

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No:

Hearing Date:

7
V17-015
3/8/17

APPLICANT: Courtney & Matthew LaVallee

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Representative's Name (print): Chris Adamczyk

Address: 630 Carrolls Way Sugar Hill GA 30518

Business Phone: 404-557-3881 Cell Phone: 404-557-3881 Home Phone: _____

E-Mail Address: Iconic Design & Charter.net

Signature of Representative: Chris Adamczyk

TITLEHOLDER: Courtney & Matthew LaVallee

Business Phone: _____ Cell Phone: _____ Home Phone: (678) 945-0474

Address: 1358 Wynchbrook Trace

Signature: Courtney LaVallee

VARIANCE:

Present Zoning: RAD Type of Variance: Variance for Accessory Structure

Single-family in rear yard

Attached / detached

Explain Intended Use: Construction for IN Ground Swimming

Pool Project in rear property

Location: Lot 650 Vinings Estates Unit XII 1358 Wynchbrook Trce

Land Lot(s): 543 District: 17th Size of Tract: 0.830 Acres

2nd Section

(To be completed by City)

Received: 2/15/17

Posted: 2/20/17

Approved/Denied: _____

Date: 2/10/17
City of Smyrna
Variance Board
Smyrna, Ga.

Member of the Variance Board:

Please allow this letter to serve as our official request for application of a variance for the purpose of installing an in ground swimming pool in the rear yard of the property located at 1358 Wynbrook Trace..

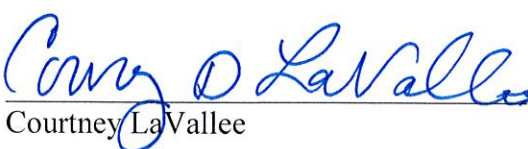
Prior to purchasing our home, we solicited several reputable pool builders who advised us that our property was suitable for a swimming pool installation. As such our goal was to build a swimming pool in the rear yard. We had no previous knowledge that the existing batting cage and sports court could preclude us from installing a swimming pool.

We have received HOA approval on the swimming pool project from our association as well as the endorsement of surrounding neighbors.

The strict application of the of the zoning ordinance would create unnecessary hardship by depriving us the privilege of installing a swimming pool in the rear yard of the property and thus improving the property and our quality of life.

Relief, if granted would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance.

We respectfully request the approval of this variance.


Courtney LaVallee


Matthew LaVallee

CONTIGUOUS ZONING

North: RAD Single Family

East: RAD Single Family

South: RAD Single Family

West: RAD Single Family

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

By signature, it is hereby acknowledged that I have been notified that Matthew and
Courtney Lavallee

Intends to make an application for a variance for the purpose of building a
swimming pool

on the premises described in the application.

NAME

Zoi Krach
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

ADDRESS

On behalf of Whitefield Academy
1360 Wynbrook Trnce
1356 Wynbrook Trnce
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]



CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 2/9/2017

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
CHASE

LAVALLEE COURTNEY D & MATTHEW R**Payment Date: 10/7/2016**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17054300280	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$12,732.68	\$0.00	



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

VISUAL MATERIALS

Handouts are not permitted during the meeting or large renderings and plats that require use of an easel.

Any questions regarding presentations can contact: Terri Graham, City Clerk at 770-319-5303

Joey Stobbs
678 631-5355

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.