

## APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: Y21-075

Hearing Date: 1128121

### APPLICANT: swift Home Renovations

Business Phone: 770-212-2124 Cell Phone: 404-793-9210 Home Phone: \_\_\_\_\_

Representative's Name (print): Jorge Zumbado

Address: 4144 Dustin Drive, Acworth, GA 30101

Business Phone: 770-212-2124 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-Mail Address: jorge@swifthomerenovations.com

Signature of Representative: Jorge Zumbado

### TITLEHOLDER: Gary Ford & Roxanne Ford

Business Phone: \_\_\_\_\_ Cell Phone: 404-308-5054 Home Phone: \_\_\_\_\_

Address: 1145 Queensgate Dr SE, Smyrna, GA 30082

Signature: Gary Ford & Roxanne Ford

### VARIANCE:

Present Zoning: R-15 Type of Variance: setback variance

Explain Intended Use: we want to build a screen porch and deck with stairway at the rear side of the house

Location: 1145 Queensgate Dr SE, Smyrna, GA 30082

Land Lot(s): 406 - 458 & 459 District: 17th Size of Tract: 0.212 Acres

(To be completed by City)

Received: 7/18/21

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

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

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

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15

NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified that Gary & Roxanne Ford of  
1145 Queensgate Driv  
Intends to make an application for a variance for the purpose of building a screened patio +  
Deck

on the premises described in the application.

NAME	ADDRESS
<u>Bob Kraus</u>	1143 Queensgate Dr
<u>Bill Kraus</u>	5095 River Valley Dr
<u>D. Kenway</u>	1238 Kenway Pl
<u>Donald Runnow</u>	1144 Queensgate Dr
<u>Kristin Runnow</u>	1142 Queensgate Dr
<u>Meg King</u>	
<u>Meg King</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.



Dear Neighbor:

Swift Home Renovations is going to build a new screen porch/deck at your neighbor house Mr. Gary Ford at 1145 Queensgate Dr SE Smyrna GA.

We are processing the permit at City of Smyrna and one of the requirements is that all the neighbors need to be informed about this and they request for every neighbor to sign the form next to the corresponding address.

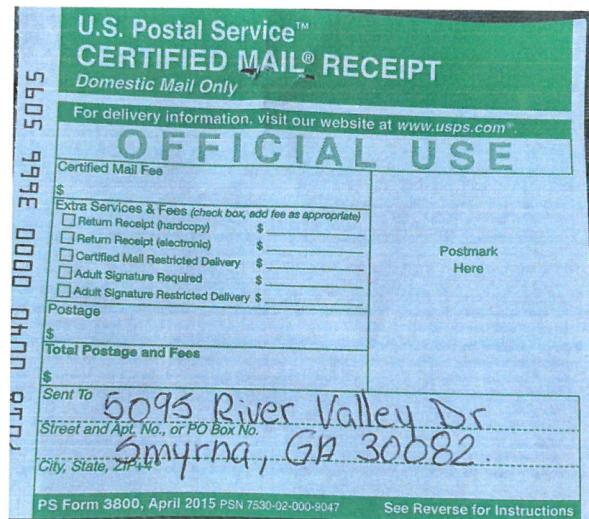
We will appreciate if you guys can sign this for us and return it by mail to our address at 3207 Liberty Commons Dr, Kennesaw GA 30144 or if it is easier sign, and pass it to Mr. Ford.

If you guys have any question about this do not hesitate to contact us at the office. Phone Number: 770-212-2124.

Regards,

Jorge Zumbado

Project Manager at Swift Home Renovation



**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**

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The reason why we are applying for the variance permit, it because we want to build and 8'x14' deck  
we stairway and a 15'x14' screen porch at the rear of the house

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Previously we submitted a set of site plan, details of the deck and screen porch building notes  
to your office

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Printed: 7/12/2021

**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:  
QUICKEN LOANS

**FORD ROXANNE & GARY****Payment Date: 10/8/2020**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2020	17040601010	10/15/2020	Pay:	N/A	or
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$4,708.57	\$0.00



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

UNIT 3  
KING VALLEY AT VININGS  
FINAL PLAT OF



Watt & Bowring Engineers, Inc.  
CIVIL ENGINEERS LAND SURVEYORS  
1954 AIRPORT ROAD SUITE 120  
ATLANTA, GEORGIA 30341  
TELE 2-3020  
FAX 404-955-3920  
FIELD BOOK #: 303/12/22  
JOB NUMBER: 303/12/22

SCALE: 1" = 100'-0"  
DATE SURVEYED: 6-8-92  
DATE DRAFTED: 6-8-92  
SURVEYED BY: G. DENNIS  
DRAWN BY: G. DENNIS  
CHECKED BY: G. DENNIS  
FIELD BOOK #: 303/12/22  
DISC FILE: 603/12/22  
COUNTY: COBB  
PLAT FILE: 303/12/22  
SHEET: 3 OF 3

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