

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 4
Application No: 120-065
Hearing Date: _____

APPLICANT: CHARLES A. WELCH

Business Phone: 404-626-3893 Cell Phone: 404-626-3893 Home Phone: 770-432-8437

Representative's Name (print): CHARLES A. WELCH

Address: 870 AUSTIN DR. SE SMYRNA, GA 30082

Business Phone: 404-626-3893 Cell Phone: 404-626-3893 Home Phone: 770-432-8437

E-Mail Address: LOWELCH1800@GMAIL.COM

Signature of Representative: Charles A. Welch

TITLEHOLDER: CHARLES A. WELCH

Business Phone: 404-626-3893 Cell Phone: 404-626-3893 Home Phone: 770-432-8437

Address: 870 AUSTIN DR. SE SMYRNA, GA 30082

Signature: Charles A. Welch

VARIANCE:

Present Zoning: R-15 Type of Variance: SIDE YARD SETBACK

Explain Intended Use: RESIDENTIAL DWELLING

Location: 3813 NORTH COOPER LAKE RD

Land Lot(s): 337/384 District: 17TH Size of Tract: 2.4 Acres

(To be completed by City)

Received: 10/12/2020

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

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

THE PROPERTY IS BEING SUBDIVIDED IN PREPARATION FOR THE EVENTUAL DEMOLITION OF THE BRICK HOME ENCRACHING ON THE SETBACK MINIMUM. AT THIS TIME THERE IS A LEASE ON THE HOUSE THAT RUNS UNTIL MAY 2021, THE VARIANCE IS REQUIRED TO SUBDIVIDE THE PROPERTY WHILE IT IS OCCUPIED DURING THE INTERIM BETWEEN NOW AND THE HOUSE'S DEMOLITION.

EXISTING VARIANCE IS TO ALLOW FOR THE HOUSE TO B 1.62' FROM THE PROPOSED PROPERTY LINE