



APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application Number: V21-078

Variance Meeting Date: 8/11/21

APPLICANT: JESUS TORRES LARA

Representative's Name (print): JESUS TORRES LARA

Address: 3711 MANIGAULT PL SE, MABLETON GA. 30126

Business Phone: _____ Cell Phone: 678-521-8396 Home Phone: _____

E-Mail Address: chuchtorres@gmail.com

Signature of Representative: _____

TITLEHOLDER: JESUS TORRES LARA

Address: 3711 MANIGAULT PL SE, MABLETON GA. 30126

Business Phone: _____ Cell Phone: 678-521-8396 Home Phone: _____

Signature: _____

VARIANCE:

Present Zoning: RDA Type of Variance: allow second kitchen

Explain Intended Use: To be allowed to have a kitchen (with an electric range installed through the wiring) in my basement so that my mother can live in the basement and use her own kitchen.

Location: BASEMENT

Land Lot(s): 630 District: 18 Size of Tract: 0.14 Acres

(To be completed by City)

Received: 7/16/21

Legal Ad Posted: _____

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: RDA

East: RDA

South: RDA

West: RDA

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

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

Jesus Torres Lara (Landowner of property: 3711 Manigault PL SE, Mableton GA, 30126)

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

To be allowed to have a full kitchen (with an electric range installed through the wiring) in his basement

_____ on the premises described in the application.

NAME	ADDRESS
<u>Lauren Powers</u>	<u>3709 Manigault PI SE, Mableton GA, 30126</u>
<u>Terry Graham</u>	<u>3713 Manigault PI SE, Mableton GA, 30126</u>
<u>James Paes</u>	<u>3710 Manigault PL SE, Mableton GA, 30126</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also 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 properties directly across a street.

**ZONING ORDINANCE
SECTION 1403 VARIANCE REVIEW STANDARDS**

In rendering its decisions, the License and Variance Board 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

Hello. The intention of the variance is to be allowed to have a kitchen in my basement (with an electric range installed through the wiring). The purpose is for my 72 year old mother to live in the basement with her own private space, which ideally could include her own kitchen for her private use. Having all the facilities she requires in the basement (including full kitchen with electric range), would minimize her need to walk up/down the stairs; while would also allow me and my wife to be in close contact with her.

My mother is still very healthy for her age, and can still walk the stairs in order to use the main kitchen; however she recently fell and injured her knees. Luckily this was a minor incident, but walking up/down stairs takes her more effort since then. This is why it was only until recently that we started more urgently considering that having her to relocate to the basement with all facilities she needs in a single level would be extremely convenient for her.

Whatever the outcome of this petition is, thank you for your consideration :)



CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Printed: 7/8/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
 BANK OF AMERICA

TORRES LARA JESUS

Payment Date: 10/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2020	18006301080	10/15/2020	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,966.96	\$0.00



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



Real Estate (Your House or Land)

[View Bill](#)

[View bill image](#)

As of	7/16/2021
Bill Year	2020
Bill	16851
Owner	TORRES LARA JESUS
Parcel ID	18006301080

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$832.98	\$832.98	\$0.00	\$0.00	\$0.00
TOTAL		\$832.98	\$832.98	\$0.00	\$0.00	\$0.00

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