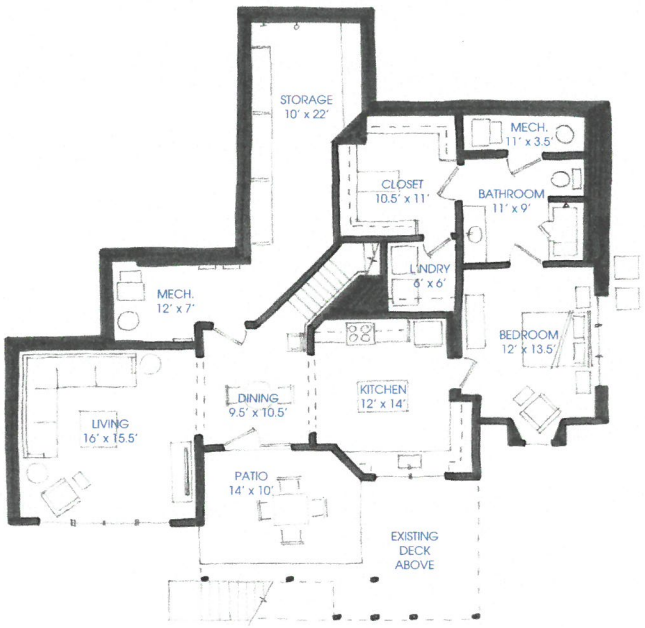
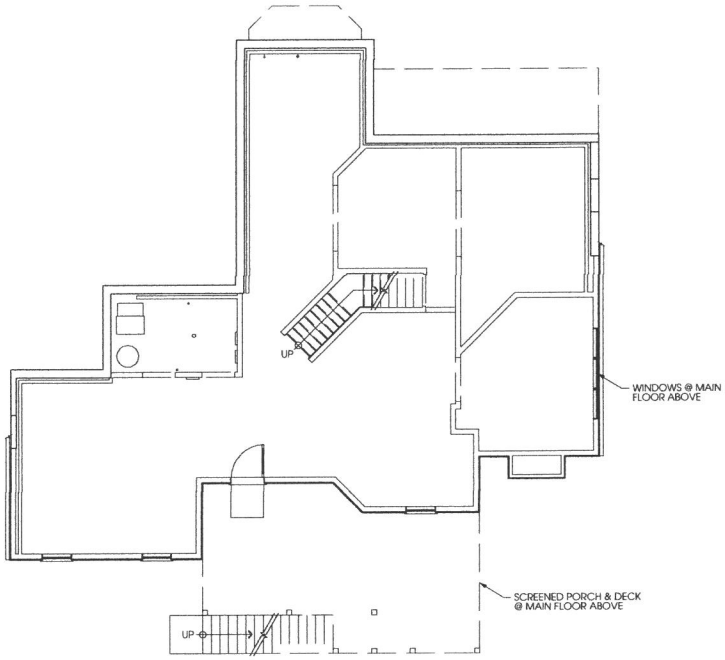


George Residence • Preliminary Lower Floor Plan • 2.2.2018



1 / AB.1 EXISTING LOWER FLOOR PLAN (UNFINISHED)

SCALE: 1/8" = 1'-0"

MODIFICATIONS AND ADDITIONS TO THE RESIDENCE OF

VALRIE & NORMA GEORGE

462 COOPER WOODS COURT SE
SMYRNA, GEORGIA 30082

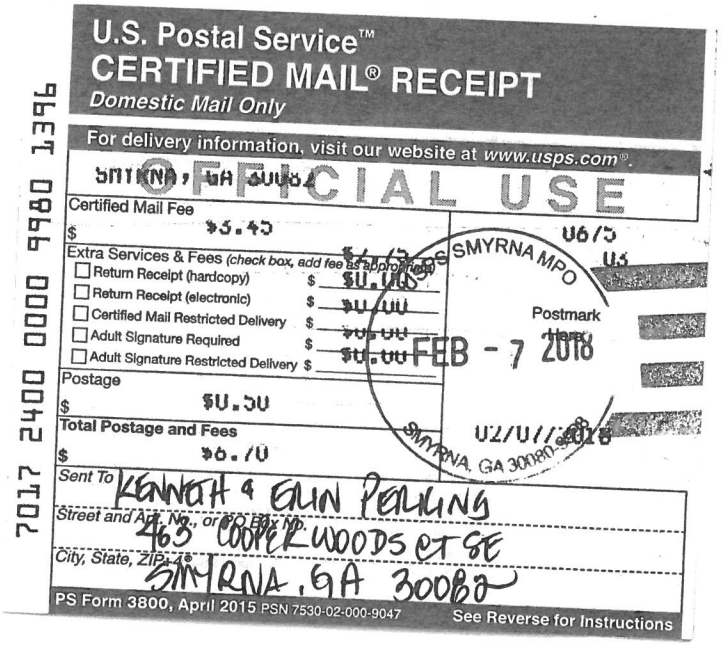
Brad Dassler-Bethel
Architect

404 . 626 . 7494
brad@bradDB.com
bradDB.com

DRAWN BY	CHECKED BY
BDB	BDB
ISSUE DATE	JOB #
1.22.18	0218

EXISTING LOWER FLOOR PLAN

AB.1



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Total Postage and Fees $6.70

Sent To KENNETH & ELIN PERKINS

Street and Apt. No., or PO Box No. 463 COOPER WOODS CT SE

City, State, ZIP+4® SMYRNA, GA 30082

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

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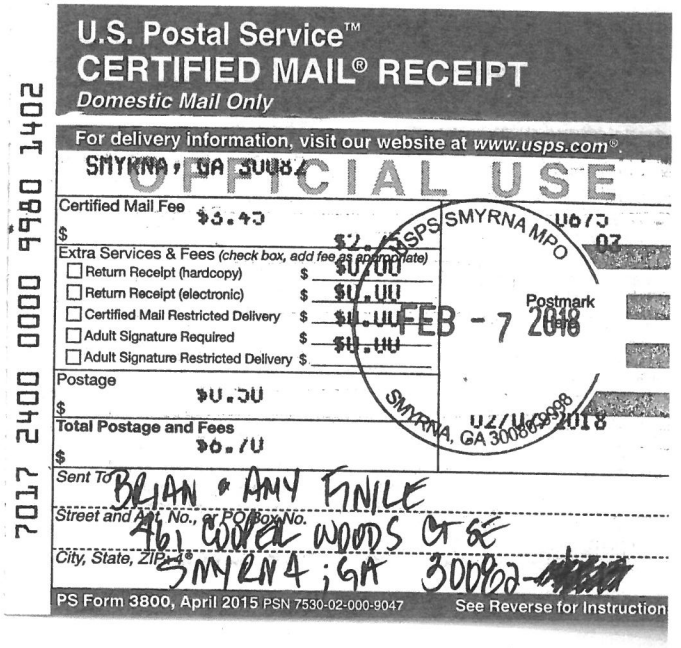

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Total Postage and Fees $6.70

Sent To BRIAN & AMY FINILE

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- ☐ Adult Signature Required $ $0.00
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Postage $0.50

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Sent To MICHAEL & ELIZABETH CROMBLEY

Street and Apt. No., or PO Box No. 4431 N. COOPER LAKE RD SE

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