



APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA Type or Print Clearly

(To be completed by City)

Ward: 3

Application Number: V21-038

Mayor and Council Date: 5/3/21

APPLICANT: Brookhaven Home Designs (Joe Callahan) Representative's Name (print): Rick Kolb Address: 2332 Poplar Springs Dr., Brookhaven, GA 30319 Business Phone: (404)518-3542 Cell Phone: same Home Phone: same E-Mail Address: RKolb3553@aol.com Signature of Representative: [Signature]

TITLEHOLDER: Brookhaven Home Designs, LLC (Joe Callahan) Address: 2370 Nesbitt Drive, Brookhaven, GA 30319 Business Phone: same Cell Phone: (404)626-5277 Home Phone: same Signature: [Signature]

VARIANCE:

Present Zoning: R-15 Type of Variance: Allow new construction on a non-conforming lot

Explain Intended Use: Construct a new 4BR/3.5BA home on this vacant lot.

Location: 2740 Morris Circle, Smyrna

Land Lot(s): 560 District: 17th Size of Tract: 0.243 Acres

(To be completed by City)

Received: 4/6/21

Legal Ad Posted:

Signs Posted:

Approved/Denied:

**CONTIGUOUS ZONING**

North: R-15

East: R-15

South: R-15

West: R-15

March 31, 2021

To: Property Owners Adjacent to 2740 Morris Circle

From: Joe Callahan  
Brookhaven Home Designs, LLC  
2370 Nesbitt Drive  
Brookhaven, GA 30319

RE: Variance Application for 2740 Morris Circle

Hello Neighbors,

This letter is to inform you that I will be filing a single variance request with the City of Smyrna which will permit me to build a new home on this property located at 2740 Morris Circle. The lot is what the city of deems a "non-conforming" lot because the zoning in your neighborhood is R-15. A zoning designation of R-15 requires a minimum square footage of 15,000sf on the lot. Because the lot at 2740 Morris Circle only consists of 10,572sf, I must acquire this variance in order to proceed. I fully intend to adhere to all of the setback requirements allowed by the city's zoning ordinances for R-15 and am only applying for a variance stating that the City of Smyrna will permit me to build a new home on the property.

My intention is to build a 4BR/3.5BA home on a slab foundation which offers a 2-car garage.

The attached documents provide additional details on the site plan and the home I intend to build. Please do not hesitate to call me, or my associate Rick Kolb at (404) 518-3542, if you have any questions.

Sincerely,

Joe Callahan  
(404) 626-5277

Adjacent Property Owners

Johnny E. Green Jr.	2729 Morris Circle
Raquel Garcia Dominguez Trust	2749 Morris Circle
Michael and Erin Arrigo	2730 Morris Circle
Lamar Waller	2750 Morris Circle
Beverley J. Edwards & Kimberly Sosino	1370 Roswell St.
John and Robyn Zercher	1380 Roswell St.
William S. Zercher and Mary Sue Adam	1390 Roswell St.

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Certified Mail Fee \$3.60

1026 99

Postmark Here

04/02/2021

Postage \$0.55

Total Postage and Fees \$4.15

Sent To: **Raquel Garcia Dominguez Trust**  
 Street and Apt. No. or PO Box No. **374 Morris Circle**  
 City, State, ZIP+4® **Sumner, GA 30080**

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

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04/02/2021

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Total Postage and Fees \$4.15

Sent To: **John Robyn Zecher**  
 Street and Apt. No. or PO Box No. **1380 Roswell St**  
 City, State, ZIP+4® **Sumner, GA 30080**

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Sent To: **Johnny Green Jr.**  
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Sent To: **Michael + Erin Aniga**  
 Street and Apt. No. or PO Box No. **374 Morris Circle**  
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: **Tommy Walker**  
 Street and Apt. No. or PO Box No. **374 Morris Circle**  
 City, State, ZIP+4® **Sumner, GA 30080**

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Sent To: **Beverly Edwards + Kimberly Sisk**  
 Street and Apt. No. or PO Box No. **1380 Roswell St**  
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Sent To: **William Zecher**  
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## Comprehensive Narrative

At the time I purchased this vacant lot, I was unaware of its “non-conforming” status. The vast majority of the properties in the neighborhood, also zoned R-15, are of the same size or even smaller and still offered either newly constructed homes (within the last 3 years), or recently constructed homes (within the last 10 years) and to my knowledge were not required to obtain a variance in order to build the existing new structures. I made the assumption the same rules would apply to this project. To the right of the property is a new home, built in 2020. Across the street, a much larger home which was built in 2018. The previous owners had intended to build a much larger home on this lot also (then what we intend to construct), and to my knowledge, they were granted the variances to do so, and demolished the home which was previously there with permission from the City. With this project, I am adhering to the setback requirements allowed under an R-15 zoning, and seek to merely be given the opportunity to build a new home on the property if the variance is granted. I respectfully ask that Mayor and Council grant this variance which will allow me to construct an appealing home on what is already a vacant lot, and frankly is currently a singular “unattractive” aspect of a lovely neighborhood.

### New Building:

The building is designed to conform with the established craftsman/farmhouse style that is predominate in the Williams Park neighborhood. Exterior Materials used will consist of masonry, fiber cement siding, and a composite roof. The home will offer a slab foundation, 4 bedrooms, 3.5 baths, a 2-car garage, and 3,405sq ft of heated/cooled living area. The interior finishes will be consistent with homes currently in the area.



Printed: 4/1/2021

# Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

Payer:  
Ron Rowland

**BOWPORT LLC**

**Payment Date: 10/7/2020**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2020	17056000150	10/15/2020	N/A	\$0.00	
			Pay:	or	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$989.64	\$0.00



Scan this code with your mobile phone to view this bill!

**Real Estate Paid Tax Statement**

Parcel: 17-0560-0-0150  
 Location: 2740 MORRIS CIR

<b>Owner:</b>	<b>Status:</b>	
BOWPORT LLC	Square	0
PO BOX 1456		
SMYRNA GA 30081	<b>Land Valuation:</b>	90,000
	<b>Building Valuation:</b>	0
	<b>Exemptions:</b>	0
	<b>Taxable Valuation:</b>	90,000

Deed Date: Book/Page:

Year	Type	Due Date	Principal Due	Int/Pen	Date	Type	Amount
2020	RE-R	1 11/16/2020	323.64	0.00	10/08/2020	PD	323.64
Bill #	1784		323.64	0.00			323.64
<b>Grand Totals</b>			<b>323.64</b>	<b>0.00</b>			<b>323.64</b>

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

