

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: 110-P33-035

Hearing Date: 4/4/18

APPLICANT: Tanner Gard

Business Phone: 407-615-9380 Cell Phone: 407-416-5458 Home Phone: _____

Representative's Name (print): Tanner Gard

Address: 1515 Walker St SE Smyrna, GA 30080

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

E-Mail Address: gardtanner@gmail.com

Signature of Representative: [Signature]

TITLEHOLDER: Randall G. R. D. Y.

Business Phone: _____ Cell Phone: 678-361-2365 Home Phone: _____

Address: _____

Signature: [Signature]

* closing 3-28-18 *

VARIANCE:

Present Zoning: R-15 Type of Variance: Building setback line

average 3 Feet left hand side to include roof overhang
and 10 feet on the rear. Existing structures are over the line

Explain Intended Use: Rebuild rear of home to be Bedroom
and 2 bathrooms

Location: 1515 Walker St. SE Smyrna, GA 30080

Land Lot(s): 593 District: 17th Dist Size of Tract: 0.1089 Acres
2nd sect.

Improvements coverage

(To be completed by City)

Received: 3/22/18

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 Tanner
Gard

Intends to make an application for a variance for the purpose of rebuilding the
back section of the house to add a bedroom
and 2 bathrooms
on the premises described in the application.

NAME	ADDRESS
<u>Judith H Purvis</u>	<u>1523 Walker St SE</u>
<u>Judith + Oliver Reinhold</u>	<u>1516 Walker St SE</u>
<u>[Signature]</u>	<u>1501 Walker St SE</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

We are requesting a variance (rear and left) for the purpose of rebuilding the back section of 1515 Walker St SE (built in 1929). As you can see in the survey, the existing structure is already over the current building line setbacks on all sides. The proposed new addition will not extend any further than what exists today and has been standing for many years. As newlyweds and first time homebuyers, my wife and I are looking to add a third bedroom and second bathroom to better fit our needs and start our family in this home.

Our request is to remove the existing 28'6" x 8' covered patio/lower roofline addition and existing patio deck that extends to 20' of the rear setback and replace it with a 32' x 12' addition with a small 4' landing deck and steps, as seen in the attached construction plans. The original roofline of the home will be extended/carried back for the 32' x 12' addition. Therefore, the height of the addition will not be any taller than the existing structure.

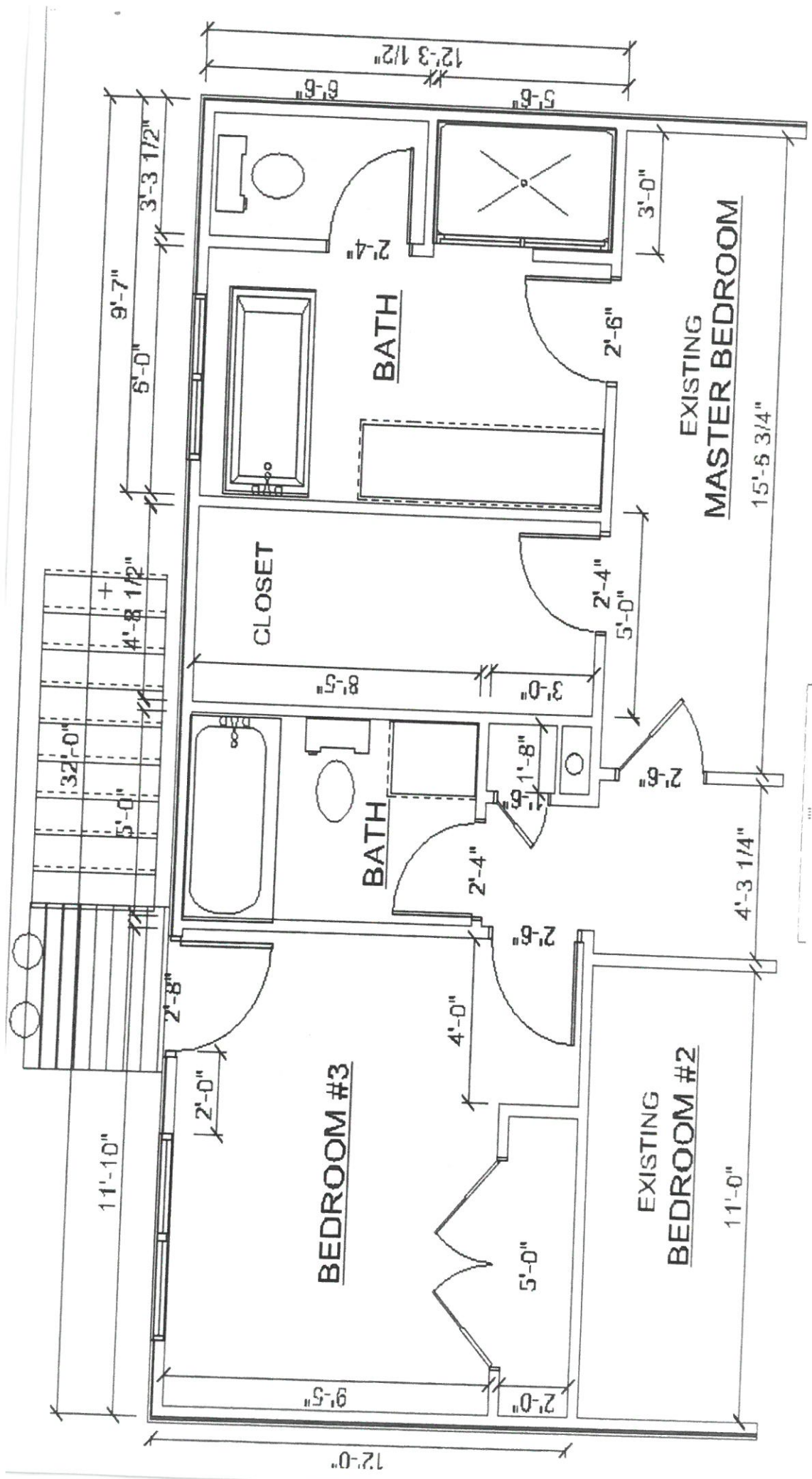
We are beyond excited to renovate and add to this home and make it our very own. We strongly believe the addition will not only fulfill our needs as a family, but also drastically raise the value of the home.

We greatly appreciate your time and consideration!

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 593 of the 17th District, 2nd Section, Cobb County, Georgia; and being shown on a plat of survey for Lisa Denton Morgan by J. A. Evans Surveying Co., Inc., dated August 28, 1996; and being more particularly described as follows:

BEGINNING at a point located on the northeast right-of-way of Walker Street; said point being located a distance of 344 feet in a southeast direction from the intersection of the northeast right-of-way of Walker Street with Walker Court, said point being at the property now, or formerly, owned by Whitaker; running thence north 12 degrees 34 minutes 00 seconds west along said Whitaker property, a distance of 93.19 feet to a solid rod; running thence north 80 degrees 20 minutes 00 seconds east, a distance of 52.81 feet to a point located at the property now, or formerly, owned by Purvis; running thence south 18 degrees 01 minutes 40 seconds east along said Purvis property, a distance of 126.43 feet to an iron pin found on the northeast right-of-way of Walker Street; running thence in a northwest direction along the northeast right-of-way of Walker Street, an arc distance of 73.96 feet to a point, and being the Point of Beginning.



PLANS FOR REBUILDING ADDITION

RETRACEMENT & ZONING SURVEY FOR:

TANNER GARD

1515 WALKER STREET - PIN: 17059300150
CITY OF SMYRNA, GEORGIA 30080
Land Lot 593, 17th District, 2nd Section Cobb County
Field Measured 6,234.225 SQ. FT., 0.143 Acres of Land
PRESENT ZONING R-15
OWNER(S) PER COBB COUNTY ASSESSORS GIS WEBSITE:
ERIC WATSON, RANDALL GRADY AND ED GALVIN

Now or Formerly
PIN: 17059300880
WALKER STREET SE
GARETT & REBECCA PLYLER
DEED BOOK 15021, PAGE 5863

N80°20'00"E(R) 52.81'(R) N80°18'07"E(F) 53.09'(F)

SURVEYOR'S NOTES

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.

A LEICA Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure one foot in 16,146 feet and no angle adjustment. This plat has been calculated for closure and is found to be accurate within one foot in 314,898 feet.

Proposed 8' Side Setback
Exist. 10' Side Setback
Now or Formerly
PIN: 17059300880
WALKER STREET SE
GARETT & REBECCA PLYLER
DEED BOOK 15021, PAGE 5863

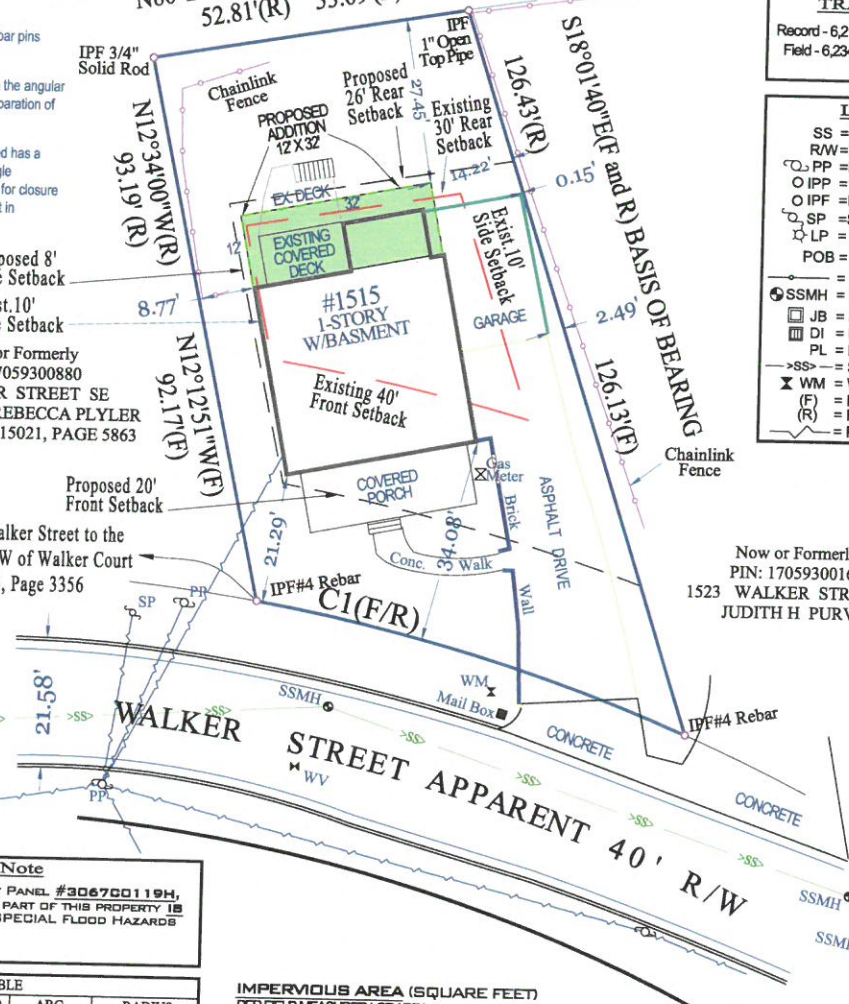
344' along R/W of Walker Street to the intersection of the R/W of Walker Court
Per Deed Book 14543, Page 3356

TRACT AREA

Record - 6,214.2365 SF., 0.1426 Acres
Field - 6,234.2256 SF., 0.1431 Acres

LEGEND

- SS = Sanitary Sewer
- R/W = Right of Way
- PP = Power Pole
- IPP = 1/4" Iron Rebar Placed
- IPF = Iron Pin Found
- SP = Service Pole
- LP = Light Pole
- POB = Point of Beginning
- CLF = Chain Link Fence
- SSMH = Sewer Manhole
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- SS = Sanitary Sewer Line
- WM = Water Meter
- (F) = Field Measurement
- (R) = Record Measurement
- = Power Line



Flood Note

ACCORDING TO F.I.R.M. COMMUNITY PANEL #306700119H, EFFECTIVE ON 03/04/2013 AND PART OF THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS AND IS LOCATED IN ZONE 'X'.
CITY OF SMYRNA 130057

CURVE TABLE

CURVE	BEARING	CHORD	ARC	RADIUS
MEASURED C1	N74°00'44"W	74.85	75.02	314.64
RECORD C1	N73°57'07"W	73.79	73.96	314.64

EXISTING R-15 ZONING PER CITY OF SMYRNA ACRGIS.COM & MUNCODE WEBSITE

Maximum Lot Coverage - 35%, Minimum Lot Width At Setback - 85 Feet
Minimum Front Setback From Street R/W
Major/Minor/Other Thoroughfare - 50 Feet/40 Feet/30 Feet
Minimum Side Yard Setback - 10 Feet, Minimum Rear Yard Setback - 30 Feet
Maximum Height Of Structure - 35 Feet

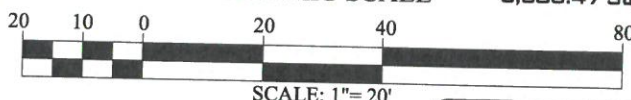
PROPOSED R-15 ZONING SETBACKS FOR PIN: 17059300150 - Max Coverage - As Proposed

Front - 20 Ft, Left Side - 8 Ft, Right Side 0 Ft, Rear - 26 Ft, Maximum Height - 35 Ft

IMPERVIOUS AREA (SQUARE FEET) PER FIELD MEASURED LOT AREA ALL MEASUREMENTS TO PROPERTY LINE

1. MAIN HOUSE - 1,149.10 SQFT - 18.43%
 2. GARAGE - 363.18 SQFT - 5.82%
 3. FRONT PORCH - 603.81 SQFT - 9.68%
 4. REAR COVERED DECK - 115.66 SQFT - 1.85%
 5. REAR DECK - 110.68 SQFT - 1.77%
 6. PROPOSED ADDITION - 384 SQFT
 7. MAIN HOUSE, GARAGE WITH ADDITION - 1,772.02 SQFT - 28.42%
 8. FRONT WALK - 94.11 SQFT - 1.50%
 9. ASPHALT AND CONCRETE DRIVE TO RW - 916.53 SQFT - 14.70%
- TOTAL IMPERVIOUS AREA BEFORE ADDITION
3,353.07 SQUARE FEET = 53.784%
TOTAL IMPERVIOUS AREA AFTER ADDITION
3,386.47 SQUARE FEET = 54.320%

GRAPHIC SCALE



SCALE: 1"=20'



Perimeter Surveying Co., Inc.
KENNETH L. NUTT, G.A., R.L.S. #2104
1065 Sandtown Road, SW Marietta, GA 30008
P: (770) 425-6824 F: (770) 425-6768
COA# LSFO01223
kencoper@aol.com

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

REV. 1 MARCH 22, 2018
MARCH 20, 2018

REVISED 03/22/18 to show impervious area
Date: March 20, 2018

RETRACEMENT AND ZONING SURVEY FOR:

TANNER GARD

1515 WALKER ST., CITY OF SMYRNA, 30080
PIN: 17059300150, COBB COUNTY GEORGIA
LAND LOT 593, 17th DISTRICT, 2nd SECTION

Computed by: RSN
Drawn by: RSN
Checked by: KLN

Party Chief: KLN
Field Survey Date: 03/18/2018
Job #: 003618

SHEET 1 OF 1 - SHEET SIZE 11 X 17

BASIS OF BEARING: Plat Deed Book 14543, Page 3356
And Plat By For Use Denton Morgan J.A. Evans Surveying Co., Inc.
Dated 08-28-1998 Signed By: James A. Evans, Jr., - CUS2167

