

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: FairBanks Construction Services – Owner Kristine & Joseph Johnson

Business Phone: 678-305-0444 Cell Phone: 404-867-9549 Home Phone: _____

Representative's Name (print): Joel T Powell

Address: 1014 Hillsdale St, Smyrna, Georgia 30080

Business Phone: 678-305-0444 Cell Phone: _____ Home Phone: _____

E-Mail Address: joel@fairbanks-services.com – carol@fairbanks-services.com

Signature of Representative: 

TITLEHOLDER: Joseph and Kristine Johnson

Business Phone: _____ Cell Phone: 770-712-0077 Home Phone: _____

Address: 1014 Hillsdale St, Smyrna Georgia 30080

Signature: _____

VARIANCE:

Present Zoning: R-15 Type of Variance: For the Amount of the

Impervious surface 50%

Explain Intended Use: _____

The owner intends to construct a 30' x 30' addition to the rear of the house

Location: _____

Land Lot(s): 8 District: 17 Size of Tract: _____ Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North –	R-15
East	R-15
South	R-15
West	R-15

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

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

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

on the premises described in the application.

NAME

ADDRESS

See Attached Certified mail



June 22, 2017

Re: 1014 Hillsdale St., Smyrna, GA 30080 – Variance Request

Dear Neighbor:

My name is Joel T. Powell. I have been contracted by your neighbors, Kristine and Joseph Johnson, who live at 1014 Hillsdale to construct an addition to their home.

This letter is to inform you of Kristine and Joseph's application for a variance to construct the addition. The variance is related to impervious surface encroachment and will not be a request to encroach on the existing building setbacks. As a matter of legal notice, we are required to either send a certified letter or meet individually with all contiguous "occupants or land owners." A certified letter was the most effective means of delivering this notice.

In recent applications, we have had some negative feedback regarding the certified letters and having to retrieve them from the post office. As such, we have included a copy of the application to this note. The certified letter will not contain any additional information and will only serve our legal requirement. You are in no way obligated to pick up the certified letter.

Why do we need a variance? According to the survey we have provided and the proposed site plan, the addition will encroach into the impervious surface. The encroachment is not substantial but, we feel it is in our best interest and the best interest of our neighbors to maintain compliance with our ordinances and that is the purpose of our application.

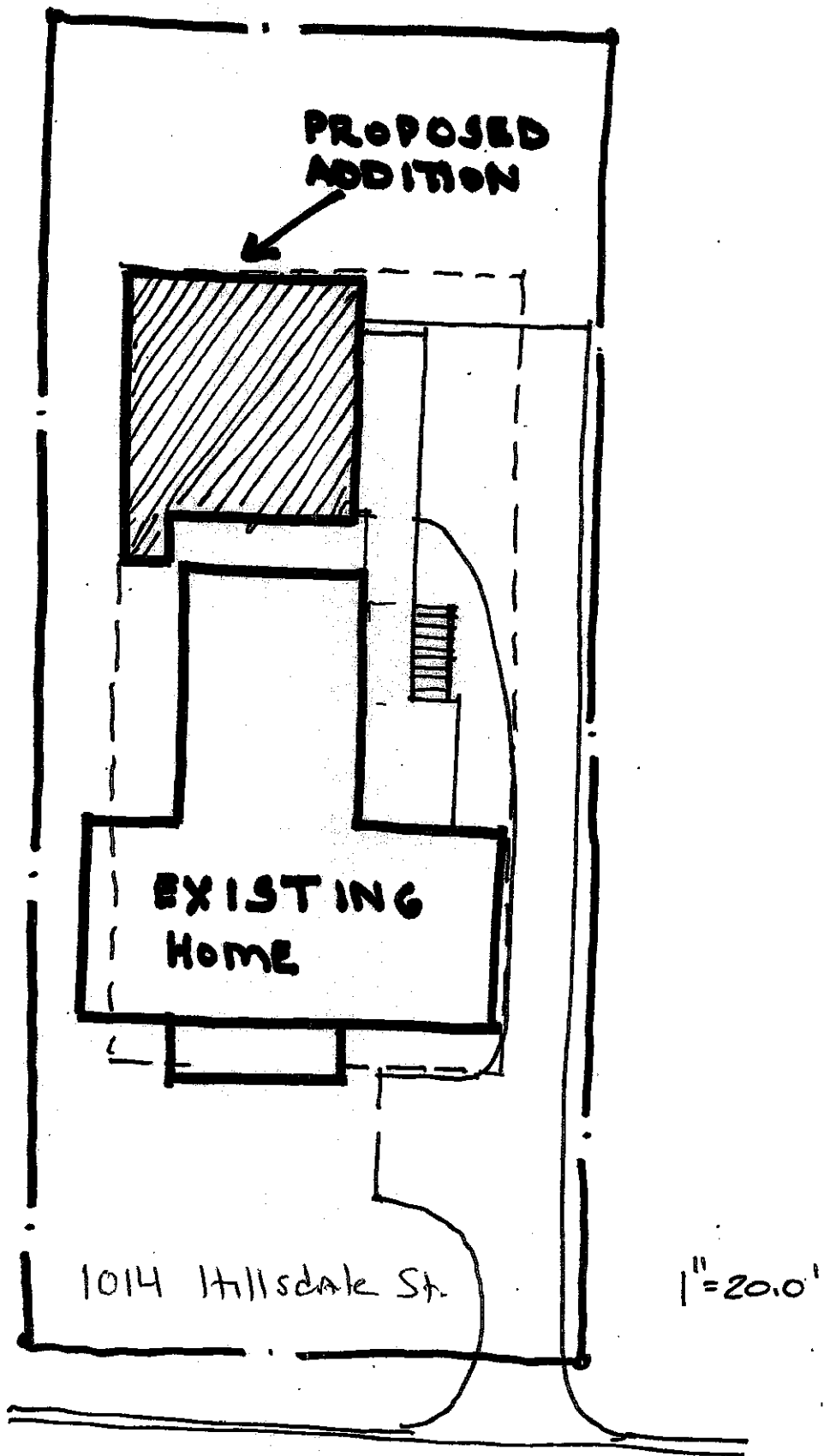
If you would like to discuss the application or should you have any questions or concerns don't hesitate to contact me at 678-305-0444 or email joel@fairbanks-services.com.

Thank you for your consideration,

A handwritten signature in black ink, appearing to be "Joel T. Powell".

Joel T. Powell
FairBanks Construction Services, LLC

Proposed Site Plan



Joel & Margarita Martinez Ceballos

1022 Hillsdale Street

Smyrna, Georgia 30080

Dean Leslie Blake &

Walter Worth

1015 Hilldale Street

Smyrna, Georgia 30080

Lowrey & Tyler Elder

1023 Hillsdale Street

Smyrna, Ga 30080

Paige Covington Murphy – mailing address 4259 Weaver Street, Smyrna Ga 30080

2789 Fraser Street - Also owns 1015 Bank Street – directly behind property

Smyrna, Ga 30080

Matt T Wardlaw

2799 Fraser Street

Smyrna, Ga 30080

Maria Medina Tovar

2805 Fraser Street

Smyrna, Ga 30080

Randall Thomas Bailey

1023 Bank Street

Smyrna, Ga 30080

LEGEND	
P.P. - POWER POLE	C.B. - CATCH BASIN
L.P. - LIGHT POLE	R.C.P. - REINFORCED CONCRETE PIPE
F.H. - FIRE HYDRANT	C.M.P. - CORRUGATED METAL PIPE
M.H. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
W.M. - WATER METER	W.V. - WATER VALVE
G.M. - GAS METER	S.C.O. - SEWER CLEAN OUT
R.B.S. - REINFORCING BAR SET	T.M. - TELEPHONE MANHOLE
R.B.F. - REINFORCING BAR FOUND	-- 01 -- - OVERHEAD TELEPHONE LINES
C.T.F. - CRIMP TOP PIPE FOUND	-- 06 -- - OVERHEAD POWER LINES
O.T.F. - OPEN TOP PIPE FOUND	H.W. - HEADWALL
R/W MON. - RIGHT-OF-WAY MONUMENT	P.B. - POWERBOX
-- X -- TYPE OF FENCE	-- W -- W - WATER LINE
J.B. - JUNCTION BOX	-- T -- T - UNDERGROUND TELEPHONE LINE
D.I. - DROP INLET / YARD INLET	-- G -- G - GAS LINE

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER # 130057, MAP NUMBER
13067 C 0119 H DATED MARCH 4, 2013.

CURRENTLY ZONED: R-15
*NOTE: HOUSE WAS BUILT IN 1955, PRIOR TO
THE CITY OF SMYRNA'S ADOPTION OF
CURRENT LAWS STARTING IN 1977.

**SETBACKS: FRONT- 35 FEET (OTHER)
SIDE- 10 FEET
REAR- 30 FEET**
MAXIMUM HEIGHT OF STRUCTURE: 35 FEET
MINIMUM LOT WIDTH AT SETBACK: 85 FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM FLOOR AREA: 2,000 SQ. FT.
MINIMUM LOT SIZE: 15,000 SQ. FT.

ALLOWABLE IMPERVIOUS: 3,974 SQ. FT.
EXISTING IMPERVIOUS: 3,742 SQ. FT.
PROPOSED IMPERVIOUS:

- HOUSE & PORCH= 2,218 SQ. FT.
- DECK= 198 SQ. FT.
- CONCRETE SURFACES & STEPS= 1,306 SQ. FT.
- WALLS= 20 SQ. FT.



2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

Gaskins

Marietta Office 1266 Powder Springs Rd Marietta, GA 30066 Phone: (770) 424-7168		Canton Office 147 Reinhardt College Pk Ste. 8 Canton, GA 301 Phone: (770) 479-9656	
LSP# 749 www.gicurvey.com			
FIELD DATE: 4-7-17		DRAWN BY: MAN	
OFFICE DATE: 4-10-17		CHECKED BY: DCO	
SCALE: 1"=20'		FILE: S:/BND/COBB/17/...	

LOCATED IN L.L. 449
17th DISTRICT, 2nd SECTION
CITY OF SMYRNA
COBB COUNTY, GA.