

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

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: V21-075

Hearing Date: 7/28/21

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@swift homerenovations.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: [Signature] [Signature]

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 Drive

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 ALL KRAV'S

D. G. War
~~Kristin~~ Runnion KRISTIN RUNNION
Meg King Meg King

ADDRESS

1143 Queensgate Dr

5095 River Valley Dr

1238 Kenway Pl

1144 Queensgate Dr

1142 Queensgate Dr

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

The UPS Store #1566
2530 Delta Rd SE Ste 100
Marietta, GA 30067-5350
770-612-8355

Terminal: POS1566 Date: 6/15/2021
Employee: 198494 Time: 12:25 PM
Cashier's Name: Cashier

| ITEM NAME | QTY | PRICE | TOTAL |
|------------------------|-----|--------|--------|
| Meter Mail | | | \$6.85 |
| Tax | 1.2 | \$6.85 | \$8.00 |
| Subtotal | | | \$6.85 |
| Shipping/Other Charges | | | \$0.00 |
| Total tax | | | \$0.00 |
| Total | | | \$6.85 |
| Cards | | | \$6.85 |

Items Designated AIR are NOT eligible for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.

121061515648001162

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

| | |
|--|----|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage
\$

Total Postage and Fees
\$

Sent To
5095 River Valley Dr
Smyrna, GA 30082
City, State, ZIP+4

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

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

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

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



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

Printed: 7/12/2021

Cobb County Online Tax Receipt

Thank you for your payment!

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 | \$0.00 |
| 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!

KING VALLEY AT VININGS FINAL PLAT OF UNIT 3

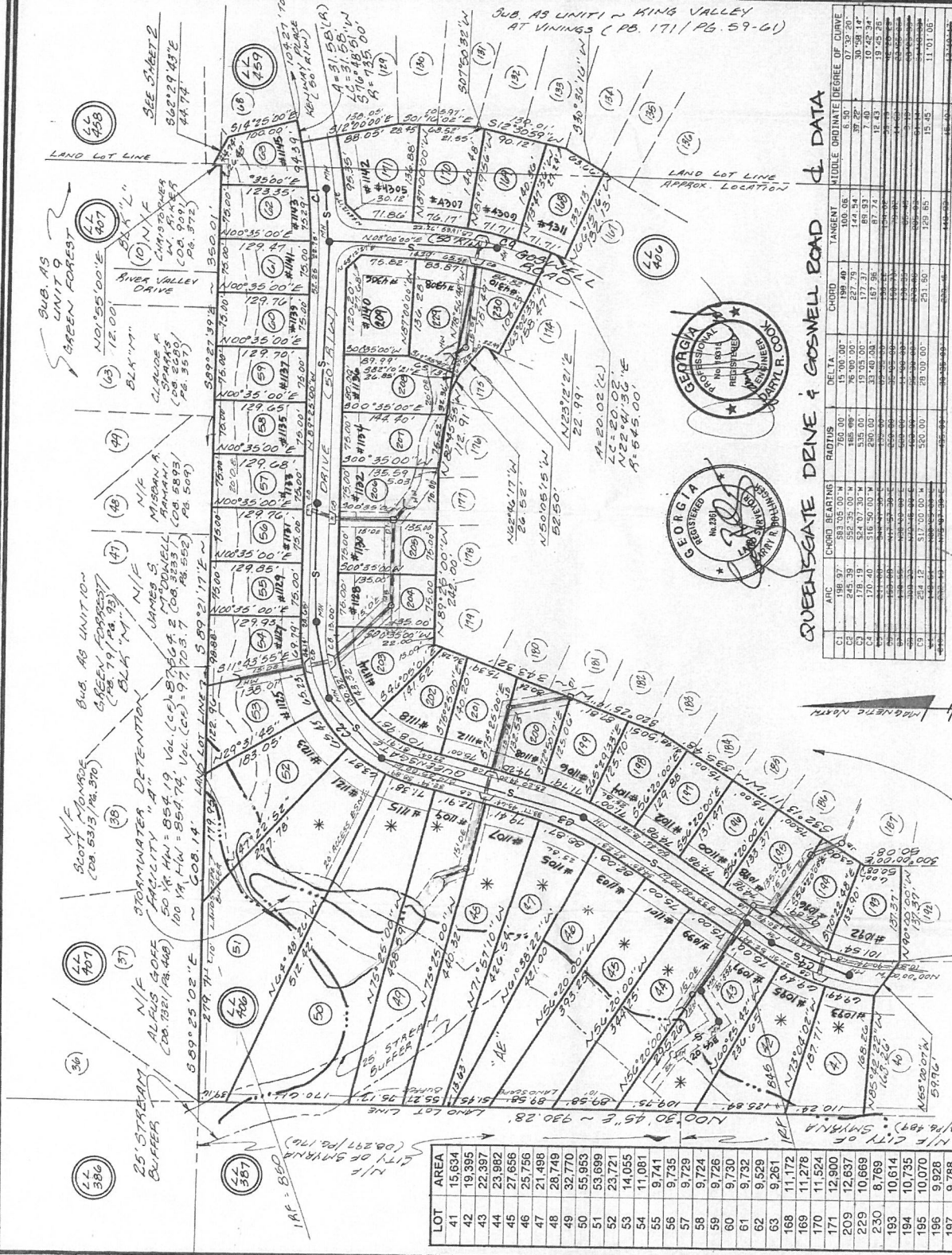
LAND LOTS 406, 458 & 459
COBB COUNTY, GEORGIA

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------|
| 1 | 7/1/99 | SEE NOTE |

W&B
Watts & Browning Engineers, Inc.
1954 AIRPORT ROAD, SUITE 20
ATLANTA, GEORGIA 30341
TEL: 478-2520
FAX: 478-2520

| | |
|----------------|-----------|
| SCALE: | 1" = 100' |
| DATE SURVEYED: | 6-8-99 |
| DATE DRAFTED: | 6-8-99 |
| DRAWN BY: | K. DEMERZ |
| CHECKED BY: | 5/5/99 |
| FIELD BOOK #: | 9812/2 |
| JOB NUMBER: | |
| DISC FILE: | COBB |
| PLAT FILE: | 3 OF 3 |
| SHEET: | |

0666 19TH LL 406, 458, 459



ALL PROPOSED STRUCTURES FINISHED FLOOR ELEVATION MUST BE MINIMUM 3'-0" ABOVE THE 100 YR. ELEVATION OF THE FLOOD PLAIN / DETENTION.

* NOTE:
Plotted in Office 6/8/99
Plat Book 181 pg 39
Jay C. Stephenson, Clerk of Court
GAT 1999-010704
Filed in Office 6-3-99 2:48p
Plat Book 182 pg 39
Jay C. Stephenson, Clerk of Court
GAT 1999-0128719

QUEENSGATE DRIVE & GOSWELL ROAD DATA

| CHORD BEARING | RADIUS | CHORD | TANGENT | MIDDLE ORDINATE | DEGREE OF CURVE |
|---------------|--------|--------|---------|-----------------|-----------------|
| C1 | 158.97 | 517.05 | 750.00 | 15.00 | 15.00 |
| C2 | 245.39 | 552.35 | 750.00 | 27.74 | 30.26 |
| C3 | 178.19 | 524.97 | 750.00 | 17.73 | 30.26 |
| C4 | 170.40 | 515.50 | 750.00 | 16.96 | 30.26 |
| C5 | 159.49 | 508.44 | 750.00 | 16.28 | 30.26 |
| C6 | 148.46 | 498.44 | 750.00 | 15.64 | 30.26 |
| C7 | 137.32 | 485.44 | 750.00 | 15.04 | 30.26 |
| C8 | 126.07 | 469.44 | 750.00 | 14.48 | 30.26 |
| C9 | 114.72 | 450.44 | 750.00 | 13.96 | 30.26 |
| C10 | 103.27 | 428.44 | 750.00 | 13.48 | 30.26 |
| C11 | 91.72 | 403.44 | 750.00 | 13.04 | 30.26 |
| C12 | 80.07 | 375.44 | 750.00 | 12.64 | 30.26 |
| C13 | 68.32 | 343.44 | 750.00 | 12.28 | 30.26 |
| C14 | 56.47 | 307.44 | 750.00 | 11.96 | 30.26 |
| C15 | 44.52 | 267.44 | 750.00 | 11.68 | 30.26 |
| C16 | 32.47 | 223.44 | 750.00 | 11.44 | 30.26 |
| C17 | 20.32 | 175.44 | 750.00 | 11.24 | 30.26 |
| C18 | 8.17 | 123.44 | 750.00 | 11.08 | 30.26 |

