

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: J17-027-028

Hearing Date: 6/14/17

APPLICANT: MARGARET C. SHANNON  
Business Phone: 404.759.4809 Cell Phone: 404.759.4809 Home Phone: \_\_\_\_\_  
Representative's Name (print): MARGARET C. SHANNON  
Address: 2060 Nancy Circle Smyrna, GA 30080  
Business Phone: 404.759.4809 Cell Phone: 404.759.4809 Home Phone: \_\_\_\_\_  
E-Mail Address: maggie@maggie-shannon.com  
Signature of Representative: Margaret C. Shannon

TITLEHOLDER: George N. & Lisa W. Wannamaker  
Business Phone: 678-987-0924 Cell Phone: 770 653-1451 Home Phone: 770 4634-6643  
Address: 1408 Collier Drive, Smyrna GA 30080  
Signature: Lisa W. Wannamaker George N. Wannamaker

## VARIANCE:

Present Zoning: R-20 Type of Variance: Residential

Explain Intended Use: Main House of Homeowners.

Location: 1408 Collier Drive  
Land Lot(s): 557 District: 17 Size of Tract: .647 Acres

(To be completed by City)

Received: 5/23/17

Posted: 5/31/17

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

**CONTIGUOUS ZONING**

North: R-20

East: R-20

South: R-20

West: R-20

# MAGGIE SHANNON

residential design & consulting

Date: May 23<sup>rd</sup>, 2017

To: The City of Smyrna License and Variance Board  
From: Applicant: Margaret C. Shannon  
Re: Residential Variance Application

Dear City of Smyrna License and Variance Board,

The enclosed application is for the request of two (2) variances that will allow for the improvement via an addition and renovation of the existing residence that is located at: **1408 Collier Drive Smyrna, Georgia 30080**. The land lot number is: **#557** and the property is **zoned: R-20**. *The home is located in the Forest Hills sub-division, between the streets Pretty Branch Drive and Pinetree Drive.*

## The Variances:

Variance #1: we are requesting the reduction of the east side set back for driveways from the required 5'-0" to 3'-0", in order to accommodate re-paving the existing driveway (that is already located past the setback line).

Variance #2: We are requesting to be able to re-pave the existing back driveway and parking area and place a portion of the new addition within the current City of Smyrna 25 foot Stream Buffer parameters.

## Comprehensive Summary:

The following is a summary detailing the extraordinary and exceptional conditions which necessitate the approval of the two (2) variances described above.

The property being proposed for the two variance requests has recently been bought by a dedicated and loyal couple to the Smyrna community: Lisa Wannamaker a lawyer and Noell Wannamaker a Professor for over 20 years at our City of Smyrna's Campbell High School. They are excited to move into this house and call it there own- but in order to do so a few upgrades and thus variances will need to be granted. Currently many of the existing site conditions such as the City of Smyrna's 25 foot impervious stream buffer and the narrow distance between the house and the driveway setback make it difficult both to update certain eroded conditions and to improve the site without the request of a variance.



# MAGGIE SHANNON

residential design & consulting

Variance #1 would allow for the home owners to re-pave their current dilapidated and "non-conforming" driveway- so that it is both conforming and smooth- (the current driveway was neither properly laid nor able to be placed within given driveway set backs due to extraordinary conditions.) One might think- oh, but do the driveway on the other side of the property- yet the other side actually has more extraordinary and constraining conditions then where the current driveway is located such as steep topography and a City of Smyrna's 25 foot impervious stream buffer. Thus to relocate the driveway to this side would be both cost prohibitive and invasive to the stream buffer- and we would need a variance here as well. Thus we feel the current location of the driveway- which is already non-conforming- is in fact the best and least invasive placement- but we still need a variance because this side too has its own extraordinary and exceptional conditions: a very narrow distance exists at the portion of the driveway that runs beside the house- it is only 8'-11" wide. A typical driveway needs to be 10 feet wide. Thus we are asking to reduce this accessory/driveway set back line from 5 feet to 2 feet in order to make the current driveway conforming and to be able to re-pave it with a 10 foot width while maintaining a slight buffer between it and the house. The driveway placement also allows for the homeowner to properly access their current rear garage-thus if not allowed then it would deprive the homeowner of reasonable use of the property for which the variance is sought.

Variance #2 would allow for the home owners to re-pave their current "non-conforming" back driveway-pad area + add 3 feet to the west and to build a rear addition that works closely with the current bones of the house. But given the extraordinary and exceptional site conditions of this area of the site: a City of Smyrna 25 foot impervious Stream Buffer, we request the approval of this variance. Please also note that most of this variance request is asking for current "non-conforming" conditions to be finally granted their proper variance. If the repaving of the existing dilapidated rear pad is not allowed then it would deprive the homeowner of reasonable use of their property for which the variance is sought: to access the rear garage & to renovate the home in such a way that it works with the bones of the existing house.

Notes of Improvement:

We want to have non-conforming elements go through the proper protocol of approval along with upgrading – refreshing their look - with a new driveway, new drive area and an addition. We are also per the instructions of City of Smyrna's civil engineer, Eric Randall, proposing a 10 foot x 60 foot bio-retention area in order to mitigate any damage to the existing 25 foot impervious stream buffer. \*see proposed site plan

Please allow for these variances which shall improve the property and the lives of the homeowners.

Thank you,

Margaret C. Shannon

**RE:** Residential Variance Request(s)  
**Address:** 1408 Collier Drive Smyrna, Georgia 30080  
**Home Owner:** Lisa & Noell Wannamaker

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May 23<sup>rd</sup>, 2017

**Proposed Materials for the Addition:**

**Building Materials:**

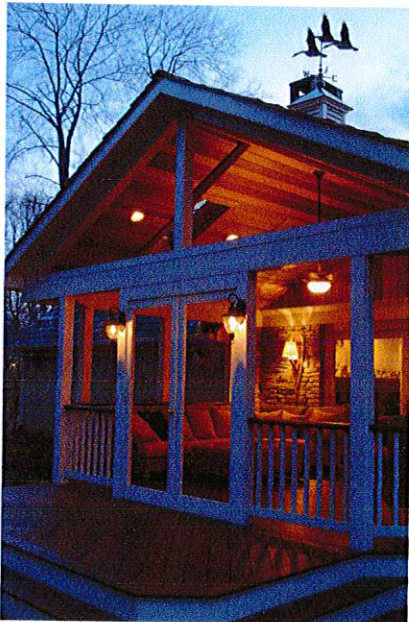
Our proposed building materials shall adhere as much to the existing home's exterior materials as possible which are: brick and clapboard. We will be upgrading the existing wrought iron railings with painted wood and continuing this material for all railings associated with the new addition.

**Driveway Materials:**

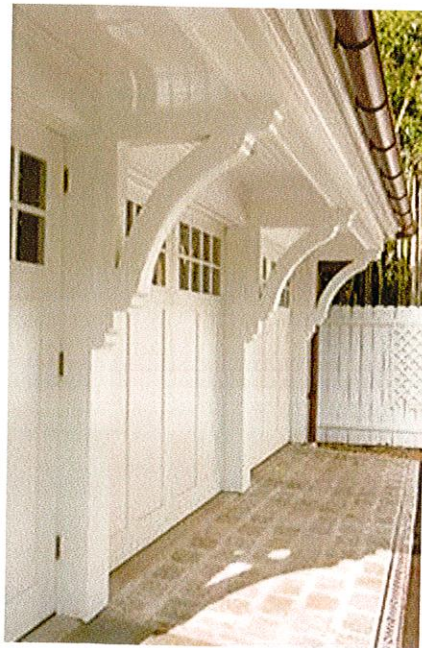
Our proposed driveway shall be as natural looking as possible, in order to blend in with the landscape and work seamlessly with the house. Our hope is to use a light color material and perhaps mix it with some brick or permeable pavers that allow grass to grow through the centers. The hopes is to have a decorative element- added perhaps to the sides of the drive- depends on final costs.

**Photograph Examples- demonstrating materials & style:  
Address: 1408 Collier Drive Smyrna, Georgia 30080**

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Rear Elevation: similar look



Rear Garage doors: similar look  
deck & screened porch above it.



*\*more photographic examples of materials*



Exterior Materials: will match existing home materials of: brick and clapboard. The existing & new brick will be lime-washed. Railings will be painted wood with decorative detail similar to this photograph.



New Half Circle Drive- example of Driveway material & Landscaping: light in color, and somewhat decorative and natural looking to blend in with the landscape.

PROPOSED EXTERIOR ELEVATIONS FOR:  
1408 COLLIER DRIVE SMYRNA, GEORGIA 30080  
\*not to scale



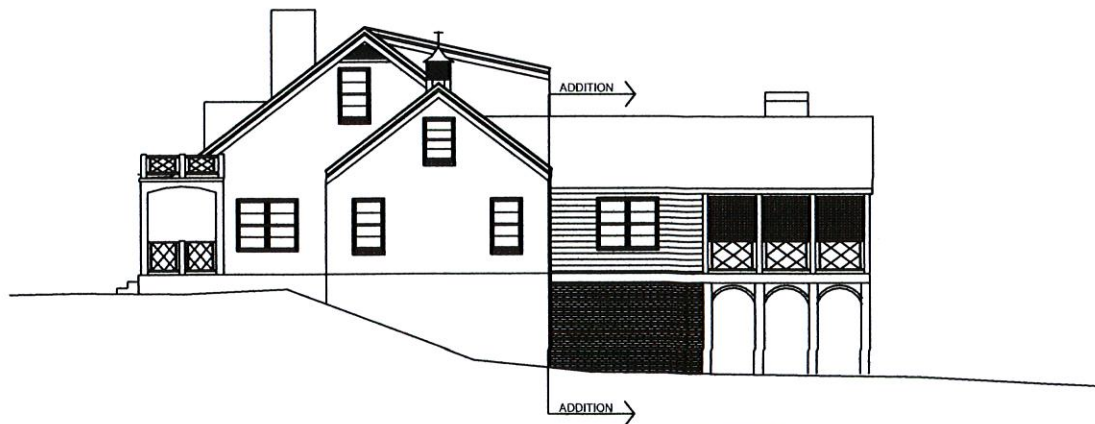
1408 COLLIER DRIVE  
PROPOSED FRONT ELEVATION



1408 COLLIER DRIVE  
PROPOSED REAR ELEVATION

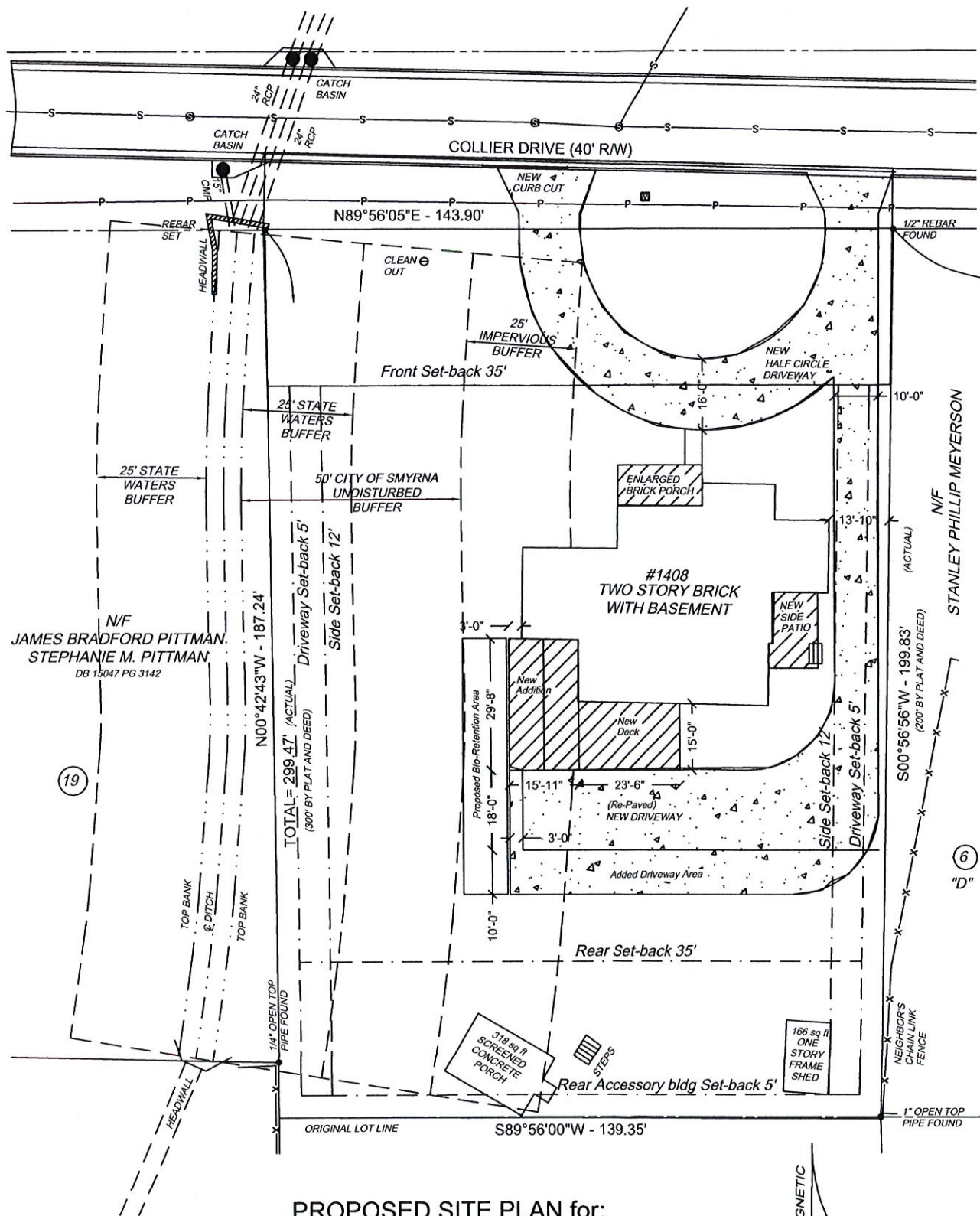


1408 COLLIER DRIVE  
PROPOSED SIDE ELEVATION



1408 COLLIER DRIVE  
PROPOSED SIDE 2 ELEVATION





**PROPOSED SITE PLAN for:**  
**1408 Collier Drive Smyrna, Georgia 30080**

Scale: 1/32" = 1'

MAGNETIC  
N





# COBB COUNTY TAX COMMISSIONER

Home

## TAX SEARCH, VIEW AND PAY

[Overview & Pay](#) [View & Print Bill](#) [View & Print Back of Bill](#) [View & Print Receipt](#) [Address Change](#) [e-Alerts](#) [Back to Search](#)

### Owner Information

PRESSLEY JAMES Z  
1408 COLLIER DR  
SMYRNA, GA 30080

### Payment Information

Status ☒ Paid  
Last Payment Date 09/01/2015  
Amount Paid \$477.32

[Search for Additional Records](#)

### Property Information

Parcel Number 17055700400  
Acres 0  
Assessed Value \$122,148  
Fair Market Value \$305,370  
Tax District 6 - City of Smyrna  
Homestead Exemption 413 Age 65, Basic School

### Bill Information

Record Type Parcel  
Bill Type Original  
Tax Year 2016  
Due Date 10/17/2016

### Taxes

Base Taxes	\$477.32
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

### Property Address

1408 COLLIER DR

### Jurisdictions

Taxing Authority	40% Assessed Value	Less Exemption	= Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	122,148	122,148	0	0.018900	\$0.00
SCHOOL BOND	122,148	0	122,148	0.000000	\$0.00
COUNTY GENERAL	122,148	54,698	67,452	0.005660	\$449.23
COUNTY BOND	122,148	0	122,148	0.000230	\$28.09
STATE	122,148	122,148	0	0.000360	\$0.00

### Owner Information

PRESSLEY JAMES Z 1408 COLLIER DR SMYRNA, GA 30080

### Payment Information

Status

Last Payment Date

Amount Paid

Paid

09/01/2016

\$477.32

### Property Information

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Assessed Value

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Fair Market Value

\$305,370

Tax District

6 - City of Smyrna

Homestead Exemption

413 Age 65, Basic, School

### Bill Information

Record Type

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2016

Due Date

10/17/2016

### Taxes

Base Taxes

Penalty

\$477.32

Interest

\$0.00

Fees

\$0.00

Good Through

\$0.00

Balance Due

\$0.00

### Property Address

1408 COLLIER DR



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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Total Postage and Fees \$

Sent to **James Bradford Pittman**  
**Stephanie M. Pittman**  
**1392 Collier Drive**

Smyrna, Georgia 30080

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Total Postage and Fees \$

Sent to **Ben and Katherine Ferris**  
**3272 Pinetree Drive**

Smyrna, Georgia 30080

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Total Postage and Fees \$

Sent to **Phil Meyerson**  
**Nan Jorgensen**  
**1418 Collier Drive**

Smyrna, Georgia 30080

Street and Apt. No., or PO Box No.

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☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Total Postage and Fees \$

Sent to **Ms. Myrtis Doyle**  
**1419 Collier Drive**

Smyrna, Georgia 30080

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Total Postage and Fees \$

Sent to **Camilla C Williams**  
**3317 Pretty Branch Drive**

Smyrna, Georgia 30080

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Total Postage and Fees \$

Sent to **Martin Addison**  
**1401 Collier Drive**

Smyrna, Georgia 30080

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



May 22, 2017

Dear Neighbors:

We have purchased the home at 1408 Collier Drive (some of you know it as Mrs. Evelyn Pressley's house). We intend to renovate the house and bring it into the 21<sup>st</sup> century! Because the house was built before the City of Smyrna established many of its building codes, it was grandfathered in. Now that we want to repave the driveway and build an addition of the back of the house, we have been advised by the City that we must request a variance to the building codes. As part of the variance application, we must show that we have notified our contiguous neighbors of our intention to seek a variance.

Our variance requests are as follows:

Variance #1: we are requesting the reduction of the east side set back for driveways from the required 5'-0" to 3'-0", in order to accommodate re-paving the existing driveway.

Variance #2: We are requesting to be able to re-pave the existing back driveway and parking area and build an addition, both of which would both have a portion in the current City of Smyrna 25 foot Stream Buffer parameters.

I am enclosing a site plan showing the current location of the driveway (which is where it will continue to be) as well as the addition at the rear of the house. I am also enclosing renderings of the elevations; the one at the bottom of the page shows the addition from the west side of the house. I am also enclosing, as required, a copy of our application for variance.

I would be glad to answer any questions you have about the scope of the variance. Please feel free to call me at 770-653-1451.

Sincerely,



Lisa Wannamaker



# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

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

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

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

APPLICANT: MARGARET C. SHANNON  
Business Phone: 404.759.4809 Cell Phone: 404.759.4809 Home Phone: \_\_\_\_\_  
Representative's Name (print): MARGARET C. SHANNON  
Address: 2060 Nancy Circle Smyrna, GA 30080  
Business Phone: 404.759.4809 Cell Phone: 404.759.4809 Home Phone: \_\_\_\_\_  
E-Mail Address: maggie@maggie-shannon.com  
Signature of Representative: Margaret C. Shannon

TITLEHOLDER: George N. & Lisa W. Wannamaker  
Business Phone: 678-987-0924 Cell Phone: 770.653-1451 Home Phone: 770.4634-6643  
Address: 1408 Collier Drive, Smyrna GA 30080  
Signature: Lisa W. Wannamaker

## VARIANCE:

Present Zoning: R-20 Type of Variance: Residential

Explain Intended Use: Main House of Homeowners.

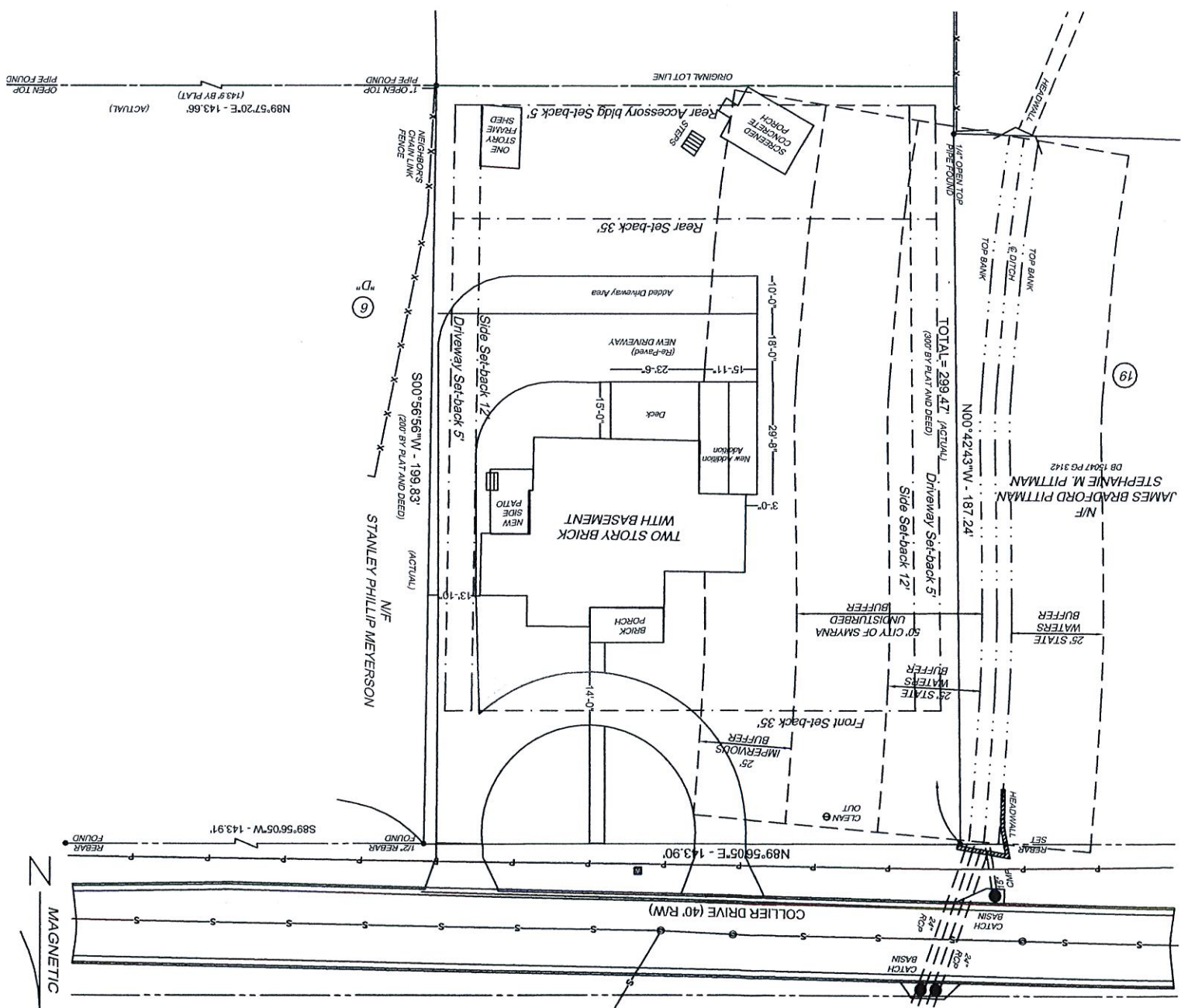
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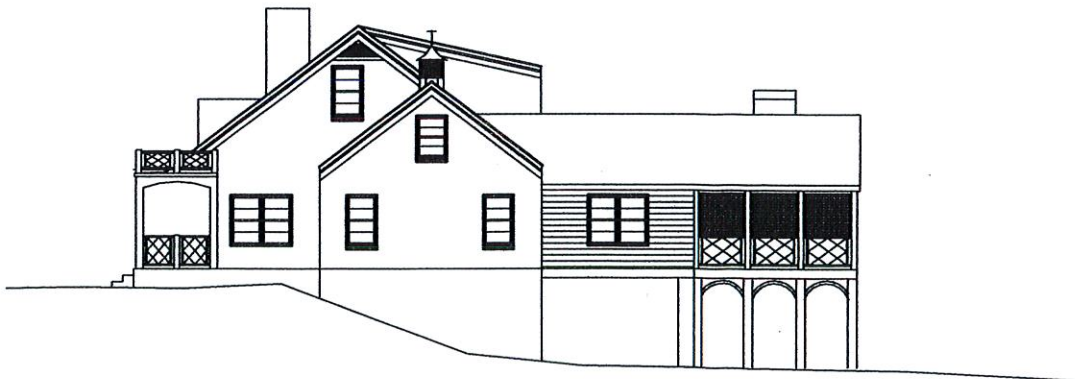
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE 2 ELEVATION

## RESIDENTIAL AND NON-RESIDENTIAL VARIANCE APPLICATION

Variance applications are due Thursday by 12:00 pm, 20 days prior to the License and Variance Board hearing. Applications are to be submitted to the Community Development Office located at 3180 Atlanta Road. The City of Smyrna License and Variance Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month. Hearings begin at 10:00 am in the Council Chambers in City Hall at 2800 King Street. The following materials and information must be provided in the variance application.

1. Location of property, to be identified by land lot number, street address, and present zoning classification. Also, general descriptive information such as major streets or other well-known landmarks. ✓
2. Zoning classification of all adjoining property.
3. A comprehensive summary detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use. See Zoning Ordinance Section 1403 - Variance Review Standards on Page 4 of the application. **(Required)** ✓
4. A copy of the existing plat of the property. Minimum size of the plat shall be 11" x 17". An 8½" x 11" to scale copy of the survey may also be used. ✓
5. Signature of the subject property owners or in the case of a corporation a duly authorized officer.
6. A to-scale site plan, if constructing a new structure or an addition to an existing structure on the subject property.
7. An elevation, rendering or photographic example of the structure, if constructing a new structure or an addition to an existing structure on the subject property. Also, a brief description of building and exterior materials proposed for the structure must accompany elevation, rendering or photographic example.
8. A copy of the paid tax receipts (**City and County**) for the subject property or a statement signed by an official in the Tax Commissioner's Office. If the application consists of several tracts, a copy of the paid tax receipts of each tract is required.
9. The petitioner shall notify all adjacent and abutting property owners by delivering a copy of the variance petition by hand delivery or by certified mail with return receipt requested. For the purposes of this section, adjacent shall also include parcels separated by a publicly dedicated right-of-way. Proof of such notice shall be provided to the city administrator or his designee prior to the hearing. Proof that certified mail was properly sent will be sufficient evidence of notification.



10. Application fee is:

\$450.00 per Commercial Variance, or

\$250.00 per Residential Variance, plus \$50 per add'l Variance

## Variance Meeting Dates 2017

Submittal	Submittal	Submittal	Submittal
Deadline: 3/23/2017 at 12:00 pm	Deadline: 4/6/2017 at 12:00 pm	Deadline: 4/20/2017 at 12:00 pm	
Post	Post	Post	
Property: 3/27/2017	Property: 4/10/2017	Property: 4/24/2017	
Variance	Variance	Variance	
Hearing: 4/12/2017 at 10:00am	Hearing: 4/26/2017 at 10:00am	Hearing: 5/10/2017 at 10:00am	(Applicant Must Attend)

Submittal	Submittal	Submittal	Submittal
Deadline: 5/4/2017 at 12:00 pm	Deadline: 5/25/2017 at 12:00 pm	Deadline: 6/8/2017 at 12:00 pm	
Post	Post	Post	
Property: 5/8/2017	Property: 5/29/2017	Property: 6/12/2017	
Variance	Variance	Variance	
Hearing: 5/24/2017 at 10:00am	Hearing: 6/14/2017 at 10:00am	Hearing: 6/28/2017 at 10:00am	(Applicant Must Attend)