APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: $\sqrt{20-018}$
APPLICANT: \(\text{Lov} \) \(Lov
TITLEHOLDER: ETC & Victor Thompson Business Phone: 678-937-6096 Cell Phone: 678-939-6096 Home Phone: Address: fo box 680813 Manetta 6A 30063 Signature:
VARIANCE: Present Zoning: A D Type of Variance: Side Sethack Reduction
Explain Intended Use: Single Eamily Residential
Location: 2811 Mathews St. Smyrna 6A 30080 Land Lot(s): 632 District: 17 Size of Tract: 23 AC Acres
(To be completed by City) Received: 2/0/2020 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.

See attached	COMPREHENSIVE NARRATIVE
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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.

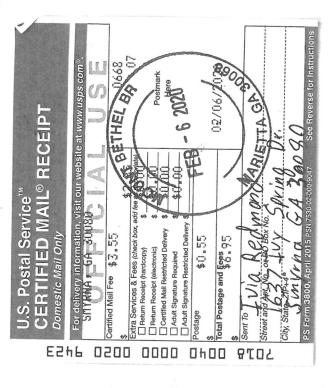
Without this variance, this plan will fit but will sit 1' off the road in the rear and 2' off the road in the front. Granting this side setback will allow the home to be located an additional 3' from the access road or 4' in the rear and 5' up front.

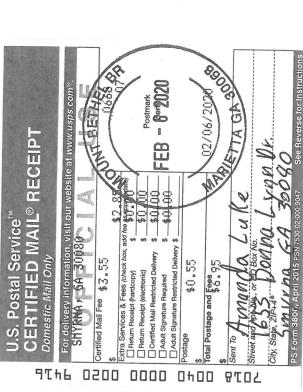
The proposed location maintains 12' of separation from the house next door and is actually 15' or more from the majority of the structure. It is only a small portion that will be separated by 12'.

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

Intends to make an application for a variance for the purpose of on the premises described in the application.		
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	WILLIAMS PARK DEVELORITY, LIC 1990 COUNTRY SQUIFE ROAD 3006	
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faile request. Also voll may provide contit	1990 COUNTRY SQUILE ROAD 30062	
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-	1653 DONNA LYANDRIVE 300CD	
2	SOUTHERN STAR EQUITIES, LLC	
	1663 SONNA LYNNIARIUF 300BD	
	IVIA J. REDMOND	
	1637 IVY 5PRING ROAD 30080	





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SMYRNA, GA 30080

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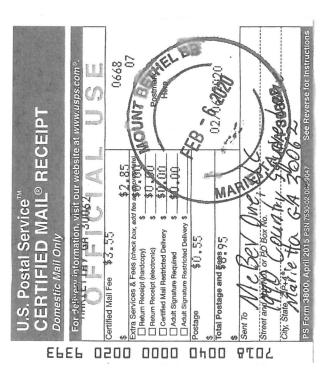
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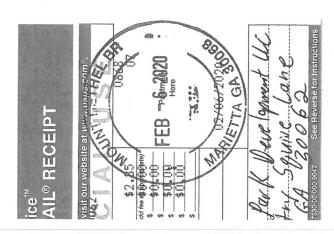
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30080

CX

PS Form 380C, Apri







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

Churchentley Cheryl R. Medley Legal Assistant

ALG #19-0569



A GEORGIA LIMITED LIABILITY COMPANY

1200 ASHWOOD PARKWAY 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 \$1,036.01

#17063200280 - 2801 Mathews Street Morris Property Enterprises, LLC

Purchaser:

Owner / Seller:

Piedmont Residential, LLC

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Sincerely yours,

THE ABRAM LAW GROUP, LLC A Limited Liability Company

Chunge Medley
Cheryl R. Medley Legal Assistant

ALG #19-0569