

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V18-061

Hearing Date: 9/12/18

APPLICANT: Matt and Melissa Ivie

Business Phone: \_\_\_\_\_ Cell Phone: 678 294 5203 Home Phone: 678 438 3473

Representative's Name (print): Matt Ivie

Address: 1450 Walker St SE

Business Phone: \_\_\_\_\_ Cell Phone: 678 438 3473 Home Phone: \_\_\_\_\_

E-Mail Address: matthewivie32@gmail.com

Signature of Representative: Matthew Ivie

TITLEHOLDER: Matt and Melissa Ivie

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

Address: Same

Signature: Melissa Ivie Matthew Ivie

## VARIANCE:

Present Zoning: \_\_\_\_\_ Type of Variance: \_\_\_\_\_

Explain Intended Use: replace current chain link fence with a 6 foot arch cut wood privacy fence

Location: 1450 Walker St. SE

Land Lot(s): 560 District: 17<sup>th</sup> Size of Tract: 0.3 Acres  
2nd Section

(To be completed by City)

Received: 8/21/18

Posted: 8/21/18

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 \_\_\_\_\_

Matt and Melissa Ivie

Intends to make an application for a variance for the purpose of \_\_\_\_\_

fencing the property (replacing  
current fence)

on the premises described in the application.

**NAME**

**ADDRESS**

KATRINA JONES  
Russell Currie  
Felicia Rakestraw  
Johnny Greene

1449 Walker Ct. SE Smyrna, GA 30080  
2794 Morris Circle Smyrna GA  
2780 Morris Circle 30080  
2729 Morris Circle Smyrna

\*additional neighbors were sent letters via  
certified mail - receipts are in envelope

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**

Our property currently has a rusted, chain-link fence around the perimeter. We would like to replace it with a scalloped, wood, privacy fence (6 ft).

In the back yard, the current fence is approximately 6 feet from the road, and we would like to install the new fence in the same position (2 sides). The third side of the backyard fencing runs along our property line and backs up to two neighboring lots. The fencing in the front yard is currently 42 feet from the road, but we would like to install the new fence 35 feet from the road to enclose our air conditioning unit.

There are currently two gates in the fencing. We intend to have gates in the same locations.

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Current chain-link fencing  
around the entire property.



Photo of intended 6 ft.,  
scalloped wood privacy  
fence from Allied Fence

