

APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3  
Application No: V19-007 + 008  
Hearing Date: 2/18/19

APPLICANT: Ronald S Dickinson

Business Phone: (417)71-6819 Cell Phone: (417)71-6819 Home Phone: 678-494-0861

Representative's Name (print): same

Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-Mail Address: N/A

Signature of Representative: \_\_\_\_\_

TITLEHOLDER: Ronald S Dickinson

Business Phone: (417)71-6819 Cell Phone: 41771-6819 Home Phone: 678-494-0861

Address: 1338 Trailwood Dr Acworth Ga 30102

Signature: Ronald S Dickinson

VARIANCE:

Present Zoning: R20 Type of Variance: Front setback from '35 to 15'; Rear setback from '30 to '15;

Explain Intended Use: Build new single family residence

Location: 2475 Adams Dr. Smyrna Ga 30080

Land Lot(s): 519 District: \_\_\_\_\_ Size of Tract: less than 1/2 Acres

(To be completed by City)

Received: \_\_\_\_\_

Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

CONTIGUOUS ZONING

North: 2445 Adams

East: 1251 Pierce Ave

South: 1241 Pierce Ave

West: 2495 ✓ Adams ; 1231 ✓ Pierce Ave

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

By signature, it is hereby acknowledged that I have been notified that \_\_\_\_\_  
Ronald S Dickinson

Intends to make an application for a variance for the purpose of Building new  
house at 2475 Adams Drive Smyrna  
Ga 30080

on the premises described in the application.

NAME	ADDRESS
✓ _____ <u>Ronald S Dickinson</u>	<u>2465 Adams</u>
✓ _____	<u>2495 Adams</u>
✓ _____	<u>1231 Pierce</u>
✓ _____	<u>1241 Pierce Ave</u>
_____	<u>1251 Pierce Ave</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.

7016 2240 0001 5675 3679

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

SMYRNA, GA 30080

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0676  
1050

Postmark  
Here

**TIGUOUS OCCUPANTS OR LAND OWNERS TO  
VARIANCE APPLICATION FOR VARIANCE**

Postage \$0.50  
Total Postage and Fees \$3.95

12/19/2018

Notified that I have been notified that Ronald

Sent To Bridget Hogan  
Street and Apt. No., or PO Box No. 2465 Adams Dr  
City, State, ZIP+4® Smyrna Ga 30080

variance for the purpose of Building  
2475 Adams Drive Smyrna  
Ga. 30080

on the premises described in the application.

NAME	ADDRESS
X _____	<u>2465 Adams Drive</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.

7018 2290 0001 5675 3662

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$3.45
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.50
\$	
Total Postage and Fees	\$5.95
\$	

0676  
1050

Postmark  
Here

12/19/2018

**GUOUS OCCUPANTS OR LAND OWNERS TO  
APPLICATION FOR VARIANCE**

ed that I have been notified that \_\_\_\_\_

S Dickinson

variance for the purpose of Building

2475 Adams Drive

Sent To Firefly Properties LLC

Street and Apt. No., or PO Box No.  
2270 Belmont circle

City, State, ZIP+4®  
Smyrna Ga 30080

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

Smyrna, Ga 30080

on the premises described in the application.

NAME	ADDRESS
<u>Firefly Properties, LLC</u>	<u>1251 Pierce Ave.</u>
<u>2270 Belmont circle</u>	_____
<u>Smyrna, Ga 30080</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.

1304  
6/5/17  
12500

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

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


Ronald S Dickinson

Intends to make an application for a variance for the purpose of Building

new house at 2475 Adams Drive

Smyrna, Ga 30080

on the premises described in the application.

NAME	ADDRESS
<u>Brian Deering</u> 	<u>1231 Pierce Ave</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.

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

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

Ronald S Dickinson

Intends to make an application for a variance for the purpose of Building a

New house at 2475 Adams Drive

Smyrna, Ga 30080

on the premises described in the application.

NAME

Maurice F Baxter

ADDRESS

1241 Pierce Ave.

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**

I wish to tear down current house at 2475 Adams Dr. and replace with new house. The current house is in terrible condition and would require major capital expenditures to improve. By building a new house, this will increase values of all houses on the street and improve the neighborhood significantly. Also, there are many other new residences being built in the neighborhood.





Printed: 12/3/2018

### 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:  
 QUICKEN LOANS

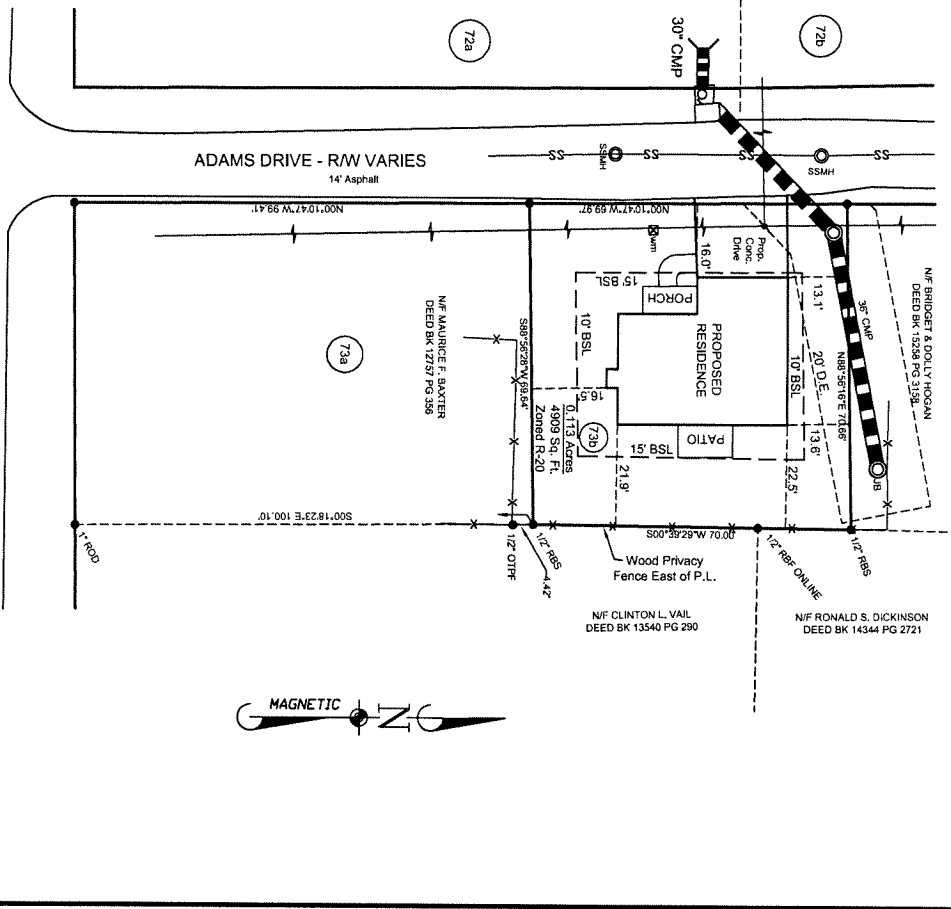
**DICKINSON RONALD S**

**Payment Date: 10/2/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2018	17051900580	10/15/2018	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,338.56	\$0.00	



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



**LandTec**  
Surveying

205 WILLIAMS BRIDGE ROAD,  
TOCCOA, GEORGIA 30977  
PHONE: (678)780-8832

H/P OF LOT 73B,  
BELMONT SUBDIVISION FOR:

**RONALD  
DICKINSON**

LOCATED IN:  
LAND LOT 519, 17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

DRAWN: W/LG

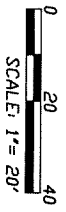
C.C. HB

DATE: 11/28/2018

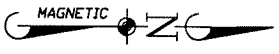
SCALE: 1"=20'

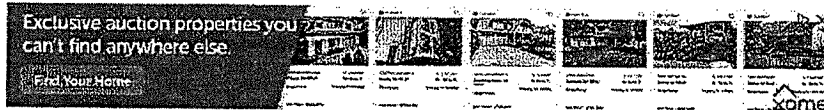
JOB NUMBER: 17-032, SP

SHEET NUMBER: 1 OF 1



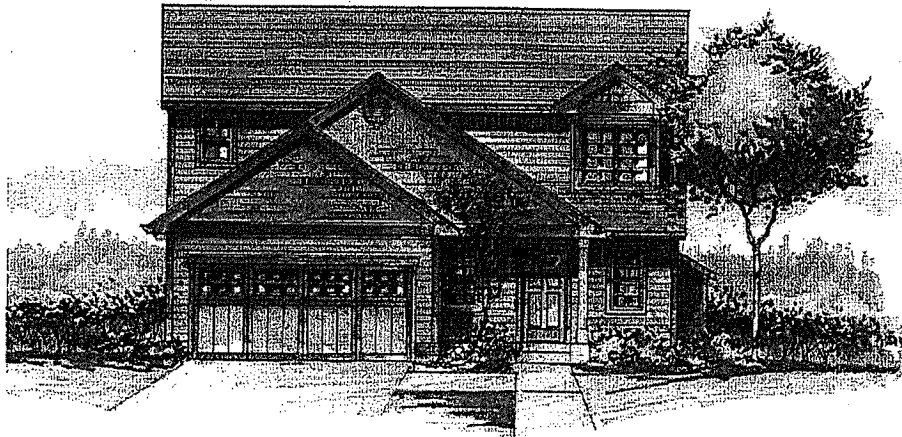
This survey was prepared in conformity with the technical standards for professional surveyors in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Civil Code, §§ 43-2-1, 43-2-2, 43-2-3, 43-2-4, 43-2-5, 43-2-6, 43-2-7, 43-2-8, 43-2-9, 43-2-10, 43-2-11, 43-2-12, 43-2-13, 43-2-14, 43-2-15, 43-2-16, 43-2-17, 43-2-18, 43-2-19, 43-2-20, 43-2-21, 43-2-22, 43-2-23, 43-2-24, 43-2-25, 43-2-26, 43-2-27, 43-2-28, 43-2-29, 43-2-30, 43-2-31, 43-2-32, 43-2-33, 43-2-34, 43-2-35, 43-2-36, 43-2-37, 43-2-38, 43-2-39, 43-2-40, 43-2-41, 43-2-42, 43-2-43, 43-2-44, 43-2-45, 43-2-46, 43-2-47, 43-2-48, 43-2-49, 43-2-50, 43-2-51, 43-2-52, 43-2-53, 43-2-54, 43-2-55, 43-2-56, 43-2-57, 43-2-58, 43-2-59, 43-2-60, 43-2-61, 43-2-62, 43-2-63, 43-2-64, 43-2-65, 43-2-66, 43-2-67, 43-2-68, 43-2-69, 43-2-70, 43-2-71, 43-2-72, 43-2-73, 43-2-74, 43-2-75, 43-2-76, 43-2-77, 43-2-78, 43-2-79, 43-2-80, 43-2-81, 43-2-82, 43-2-83, 43-2-84, 43-2-85, 43-2-86, 43-2-87, 43-2-88, 43-2-89, 43-2-90, 43-2-91, 43-2-92, 43-2-93, 43-2-94, 43-2-95, 43-2-96, 43-2-97, 43-2-98, 43-2-99, 43-2-100.





(https://cdn.houseplans.com/product/cdj724qr6u0mituh3ijk8v65u2/w1024.jpg?v=9)

PLAN #53-499



Photographs may show modified designs.

Plan #53-499

✉ (mailto:?subject=House Plan 53-499&body=https://www.houseplans.com/plan/1846-square-foot-3-bedroom-2-5-bathroom-5-garage-craftsman-modern-contemporary-41185)   
 (/plan/print/41185) (http://www.facebook.com/sharer.php?u=https://www.houseplans.com/plan/1846-square-foot-3-bedroom-2-5-bathroom-5-garage-craftsman-modern-contemporary-41185&t=) (http://twitter.com/share?url=https://www.houseplans.com/plan/1846-square-foot-3-bedroom-2-5-bathroom-5-garage-craftsman-modern-contemporary-41185&text=House Plan 53-499&via=houseplansllc)   
 (http://pinterest.com/pin/create/button/?url=https://www.houseplans.com/plan/1846-square-foot-3-bedroom-2-5-bathroom-5-garage-craftsman-modern-contemporary-41185&media=https%3A%2F%2Fcdn.houseplans.com%2Fproduct%2Fcdj724qr6u0mituh3ijk8v65u2%2Fw560x373.jpg%3Fv%3D9&description=House Plan 53-499)

Select Plan Set Options What's included?

PDF Set \$845.00 ↕

Select Foundation Options

Crawlspace \$0.00 ↕

SUBTOTAL \$845.00  
Best Price Guaranteed\*

ADD TO CART

Or order by phone: 1-800-913-2350

KEY SPECS

- 1846 sq/ft
- 3 Bedrooms
- 2.5 Baths
- 2 Floors
- 5 Garage

How much will this cost to build?  
This report will provide you cost estimates based on location and building materials.

GET COST-TO-BUILD REPORT (/PLAN/COST-TO-BUILD)

This plan can be customized!

MODIFY THIS PLAN (/PLAN/MODIFY) with your desired changes so we can prepare an estimate for the design service. Click the button to submit your request for pricing, or call 1-800-913-2350 for assistance.

HAVE QUESTIONS?

First Name

Last Name

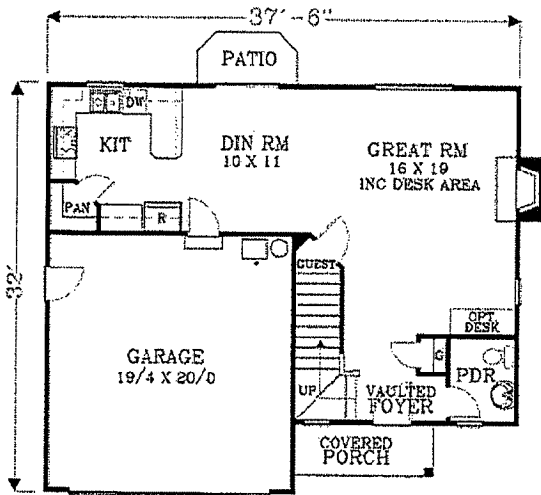
Email

Phone

Have a Question? (https://www.houseplans.com/contact?planNumber=53-499)

FLOOR PLANS

Floor Plan - Main Floor Plan



When do you want to start construction?  
 -None-

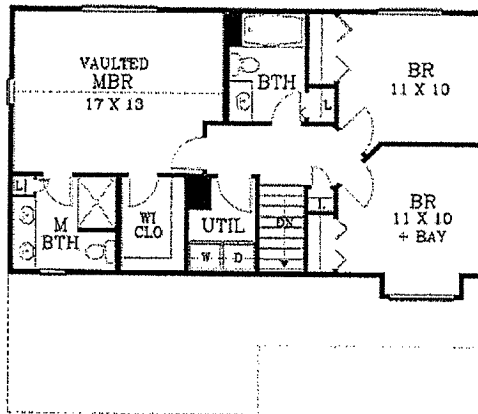
Do you have a lot?  
 -None-

Your question

SUBMIT

Email [sales@houseplans.com](mailto:sales@houseplans.com)  
 (mailto:sales@houseplans.com)  
 Phone 1-800-913-2350 (tel:1-800-913-2350)  
 Hours Mon-Fri, 9am - 5:30pm PST

(<https://cdn.houseplans.com/product/ajkon1im95a119b2kthko78h17w1024.jpg?v=8>)  
 Floor Plan - Upper Floor Plan



(<https://cdn.houseplans.com/product/2lps52b8nr2slco7eau1eghv1/w1024.jpg?v=8>)

FULL SPECS & FEATURES

Basic Features	Bedrooms : 3 Stories : 2	Baths : 2.5 Garages : 5
Dimension	Width : 37' 6" Depth : 32'	Height : 25' 10"
Area	Total : 1846 sq/ft Garage : 386 sq/ft Main Floor : 700 sq/ft Upper Floor : 760 sq/ft Porch : 39 sq/ft <i>*Total Square Footage only includes conditioned space and does not include garages, porches, bonus rooms, or decks.</i>	
Ceiling	Ceiling Details : VAULTED Upper Ceiling Ft : 8'	Main Ceiling : 8' Have a Question? ( <a href="https://www.houseplans.com/contact?planNumber=53-499">https://www.houseplans.com/contact?planNumber=53-499</a> )

Roof	Roof Load : 30LB Roof Framing : TRUSS	Primary Pitch : 7:12 Roof Type : COMPOSITION
Exterior Wall Framing	Exterior Wall Finish : LAP, SHINGLE, STONE Insulation : R-21	Framing : 2X6
Bedroom Features	Upstairs Bedrooms Walk In Closet	Upstairs Master Bedrooms
Kitchen Features	Walk In Pantry Cabinet Pantry	
Additional Room Features	Great Room Living Room	Upstairs Laundry
Garage Features	Front Entry Garage	
Outdoor Spaces	Covered Front Porch	
More	Economical To Build	
Energy Efficient Features	Energy Efficient Design	

**WHAT'S INCLUDED IN THIS PLAN SET**

See a sample plan set (whats-included)

All plans are drawn at 1/4" scale or larger and include :

- Foundation Plan: Drawn to 1/4" scale, this page shows all necessary notations and dimensions including support columns, walls and excavated and unexcavated areas.
- Exterior Elevations: A blueprint picture of all four sides showing exterior materials and measurements.
- Floor Plan(s): Detailed plans, drawn to 1/4" scale for each level showing room dimensions, wall partitions, windows, etc.
- Cross Section: A vertical cutaway view of the house from roof to foundation showing details of framing, construction, flooring and roofing.

\*See important information before purchasing

**PRICING**

**Plan Options**

PDF Set <b>BEST VALUE!</b>	\$845.00	PDF plan sets are best for fast electronic delivery and inexpensive local printing.
CAD Set	\$1645.00	For use by design professionals to make substantial changes to your house plan and inexpensive local printing.

**Foundation Options**

Crawlspace	\$0.00	Ideal for semi-sloped or level lot, home can be built off of grade, typically 18" - 48".
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\*Options with a fee may take time to prepare. Please call to confirm.

Unless you buy an "unlimited" plan set or a multi-use license you may only build one home from a set of plans. Plans cannot be re-sold.

Have a Question? (<https://www.houseplans.com/contact?planNumber=53-499>)