

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3
Application No: V21-093
Hearing Date: 8/29/21

APPLICANT: Quintus Colbert

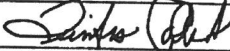
Business Phone: _____ Cell Phone: 404-936-1501 Home Phone: _____

Representative's Name (print): Quintus Colbert

Address: 1680 Sterling Trl/ Marietta, GA. 30008

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

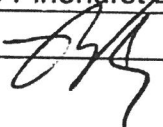
E-Mail Address: quintus@colbertdesignsolutions.com

Signature of Representative: 

TITLEHOLDER: Brian Goolsby

Business Phone: _____ Cell Phone: 770-652-4040 Home Phone: _____

Address: 1105 Pinehurst Dr SE/ Smyrna, GA. 30080

Signature: 

VARIANCE:

Present Zoning: R-15 Type of Variance: Front Yard Setback Variance

Explain Intended Use: Reduce front yard Setback from 35 feet to 30 feet to allow for a remodel of the front porch that will include a new roof covering over the porch and steps

Location: Front Porch ; 1105 Pinehurst Dr

Land Lot(s): 484 District: 17th Size of Tract: 0.31 Acres

(13,452.27 sf)

(To be completed by City)

Received: 8/9/21

Posted: 8/9/21

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15

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

Intends to make an application for a variance for the purpose of _____ extending the front porch
and adding a roof covering over the porch _____

_____ on the premises described in the application.

NAME

Laura Harris
Jim Riegsecker
Rose J. Chermanski
Evelyn Jean Campbell

ADDRESS

1099 Pinchurst Dr. SE
1115 PINEHURST DR
1106 Pinchurst Drive
3291 CONCORD CIRCLE
3295 Concord Circle SE

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.

SEC. 1403. VARIANCE REVIEW STANDARDS.

- (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.

See attached

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.



404-936-1501 · 1680 sterling trl · marietta, ga · 30008 · quintus@colbertdesignsolutions.com

City of Smyrna Community Development
Brawner Hall
3180 Atlanta Rd.
Smyrna, GA. 30080

Re: Narrative Summary for Variance request

1105 Pinehurst Dr. SE
Smyrna, GA. 30080

We as and Architectural Design firm in the metro Atlanta area are seeking to apply for a front yard setback variance on behalf of our client Brian Goolsby located at the address above.

Our client's house as it currently sits, is located directly on (or close to) the existing 35'-0" setback line. This setback set by local zoning adjustment prevents Mr. Goolsby from making any modifications to his front porch. At his request as his Architectural designer of choice, we have redesigned his front porch to create a covered entry with new steps, columns, and roof. The new design now encroaches on the existing setback approximately 5'-0". Therefore, we are requesting a front yard setback variance from the existing 35'-0" to 30'-0" to allow for this modification.

With the approval of this variance, it will not cause any hardship or disturbance of any neighbors and not impact any trees on the property. This will also allow Mr. Goolsby to proceed with the work as planned to improve the front yard aesthetic and function of his existing home.

As the hired design firm and representative of Mr. Goolsby, we hope this summary and justification for variance is understandable and clear. However, if you have any questions, feel free to contact me directly. All of my information is located in the top header of this letter.

Thanks,

Quintus Colbert
Director of Design

residential
commercial
custom home design
pre-designed homes

Owner:
GOOLSBY BRIAN
1105 PINEHURST DR
SMYRNA GA 30080

Status:
Square

0

Land Valuation: 80,000
Building Valuation: 159,340
Exemptions: 0
Taxable Valuation: 239,340

Deed Date:

Book/Page:

Year	Type	Due Date	Principal Due	Int/Pen	Date	Type	Amount
2020	RE-S	11/16/2020	860.67	0.00	11/16/2020	PD	860.67
BRIEF			860.67	0.00			860.67
Grand Totals			860.67	0.00			860.67

** End of Report - Generated by Mike Hickenbottom **

All Taxes are paid in Full as of 8-9-2021

Mike Hickenbottom

Property information

Parcel Number	17048400110
Acres	0
Assessed Value	\$87,768
Fair Market Value	\$219,420
Tax District	6 - City of Smyrna
Homestead Exemption	111 Basic

Bill Information

Record Type	Parcel
Bill Type	Original
Tax Year	2019
Due Date	10/15/2019

Taxes

Base Taxes	\$1,925.58
Penalty	\$96.28
Interest	\$14.32
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address

1105 PINEHURST DR

Bill

 Send via Email

Back of Bill

 Send via Email

Receipt

 Send via Email

LEGEND

- == IRON PIN FOUND
- == REBAR SET
- == REBAR FOUND
- == OPEN TOP
- == CRIMPED TOP
- == LOT OR WAY
- == PROPERTY LINE
- == CENTER LINE
- == BUILDING LINE
- == LAND LOT
- == LAND LOT LINE
- == SURVEY DISTRICT
- == POWER POLE
- == FENCE LINE
- == RADIUS
- == TANGENT
- == NOW OR FORMERLY
- == DEED BOOK
- == PLAT BOOK
- == DRAINAGE EASEMENT
- == SEWER EASEMENT
- == FIRE HYDRANT
- == MANHOLE
- == DRAINAGE BASIN
- == EXISTING SPOT ELEVATION
- == FINISHED SPOT ELEVATION
- == PROPOSED SPOT ELEVATION
- == FINISHED FLOOR ELEVATION
- == SURFACE DRAINAGE FLOW

FIELD E/C 1' in 12,500'
NO ADJS WERE MADE
PLAT E/C 1' in 20,000'+
EQUIP SOKKIA SET 4100

ALL MATTERS OF TITLE ARE EXCEPTED.
THIS PLAT IS SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHT OF WAYS, PUBLIC
OR PRIVATE.



BOUNDARY SURVEY FOR

BRIAN GOOLSBY

LOT 6 BLOCK A

SMYRNA HEIGHTS ADDITION

PB 12 PG 15

LAND LOT 484 17th DISTRICT

2nd SECTION

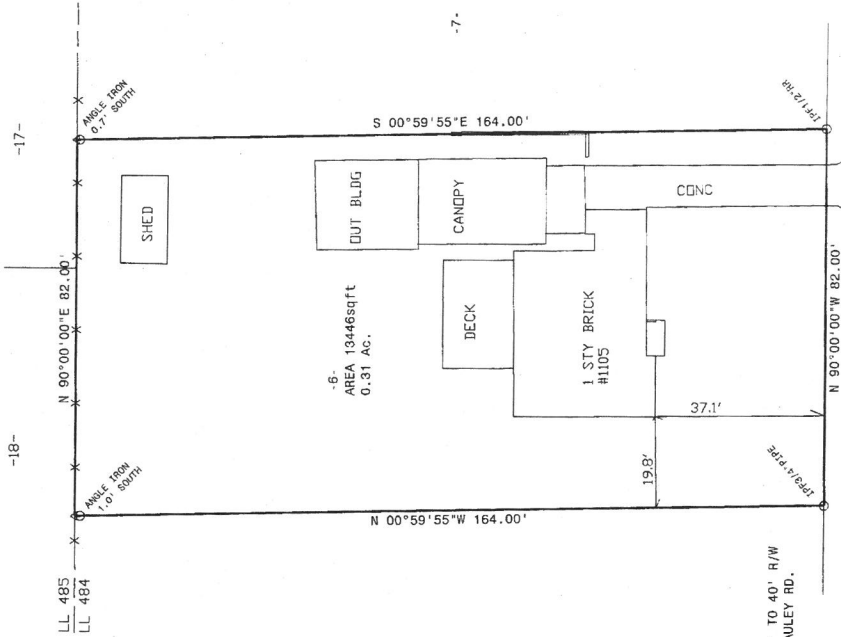
COBB COUNTY GEORGIA

CITY OF SMYRNA

4-23-21

1" = 20'

SMYRNA HEIGHTS EXTENSION
PB 12 PG 11

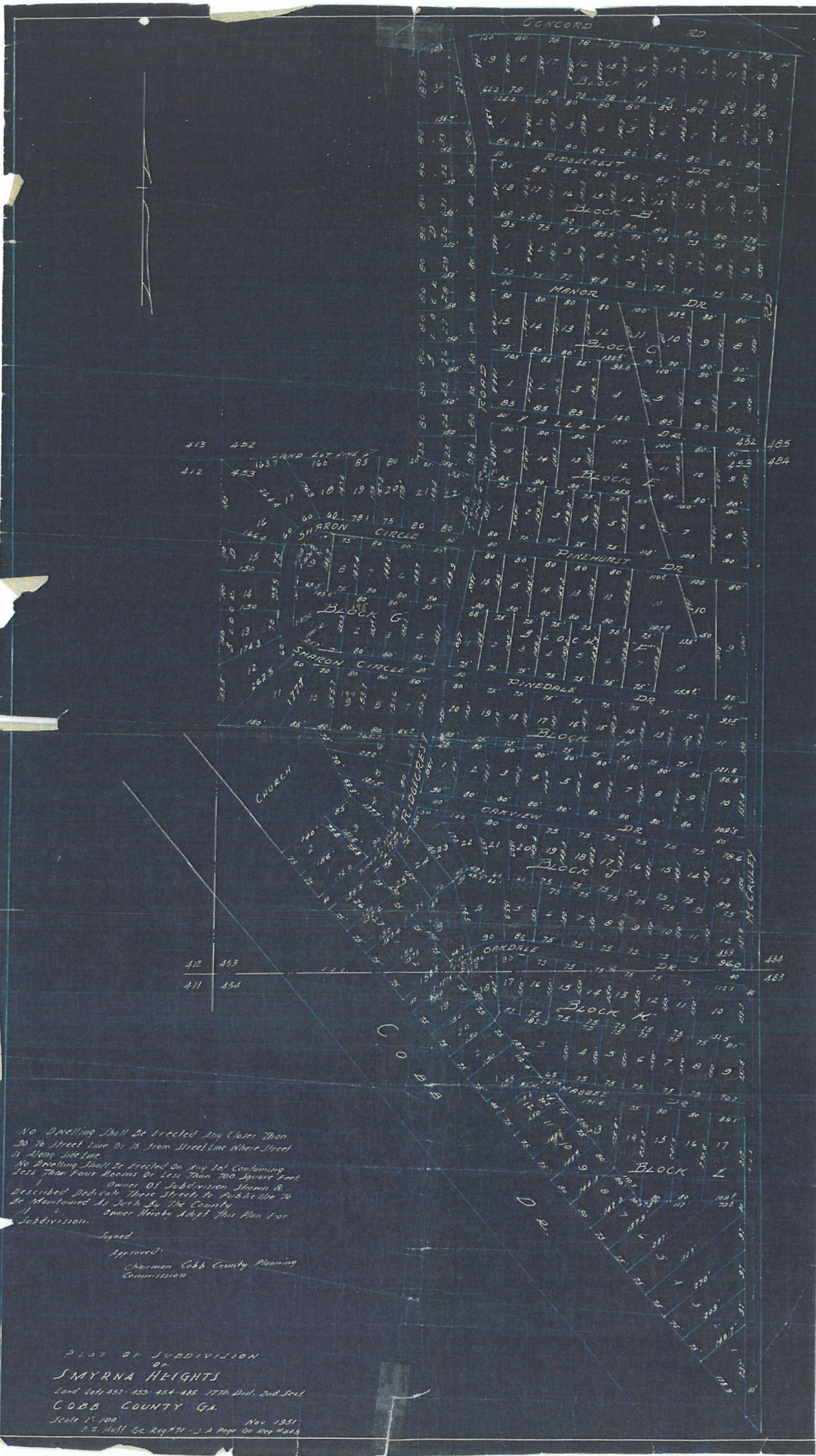


PINEHURST DRIVE 40' R/W



ROGER S. LEE & ASSOC.
PO BOX 1145
WOODSTOCK, GA. 30188
770-653-9984

MAGNETIC NORTH



No Dwelling Shall Be Erected Any Closer Than
 30 Feet Street Line Or 15 Feet From Street Line Where Street
 Is Aligned Sub-line
 No Dwelling Shall Be Erected On Any Lot Containing
 Less Than Four Rooms Or Less Than 700 Square Feet
 Owner Of Subdivision Shall Be
 Described Dedicate These Streets To Public Use To
 Be Maintained At Such As The County
 Board May Adopt This Plan For
 Subdivision.

Signed
 Approved
 Chairman Cobb County Planning
 Commission

PLAT OF SUBDIVISION
 OF
 SMYRNA HEIGHTS
 Land Lots 452-453-454-455 177th Dist. 2nd Secl.
 COBB COUNTY GA.
 Scale 1"=100' Nov. 1951
 S. H. Hull, Jr. Reg. #71-2 A Page On Map Mark