

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: 8/25/21

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: Quintus Colbert

TITLEHOLDER: Brian Goolsby

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

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

Signature: Brian Goolsby

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	ADDRESS
<u>Page Myers</u> <u>Tim Riegsecker</u>	<u>1099 Pinchurst Dr. SE</u> <u>1115 Private Harbor, RR</u> <u>1106 Pinchurst Drive,</u> <u>3291 Concord Circle</u> <u>3295 Concord Circle SE</u>
<u>Rose S. O'Connell</u> <u>Evelyn Dean Campbell</u>	

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.

See attached

COMPREHENSIVE NARRATIVE



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 are an Architectural Design firm in the metro Atlanta area and 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

0

Status: Square
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
2020	RE-R	11/16/2020	860.67	0.00	11/16/2020	PD
	BILL		860.67	0.00		
	Grand Total		860.67	0.00		

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

But 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

Print

Send via Email

LEGEND

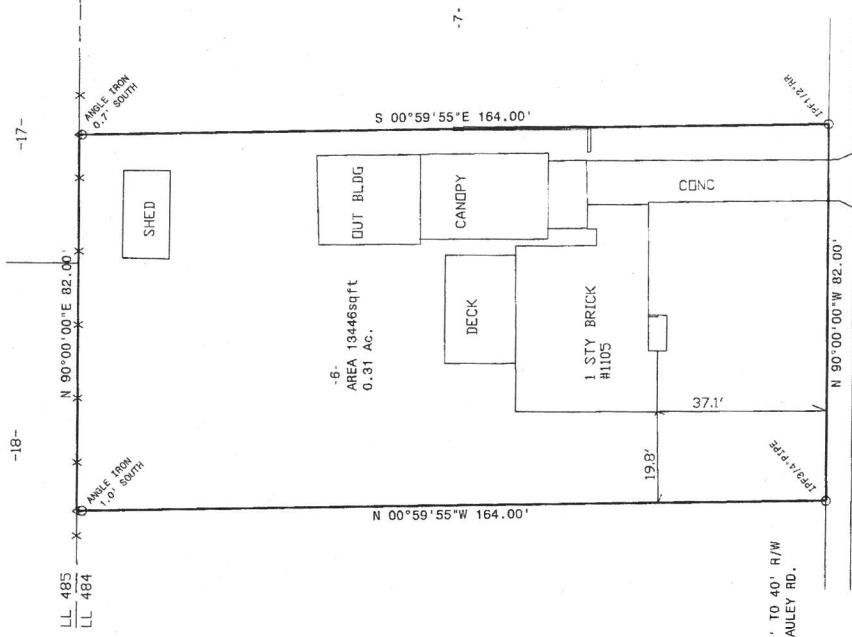
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
R.B.F.	RE-BAR FOUND
R.B.S.	RE-BAR SET
O.T.	OPEN TRENCH
C.T.	CLOSED TRENCH
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
C.L.	CENTER LINE
B.L.	BUILDING LINE
L.L.	LAND LINE
LLL.	LAND LOT LINE
G.M.D.	GEORGIA MILITIA DISTRICT
P.P.	POWER POLE
F.P.	POWER LINE
R.	FENCE LINE
R.	RADIUS
CH.	CHORD
TAN.	TANGENT
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
F.H.	FIRE HYDRANT
M.H.	MANHOLE
C.B.	CATCH BASIN
999.0' E.	EXISTING SPOT ELEVATION
999.0' F.	FINISHED SPOT ELEVATION
999.0' P.	PROPOSED SPOT ELEVATION
F.F.E.	FLOOR ELEVATION
	SURFACE DRAINAGE FLOW

FIELD E/C 1' In 12' 500'

NO ADJS WERE MADE

PLAT E/C 1' In 20' 000' +

EQUIP SDRKKA SET 4100

ALL MATTERS OF TITLE ARE EXCEPTED.
THIS PLAT SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHT OF WAY'S, PUBLIC
OR PRIVATE.SMYRNA HEIGHTS EXTENSION
PB 12 PG 11

-5-

-7-

PINEHURST DRIVE 40' R/W

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'



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

No Dwelling Shall Be erected Any Closer Than
30 To Street Line Or 15 from Street Line Where Street
Is Above Side Line.
No Dwelling Shall Be erected On Any Lot Containing
Less Than Four Rooms Or Less Than 200 Square Feet
1 Owner Of Subdivision Shall Be
Described Precisely There Streets To be Used To
Be Maintained At Least By The County
1 Once Monthly Adopt This Plan For
Subdivision.

PLAT OF SUBDIVISION
OF
SMYRNA HEIGHTS
Land Lots 452-453-454-455 17TH Dist. 2nd Sec.
COBB COUNTY GA.
Scale 1" = 100' Nov. 135
57. Hoff Co. Reg. 77-2 A page 00 exp. 0000