

**APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

APPLICANT: Richard Griffin, Ronald Dickinson

Business Phone: 404-771-6819 Cell Phone: 404-771-6819 Home Phone: 678-494-0861

Representative's Name (print): same

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

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

E-Mail Address: \_\_\_\_\_

Signature of Representative: [Handwritten Signature]

TITLEHOLDER: Richard M Griffin

Business Phone: 770-734-0498 Cell Phone: 770-734-0498 Home Phone: 404-771-6819

Address: 6165 Crooked Creek rd ste B, Norcross Ga 30092

Signature: [Handwritten Signature]

**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: 2474 Adams Drive Smyrna Ga 30080

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

(To be completed by City)

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

Legal Ad Posted: \_\_\_\_\_

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

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

CONTIGUOUS ZONING

North: 1224 Belmont Ave; 1222 Belmont Ave Smyrna Ga 30080

East: 2461 Adams Drive Smyrna Ga 30080

South: 2484 Adams Drive Smyrna Ga 30080

West: 1214 Belmont Ave Smyrna Ga 30080

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

By signature, it is hereby acknowledged that I have been notified that Richard W Griffin and Ronald S Dickinson

Intends to make an application for a variance for the purpose of Building new house at 2474 Adams Drive Smyrna Ga 30080

on the premises described in the application.

NAME	ADDRESS
<u>Bad Brook</u>	<u>1224 Belmont Ave</u>
<u>Printz Holdings LLC</u>	<u>1222 Belmont Ave</u>
<u>Todd Cargul</u>	<u>2461 Adams Drive</u>
<u>Terry McCollister</u>	<u>2484 Adams Drive</u>
<u>Terry McCollister</u>	<u>1214 Belmont 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. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. 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**

We wish to demolish current house at  
2474 Adams Dr. and replace with new house.  
By building new house with twice the sq.  
footage of the old house will increase home  
values of all the houses on the street  
and improve the neighborhood significantly.

Tax receipt

**Owner Information**

GRIFFIN RICHARD M 415 DARROW DR DULUTH, GA 30097

**Payment Information**

Status	Paid
Last Payment Date	10/08/2020
Amount Paid	\$2,407.84

**Property Information**

Parcel Number	17051900250
Acres	0
Assessed Value	\$79,336
Fair Market Value	\$198,340
Tax District	9 - Unincorporated Cobb
Homestead Exemption	NONE

**Bill Information**

Record Type	Parcel
Bill Type	Original
Tax Year	2020
Due Date	10/15/2020

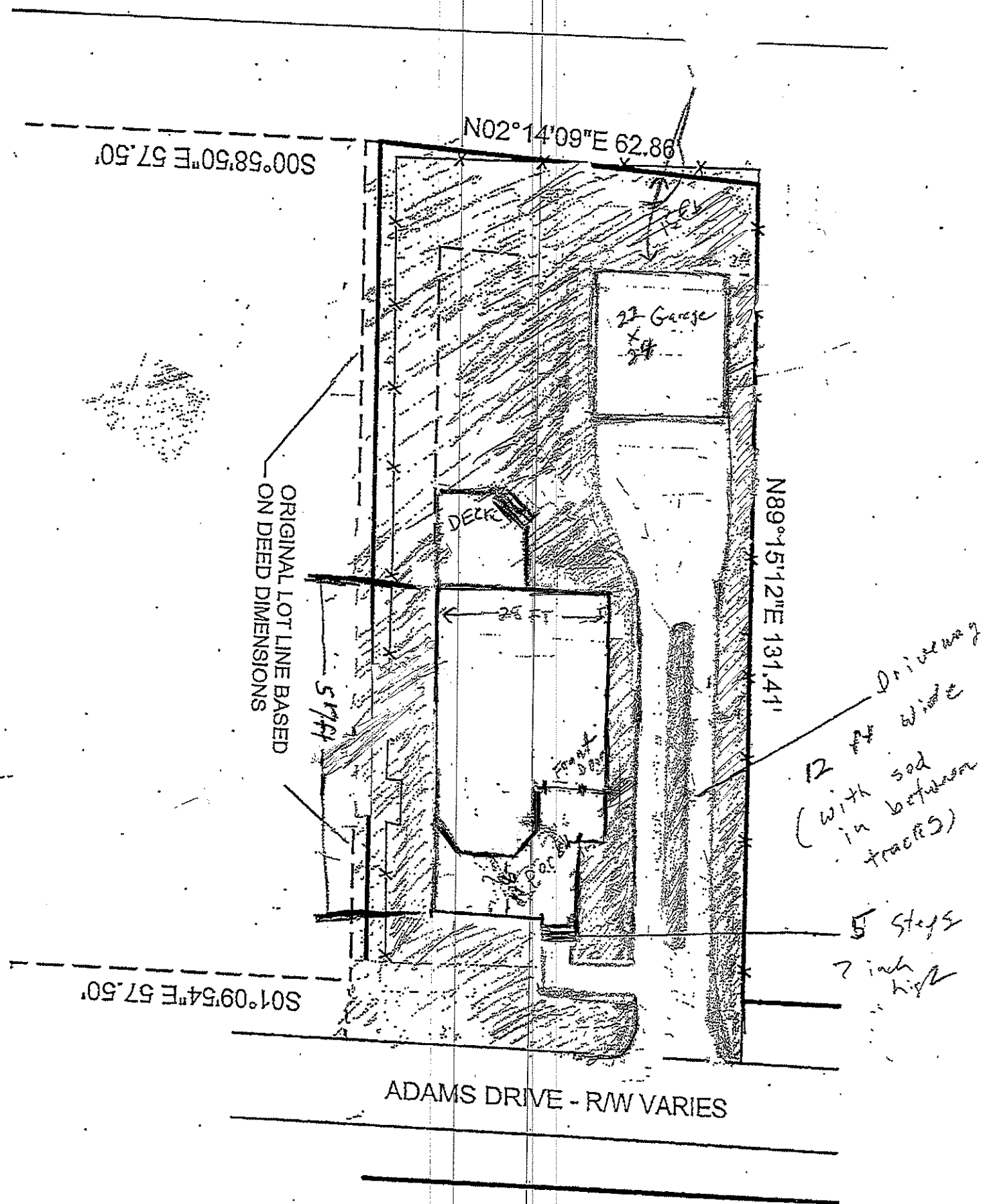
**Taxes**

Base Taxes	\$2,407.84
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	\$0.00
Balance Due	\$0.00

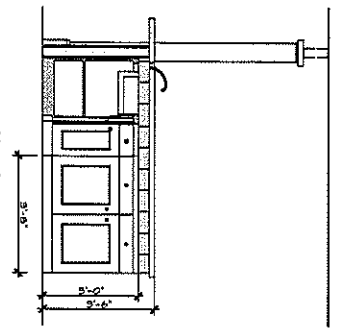
**Property Address**

2474 ADAMS DR

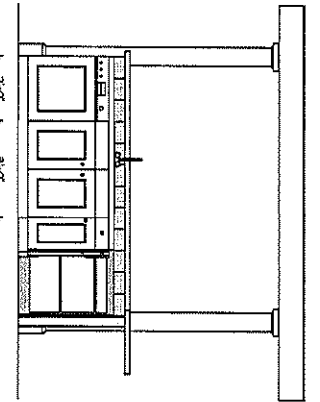
SITE plan "rough draft"



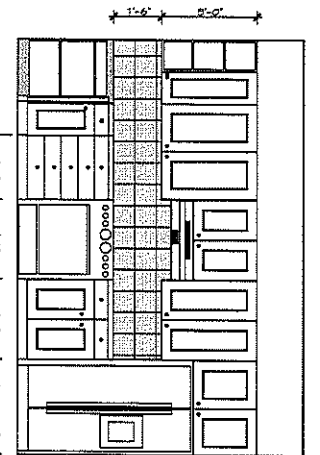




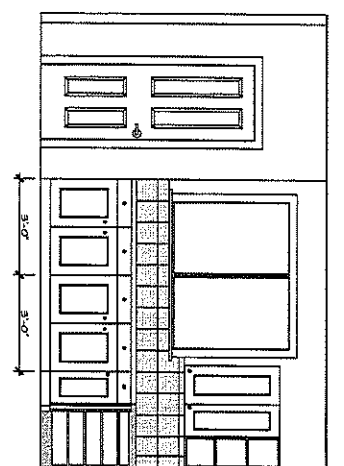
O4 Kitchen  
Scale 3/8" = 1'-0"



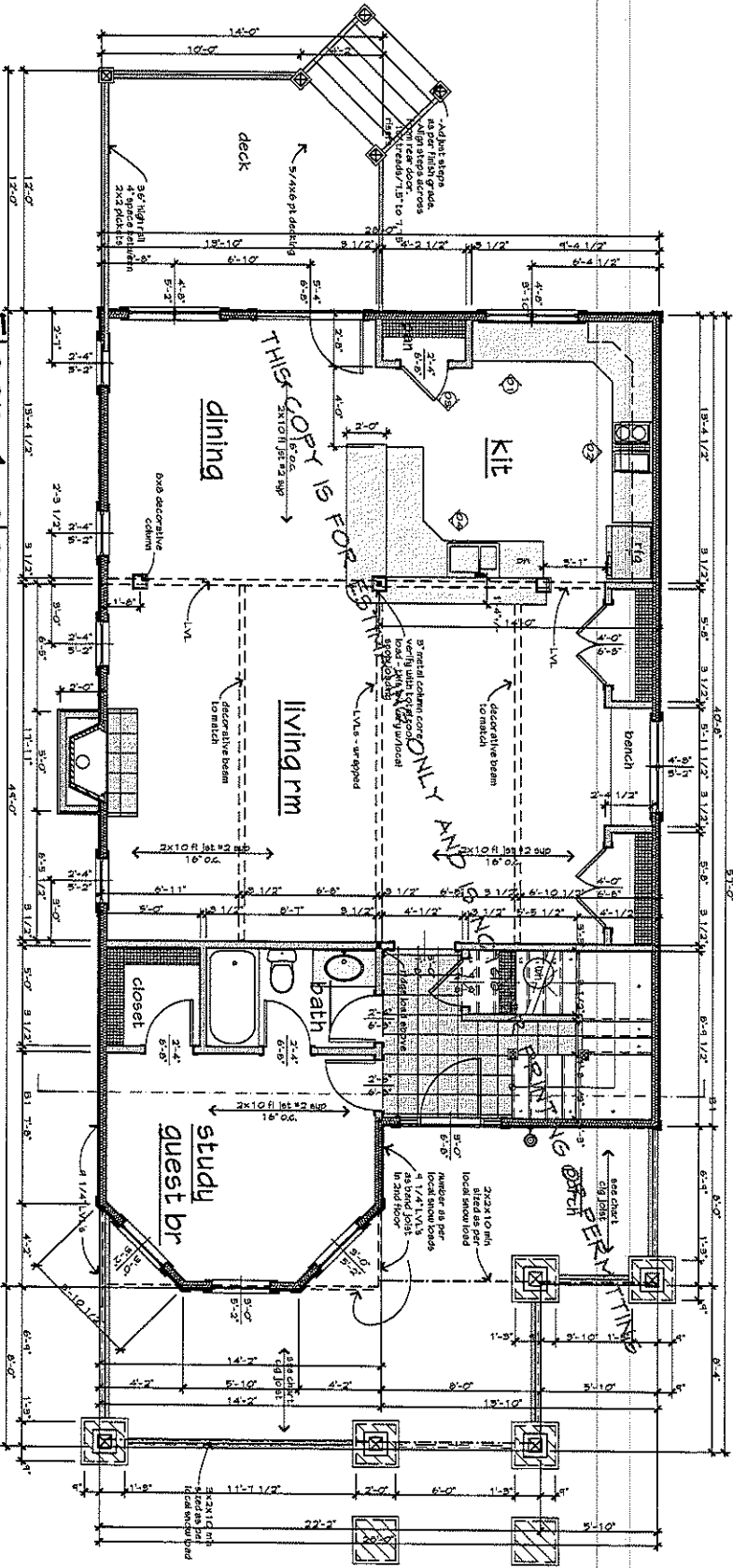
O3 Kitchen  
Scale 3/8" = 1'-0"



O2 Kitchen  
Scale 3/8" = 1'-0"



O1 Kitchen  
Scale 3/8" = 1'-0"



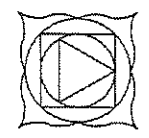
Floor 1 plan  
Scale 1/4" = 1'-0"

Floor 1 plan	1242 sq.ft.
Floor 2 plan	1186 sq.ft.
Total	2428 sq.ft.
Alternate attic	627 sq.ft.

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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plan # 2401B



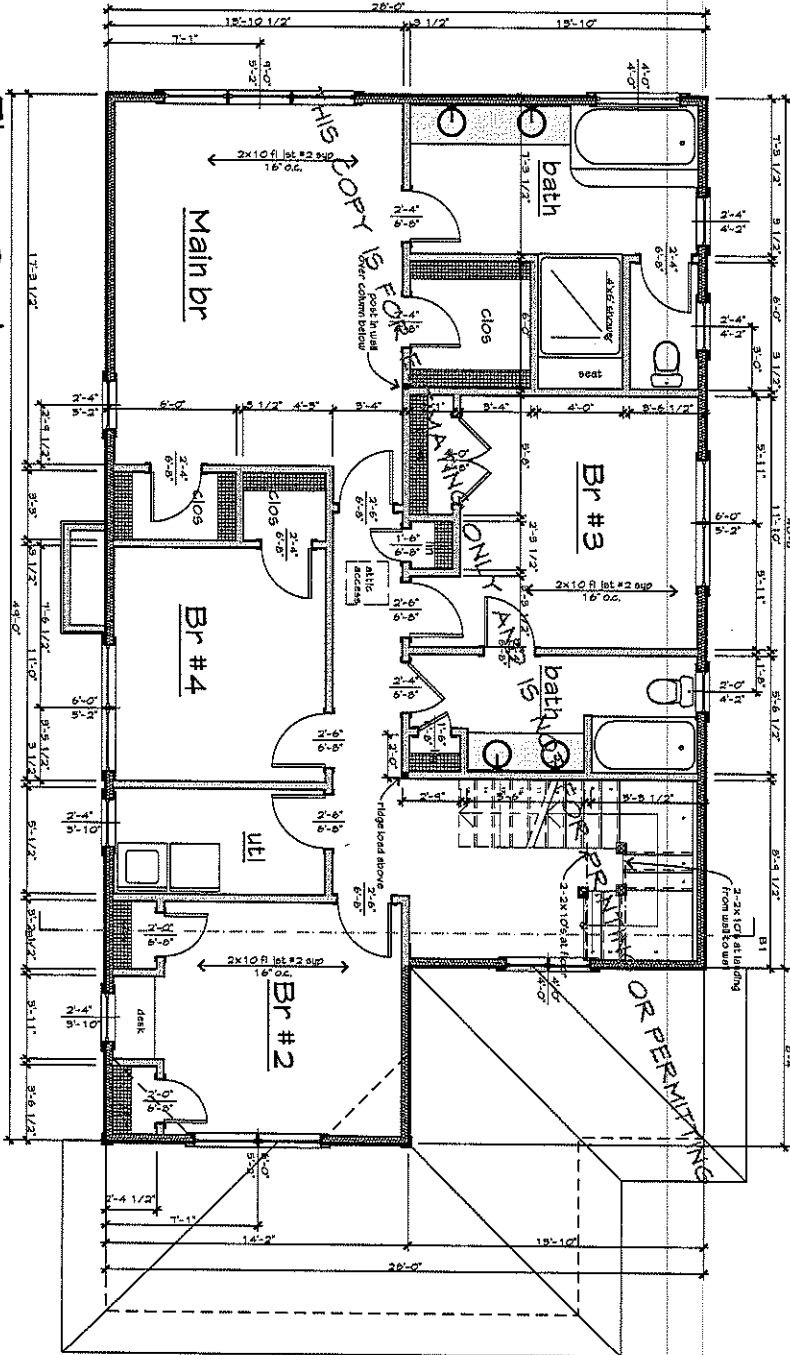
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1/7/21

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Door List				
Width	Height	Name	Type	Quantity
1'-6"	6'-6"	RD02 Saling	Interior	2
2'-0"	6'-6"	RD02 Saling	Interior	18
2'-4"	6'-6"	RD02 Saling	Interior	15
2'-6"	6'-6"	RD01 Door ST	Interior	6
3'-0"	7'-0"	RD02 Saling	Interior	1
4'-0"	6'-0"	RD02 Saling	Interior	3
5'-4"	6'-0"	RD01 Door ST	Interior	1
			Exterior	1
			Exterior	24

Window List				
M x H Size	Units	Window Type	Quantity	
3'-0"x4'-2"	Single	RM1-4 Doublehung	1	
2'-4"x3'-10"	Single	RM1-4 Doublehung	2	
2'-4"x4'-2"	Single	RM1-4 Doublehung	2	
2'-4"x5'-2"	Single	RM1-4 Doublehung	5	
3'-0"x4'-0"	Twin	RM1-3 Casement	2	
3'-0"x5'-2"	Single	RM1-4 Doublehung	3	
4'-0"x4'-0"	Twin	RM1-1 Stationary	1	
4'-0"x4'-0"	Glass Block	RM1-4 Doublehung	1	
4'-0"x5'-10"	Twin	RM1-4 Doublehung	1	
4'-0"x5'-2"	Twin	RM1-4 Doublehung	2	
6'-0"x4'-0"	Twin	RM1-3 Casement	1	
6'-0"x5'-2"	Twin	RM1-4 Doublehung	9	
4'-0"x5'-2"	Twin	RM1-4 Doublehung	1	
			24	

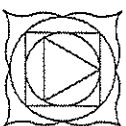


Floor 2 plan  
Scale 1/4" = 1'-0"

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828-734-2553

85 Hiway Trail

Cyde, NC

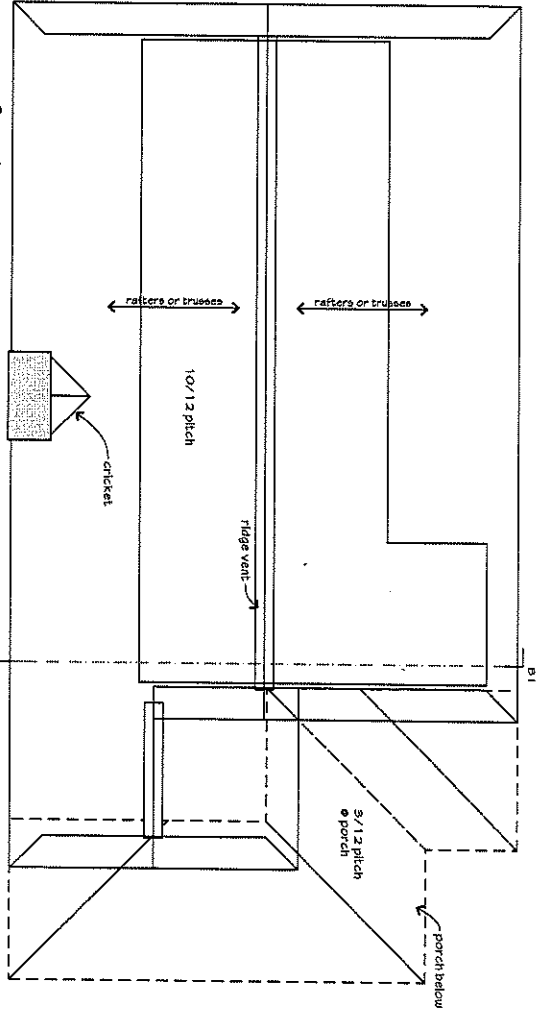
28721

standard contract document

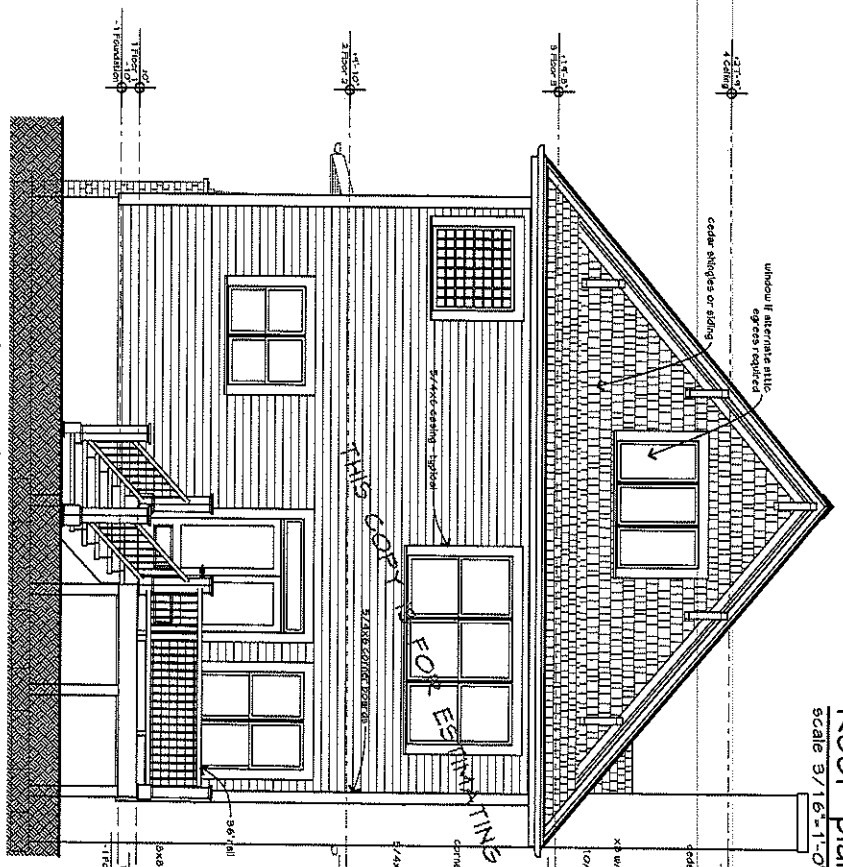


original print date  
1/7/21

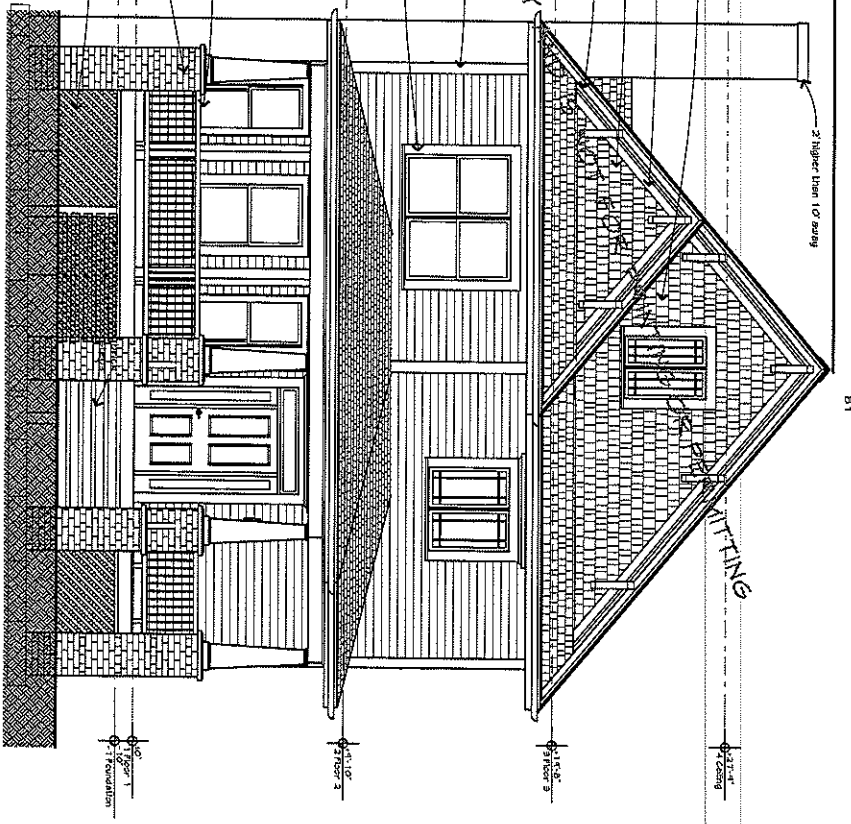
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**Roof plan**  
Scale 3/16" = 1'-0"



**Rear Elevation**  
Scale 1/4" = 1'-0"



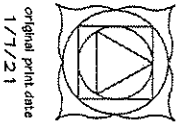
**Front Elevation**  
Scale 1/4" = 1'-0"

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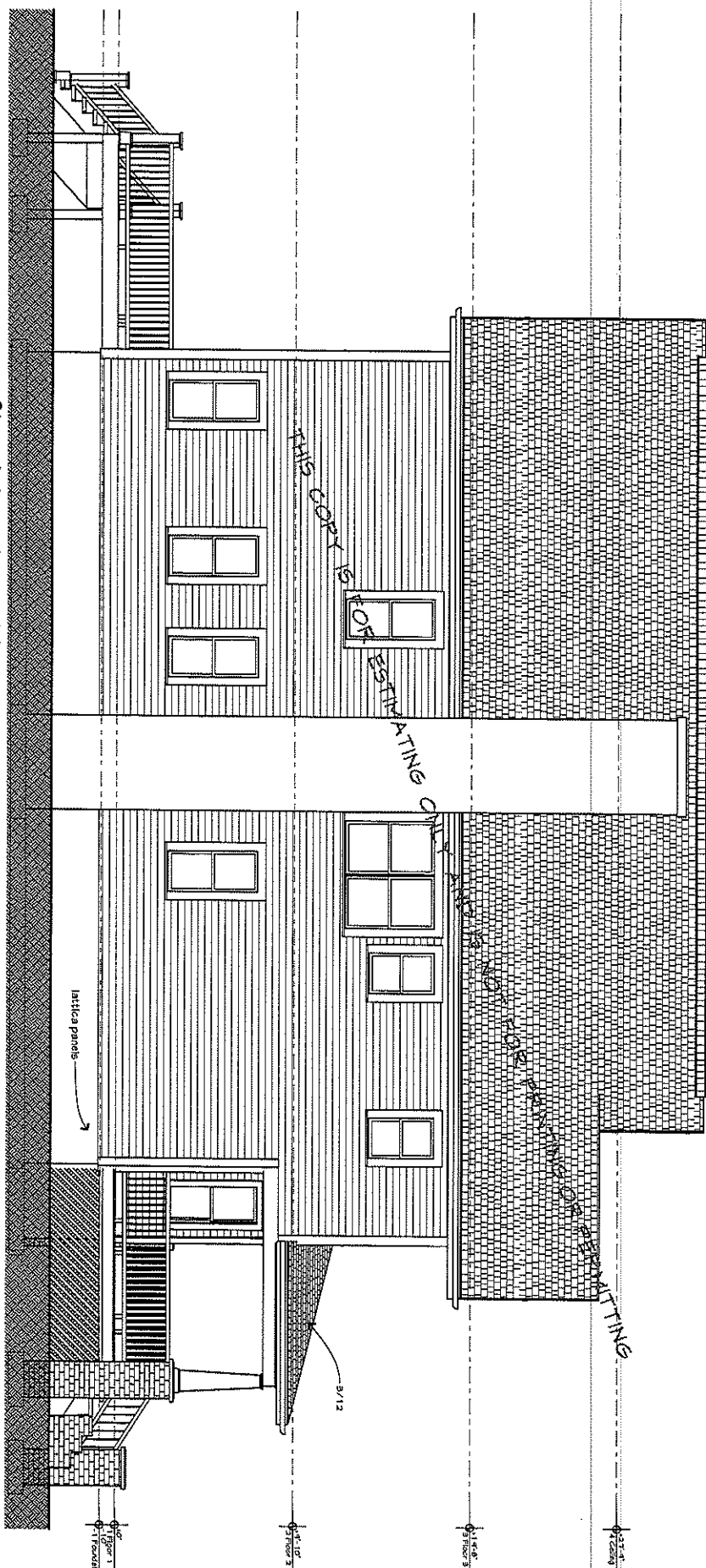
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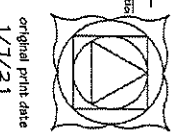
Left Side Elevation

Scale 1/4" = 1'-0"

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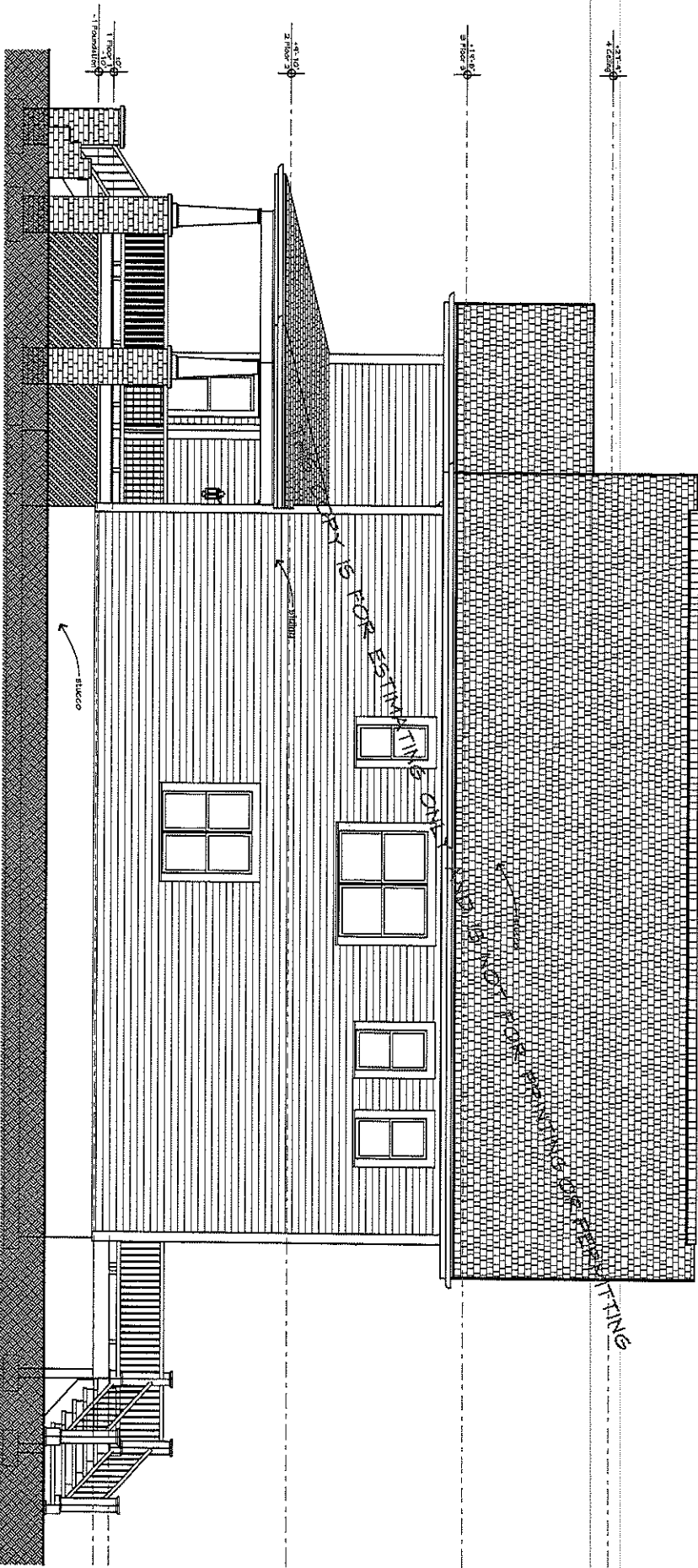


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**Right Side Elevation**

Scale 1/4" = 1'-0"

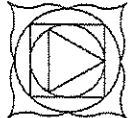
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Garage

22x24

