

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: 18-029-031

Hearing Date: 4/11/18

APPLICANT: Alejandro M. Barraza

Business Phone: (404) 677-5043 Cell Phone: (708) 602-4352 Home Phone: SAME

Representative's Name (print): \_\_\_\_\_

Address: 1522 Grace Meadows Lane SE, Smyrna, GA 30082

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature of Representative: \_\_\_\_\_

TITLEHOLDER: Alejandro M. Barraza, Alexandra Barraza

Business Phone: \_\_\_\_\_ Cell Phone: (708) 602-4352 Home Phone: SAME

Address: 1522 Grace Meadows Lane SE, Smyrna, GA 30082

Signature: Alejandro M. Barraza, Alexandra Barraza

## VARIANCE:

Present Zoning: R-12 Residential Type of Variance: 30' Undisturbed

buffer mandates the restriction of tree removal. I am  
petitioning for approval to have the trees removed.

Explain Intended Use: The purpose of the tree removal is to  
make the back yard functional.

Location: Lot 9

Land Lot(s): 383 District: 17th Size of Tract: .289 Acres

(To be completed by City)

Received: 3/21/18

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

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

**CONTIGUOUS ZONING**

**North:** \_\_\_\_\_

**East:** \_\_\_\_\_

**South:** \_\_\_\_\_

**West:** \_\_\_\_\_

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

By signature, it is hereby acknowledged that I have been notified that Alejandro Barrera  
located at 1522 Grace Meadows Lane SE, Smyrna, GA  
Intends to make an application for a variance for the purpose of conditioning the  
back yard as a functional space, by way of removing  
trees, regrading the ground, building a retaining wall, and laying sod.  
on the premises described in the application.

NAME	ADDRESS
<u>Charlene Lucca Deneen</u>	<u>1524 Grace Meadows Lane</u>
<u>Julie McGinnis</u>	<u>1520 Grace Meadows Ln.</u>
<u>Brad Patel</u>	<u>1521 Grace Meadows Ln</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also you may provide certified mail receipts of notification letters sent to adjacent properties. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

**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 purpose for petitioning a variance is to make the back yard functional. The scope of the project includes tree removal, regrading of the ground, building a short retaining wall (24 inches), pouring concrete below the existing deck, and laying sod. Without completing this project, the back yard is in no condition to be used. In addition, in time the trees present a risk to the house in adverse weather conditions.

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CARLA JACKSON, Tax Commissioner

CHELLY MCDUFFIE, Deputy Tax Commissioner

BILL NUMBER

COBB COUNTY DUPLICATE TAX STATEMENT  
FOR TAX YEAR 2017PLEASE WRITE PARCEL  
NUMBER BELOW  
ON YOUR CHECKMAKE CHECK PAYABLE TO: "Cobb County Tax Commissioner"  
MAIL REMITTANCE TO: P.O. BOX 100127  
MARIETTA, GA 30061-7027

PROPERTY DESCRIPTION 1522 GRACE MEADOWS LN									
Parcel	Lot	BLK	Unit	Acres	Homestead	Dist	Gross Value	Gross Assessment	
17-0383-0-078-0	0009			0.00		6	275830	110332	
								TOTAL TAX	2845.45
								LESS AMT. PREV. PAID	-2845.45

BARRAZA ALEJANDRO M & ALEXANDRA A  
1522 GRACE MEADOWS LN SE  
SMYRNA GA 30082

Total Due \$0.00

DETACH AND RETURN WITH CHECK

REMITTANCE COPY

COBB COUNTY DUPLICATE TAX STATEMENT  
FOR TAX YEAR 2017

TAXPAYER COPY

BILL NUMBER

PROPERTY DESCRIPTION 1522 GRACE MEADOWS LN									
Parcel	Lot	BLK	Unit	Acres	Homestead	Dist	Gross Value	Gross Assessment	
17-0383-0-078-0	0009			0.00		6	275830	110332	

2017 owner was WEBER RUDY LEE RUSSELL &amp; CARSON B

BARRAZA ALEJANDRO M & ALEXANDRA A  
1522 GRACE MEADOWS LN SE  
SMYRNA GA 30082

	GROSS ASSESSMENT	- EXEMPTION	= NET ASSESSMENT	X MILLAGE	= CALCULATED TAX	-	= TOTAL TAX
STATE	110332		110332	0.000000			
COUNTY GENERAL	110332		110332	0.006760	745.84		745.84
COUNTY BOND	110332		110332	0.000130	14.34		14.34
SCHOOL GENERAL	110332		110332	0.018900	2085.27		2085.27
SCHOOL BOND	110332		110332	0.000000			
10% PENALTY FOR NOT FILING A TAX RETURN							
TOTAL						2845.45	2845.45
						LESS AMT. PREV. PAID	-2845.45

Total Due \$0.00



770-528-8610

This is the duplicate tax bill for the above said property, calculated  
from information supplied by the Cobb County Board of Tax Assessors.You must send a copy of this bill to your mortgage company  
if they are responsible for payment.CARLA JACKSON, Tax Commissioner  
CHELLY MCDUFFIE, Deputy Tax CommissionerPhone 770-528-8600  
E-mail: tax@cobbtax.org  
tags@cobbtax.org  
Web: www.cobbtax.org