APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)
Ward: _____
Application No: _____
Hearing Date: _____

APPLICANT: Weekley Homes LLC

Business Phone: 404-481-3880 Cell Phone: 770-527-3985 Home Phone: N/A

Representative's Name (print): Eric Price

Address: 5775 Glenridge Drive NE, Suite B-210, Atlanta, GA 30328

Business Phone: 404-481-3880 Cell Phone: 770-527-3985 Home Phone: N/A

E-Mail Address: EPrice@dwhomes.com

Signature of Representative: Eric G Price Division President

TITLEHOLDER: Weekley Homes LLC

Business Phone: 404-481-3880 Cell Phone: 770-527-3985 Home Phone: N/A

Address: 5775 Glenridge Drive NE, Suite B-210, Atlanta, GA 30328

Signature: Eric G. Price Division President

VARIANCE:

Present Zoning: RM-15 Conditional Type of Variance: Setback variance to reduce front porch/stoop setback from 10' to 9.8', reduce front building setback from 15' to 14.6', and reduce side building setback from 10' to 9.7'

Explain Intended Use: Fee-simple townhome

Location: 2760 Bell Drive (Woodbury Lot 17)

Land Lot(s): 809 District: 17 Size of Tract: N/A (townhome) Acres

(To be completed by City)
Received: _____
Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: RM-15 Conditional (Woodbury)

East: RM-15 Conditional (Woodland Parc)

South: RM-15 Conditional (Woodbury)

West: RM-15 Conditional (Woodbury)

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

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

Weekley Homes LLC

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

Setback variance to reduce front porch/stoop setback from 10' to 9.8', reduce front building setback from 15' to 14.6', and reduce side building setback from 10' to 9.7'

on the premises described in the application.

NAME	ADDRESS
	Adjacent lots in Woodbury s/d to the north,
OHC Bell Drive LLC, c/o Tad Braswell	south, and west of subject property
Pres. Southeastern Apartment Investment Corp.	2759-2793 Bell Drive (Woodland Parc owner)

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

Due to the shallow depth of the property, it is challenging to incorporate the required 22' driveway length and front architectural features, per the zoning conditions, without the setback variance. We are requesting the minimum variance necessary to meet the intent of the zoning conditions on the property.

Printed: 10/2/2019

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:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900120	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$519.00	**$0.00**

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Printed: 10/2/2019

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LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900130	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900150	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900070	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900140	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900110	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900100	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900090	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900060	10/15/2019	Pay:	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17080900080	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$494.82	**$0.00**

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12272
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900060

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12273
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900070

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12274
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900080

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12275
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900090

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12276
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900100

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12277
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900110

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12278
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900120

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$169.73	$169.73	$0.00	$0.00	$0.00
TOTAL		$169.73	$169.73	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12279
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900130

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12280
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900140

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12281
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900150

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	$161.82	$161.82	$0.00	$0.00	$0.00
TOTAL		$161.82	$161.82	$0.00	$0.00	$0.00

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LOT 0021	LOT 0020	LOT 0019	LOT 0018
2768 BELL DR.	2766 BELL DR.	2764 BELL DR.	2762 BELL DR.
N 7847 E	N 7847 D	S 7847 C	N 7847 B

FRONT ELEVATION

RELEASED FOR CONSTRUCTION

© Weekley Homes LP 2016
The model home plans, elevations, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes

A MORRIS | Scale: 1/4" = 1'-0" | Date: | Rev.:

WOODBURY TH
LOTS 0017-0021
ATLANTA, GA

Proj No.: 4674 | Job No.: 17-21 | Lot: 17-21 | Blk: | Sect:

NORTH

ELV-1

LOT 17-21

ATLANTA

LOT 0019
2764 BELL DR.
S 7847 C

LOT 0018
2762 BELL DR.
N 7847 B

LOT 0017 - MODEL
2760 BELL DR.
S 7847 A

FRONT ELEVATION

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Date: | Rev.:

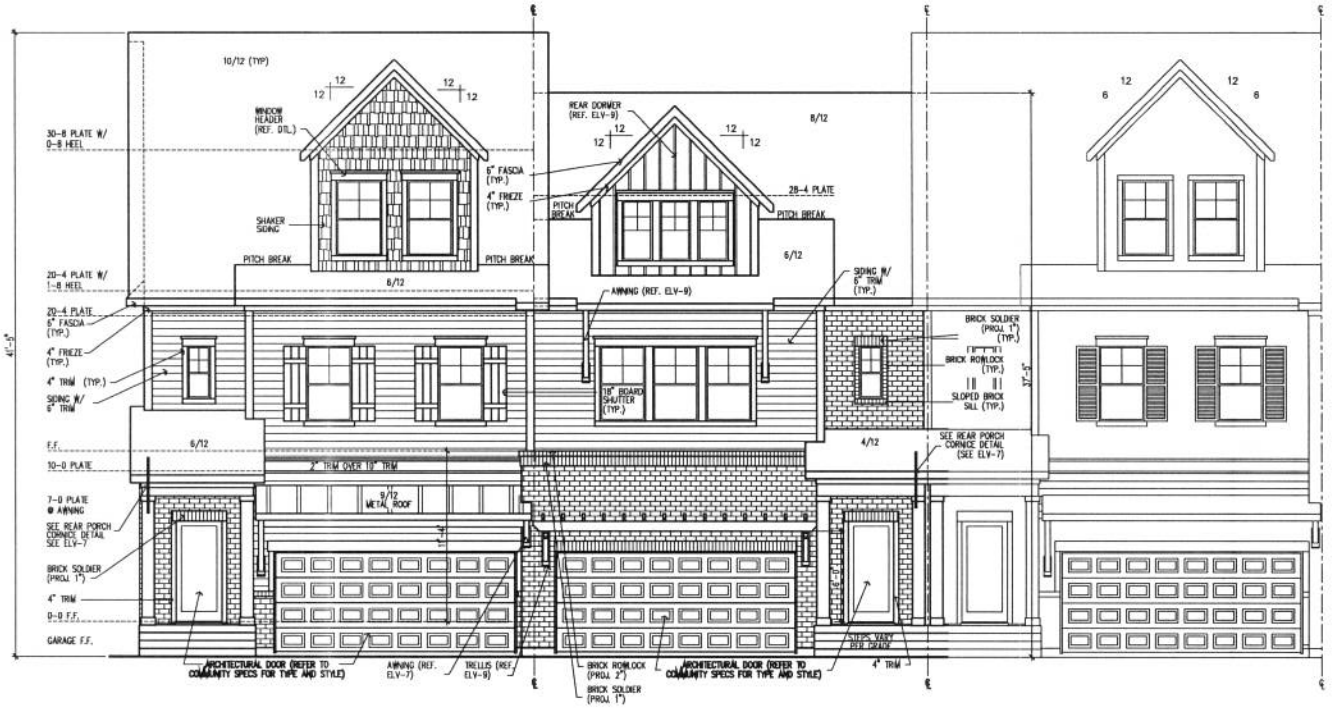
WOODBURY TH
LOTS 0017-0021
ATLANTA, GA

Proj No.: 4674 | Lot: 17-21
Job No.: 17-21 | Blk: | Sect:

NORTH

ELV-2

LOT 17-21
ATLANTA



LOT 0017 - MODEL
2760 BELL DR.
S 7847 A

LOT 0018
2762 BELL DR.
N 7847 B

LOT 0019
2764 BELL DR.
S 7847 C

REAR ELEVATION

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WOODBURY TH
LOTS 0017-0021
ATLANTA, GA

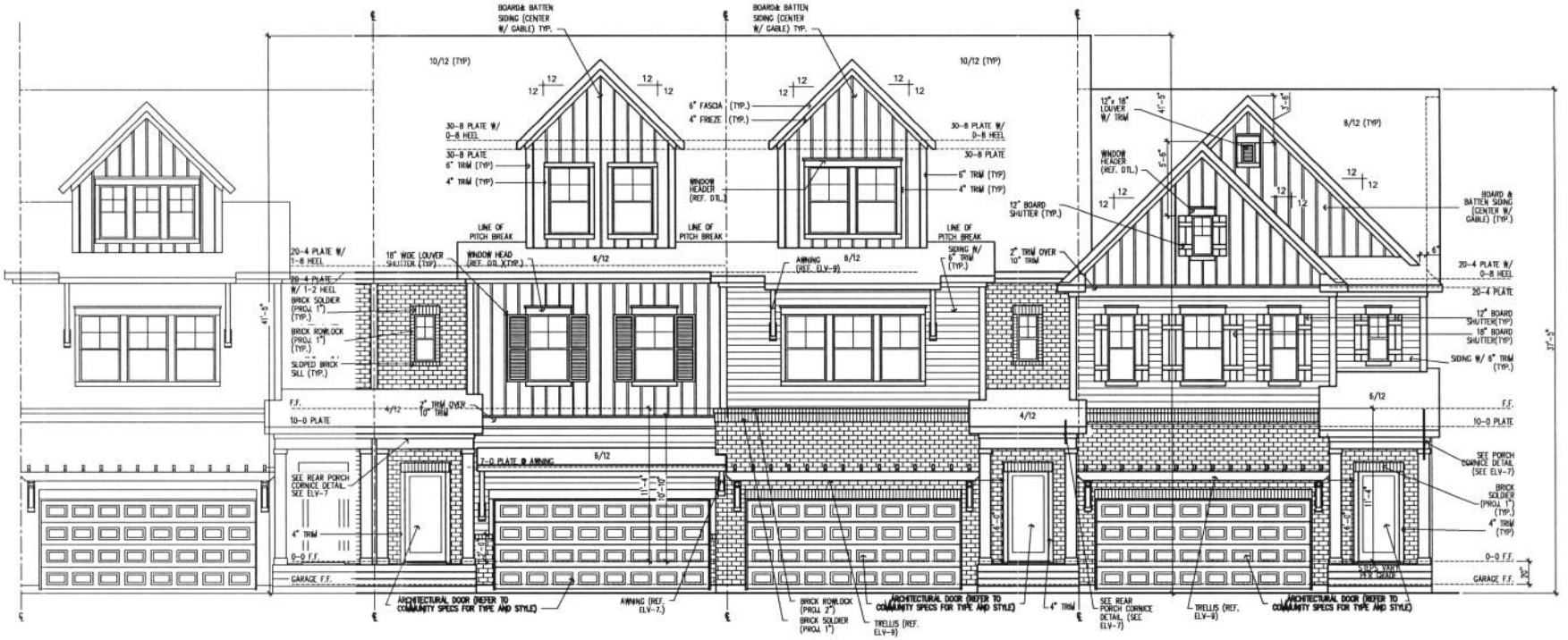
Proj No.: 4674 | Lot: 17-21
Job No.: 17-21 | Blk:
Sect:

NORTH

ELV-3

LOT 17-21

ATLANTA



LOT 0018
2762 BELL DR.
N 7847 B

LOT 0019
2764 BELL DR.
S 7847 C

LOT 0020
2766 BELL DR.
N 7847 D

LOT 0021
2768 BELL DR.
N 7847 E

REAR ELEVATION

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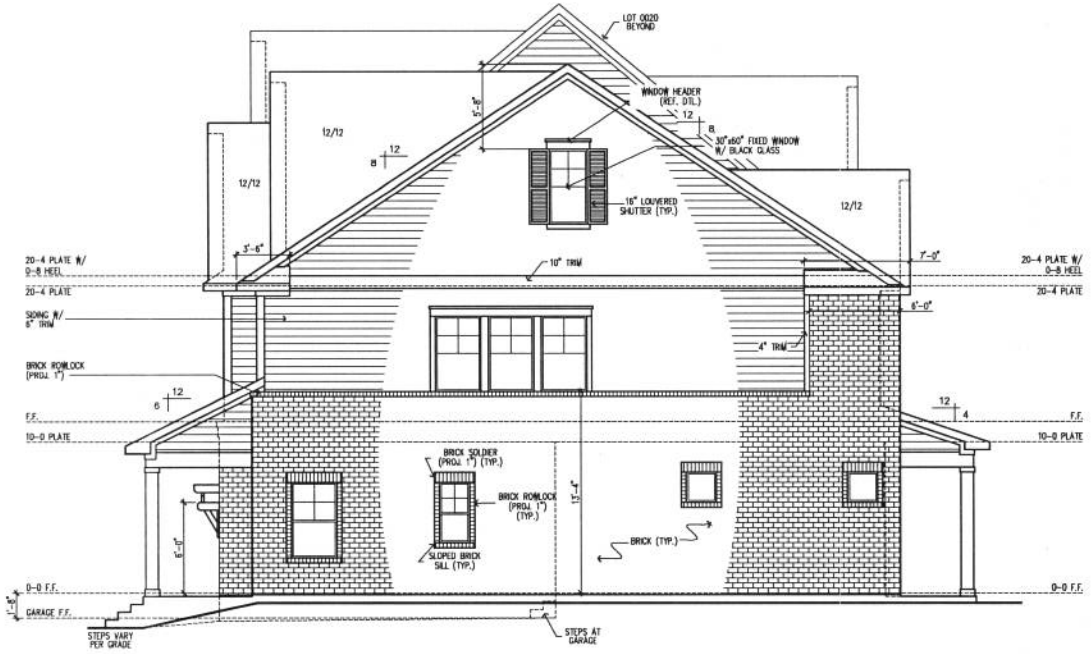
A MORRIS | Scale: 1/4" = 1'-0"
Date: | Rev.:

WOODBURY TH
LOTS 0017-0021
ATLANTA, GA

Proj. No.: 4674 | Job No.: 17-21 | Lot: 17-21 | Blk: | Sect:

NORTH

ELV-4
LOT 17-21
ATLANTA



LOT 0021
2768 BELL DR.
N 7847 E

SIDE ELEVATION 7847-E NORTH

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Date: | Rev.:

WOODBURY TH
LOTS 0017-0021
ATLANTA, GA

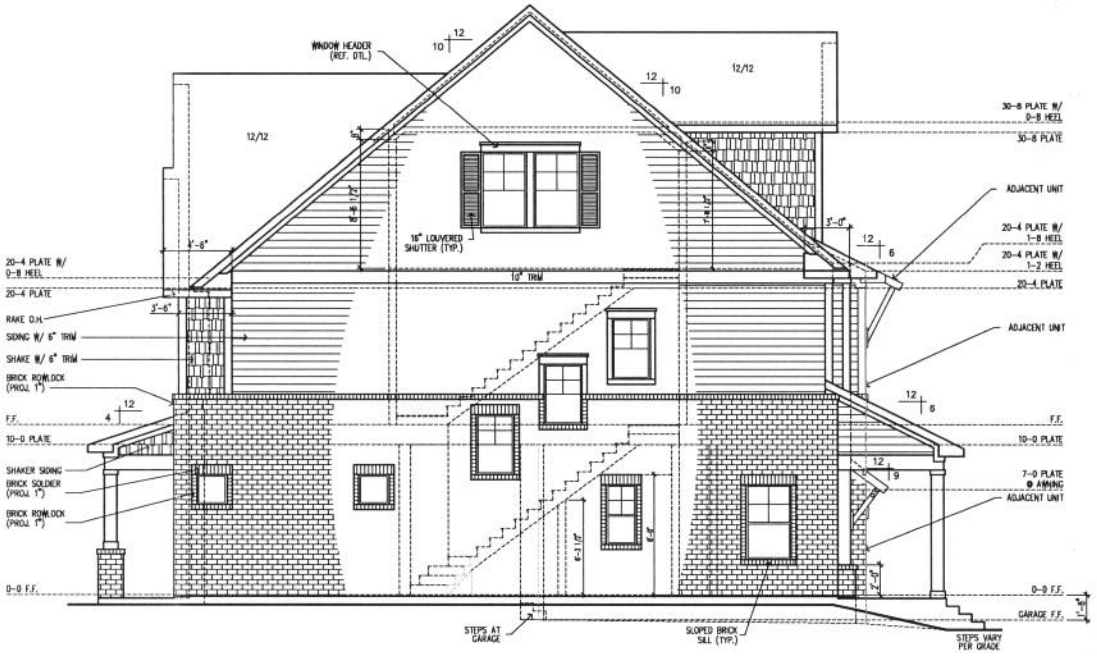
Proj. No.: 4674 | Lot: 17-21
Job No.: 17-21 | Blk: | Sect:

NORTH

ELV-5

LOT 17-21

ATLANTA



LOT 0017 - MODEL
2760 BELL DR.
S 7847 A

SIDE ELEVATION 7847-A SOUTH

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WOODBURY TH
LOTS 0017-0021
ATLANTA, GA

Proj No.: 4674 | Lot: 17-21
Job No.: 17-21 | Blk:
Sect:

NORTH

ELV-6

LOT 17-21

ATLANTA