

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V20-018

Hearing Date: 2/26/2020

APPLICANT: Victor Thompson
Business Phone: 678-939-6096 Cell Phone: 678-939-6096 Home Phone: —
Representative's Name (print): Victor Thompson
Address: PO Box 680813 Marietta GA 30068
Business Phone: 678-939-6096 Cell Phone: 678-939-6096 Home Phone: —
E-Mail Address: Vicpt@comcast.net
Signature of Representative: [Signature]

TITLEHOLDER: ETC E60 Victor Thompson
Business Phone: 678-939-6096 Cell Phone: 678-939-6096 Home Phone: —
Address: ~~PO Box~~ PO Box 680813 Marietta GA 30068
Signature: [Signature]

VARIANCE:

Present Zoning: RAD Type of Variance: Side Setback Reduction

Explain Intended Use: Single Family Residential

Location: 2811 Matthews St. Smyrna GA 30080
Land Lot(s): 632 District: 17 Size of Tract: .23 AC Acres

(To be completed by City)

Received: 2/16/2020

Posted:

Approved/Denied:

CONTIGUOUS ZONING

North: RDA

East: Cobb County

South: RDA

West: RTD

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

See attached

2811 Mathews Street Variance Narrative

This variance for a 3' reduction in building separation is being requested because of the burden the access road for this project places on lot 23. While this lot is technically the largest of the three single family lots, the road uses up a significant portion of the potential building area. This results in a severely restricted building envelope. This homes' width and depth have been adjusted to make it work as best as possible, but in order to construct a home with reasonable space allocation we need an additional 3 feet. This will also allow us to locate the house further from the access road improving safety for vehicular access and pedestrians.

Without this variance, this plan will fit but will sit 1' off the road in the rear and 2' off the road in the front. Granting this side setback will allow the home to be located an additional 3' from the access road or 4' in the rear and 5' up front.

The proposed location maintains 12' of separation from the house next door and is actually 15' or more from the majority of the structure. It is only a small portion that will be separated by 12'.

The burden of the road falling primarily on lot 23 compels us to request this side setback reduction.

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

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

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

_____ on the premises described in the application.

NAME

ADDRESS

Please have adjacent property owners sign this variance request. Also you may provide certification of adjacent properties. Adjacent and adjoining property as well as any directly across a street

WILLIAMS PARK DEVELOPMENT, LLC
1990 COUNTRY SQUIRE ROAD 30062

MCBEV ONE, LLC
1990 COUNTRY SQUIRE ROAD 30062

AMANDA M. LUKE
1653 DONNA LYNN DRIVE 30080

SOUTHERN STAR EQUITIE, LLC
1663 DONNA LYNN DRIVE 30080

IVIA J. REDMOND
1637 IVY SPRING ROAD 30080

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<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

Postage \$0.55

Total Postage and Fees \$8.95

Sent To McBey One

Street and Apt. No., or PO Box No. 1910 Country Square

City, State, ZIP+4[®] Marietta GA 30062

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

7018 0040 0000 0400 8702

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add fee as appropriate

\$2.85
\$0.00
\$0.00
\$0.00
\$0.00

FEB - 6 2020

Postmark Here

02/06/2020

MARIETTA GA 30068

Park Development LLC

401 Squire Lane

GA 30062

7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To Amanda Luke

Street and Apt. No., or PO Box No. 1623 Donna Lynn Dr.

City, State, ZIP+4[®] Smirna GA 30080

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Street and Apt. No., or PO Box No. 1623 Donna Lynn Drive

City, State, ZIP+4[®] Smirna GA 30080

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To Tyia Redmond

Street and Apt. No., or PO Box No. 1637 Ivy Spring Dr.

City, State, ZIP+4[®] Smirna GA 30080

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

7018 0040 0000 0400 8702

THE ABRAM LAW GROUP

ATTORNEYS AT LAW
A GEORGIA LIMITED LIABILITY COMPANY

1200 ASHWOOD PARKWAY
SUITE 560
ATLANTA, GEORGIA 30338

PHONE (770) 349-0120
FAX (770) 349-0121

November 15, 2019

Cobb County, Tax Commissioner
736 Whitlock Avenue, Suite 100
Marietta, GA 30064

Dear Sir or Madam:

RE: Parcel / Address #:	#17063200260 – 1665 Spring Street	\$2,159.17
	#17063200270 – 1655 Spring Street	\$4,193.43
	#17063200280 – 2801 Mathews Street	\$3,167.95
Owner / Seller:	Morris Property Enterprises, LLC	
Purchaser:	Piedmont Residential, LLC	

Enclosed please find our firm check in the amount of \$10,067.39 as payment in full of the 2019 property taxes as shown above. Also enclosed herewith is a self-addressed envelope. Please forward a paid receipt via envelope provided for our file documentation. If I can be of any further assistance, please do not hesitate to call.

Sincerely yours,

THE ABRAM LAW GROUP, LLC
A Limited Liability Company



Cheryl R. Medley
Legal Assistant

ALG #19-0569

THE ABRAM LAW GROUP

ATTORNEYS AT LAW
A GEORGIA LIMITED LIABILITY COMPANY

1200 ASHWOOD PARKWAY
SUITE 560
ATLANTA, GEORGIA 30338

PHONE (770) 349-0120
FAX (770) 349-0121

November 15, 2019

City of Smyrna
2800 King Street
Smyrna, GA 30080

Dear Sir or Madam:

RE: Parcel / Address #:	#17063200260 – 1665 Spring Street	\$ 706.11
	#17063200270 – 1655 Spring Street	\$1,371.37
	#17063200280 – 2801 Mathews Street	\$1,036.01
Owner / Seller:	Morris Property Enterprises, LLC	
Purchaser:	Piedmont Residential, LLC	

Enclosed please find our firm check in the amount of \$3,113.49 as payment in full of the 2019 property taxes as shown above. Also enclosed herewith is a self-addressed envelope. Please forward a paid receipt via envelope provided for our file documentation. If I can be of any further assistance, please do not hesitate to call.

Sincerely yours,

THE ABRAM LAW GROUP, LLC
A Limited Liability Company


Cheryl R. Medley
Legal Assistant

ALG #19-0569