

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Preston Thomas

Business Phone: _____ Cell Phone: 678 579 3867 Home Phone: _____

Representative's Name (print): Sean Alford

Address: _____

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

E-Mail Address: _____

Signature of Representative: _____

TITLEHOLDER: Preston Thomas

Business Phone: _____ Cell Phone: 678 579 3867 Home Phone: _____

Address: 922 McInden Ave Smyrna GA 30080

Signature: [Signature]

VARIANCE:

Present Zoning: R-15 Type of Variance: setback on left side

Explain Intended Use: Adding laundry room, office, bed and bath

Location: _____

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

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

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

By signature, it is hereby acknowledged that I have been notified that Preston Thomas at
922 McLinden Ave

Intends to make an application for a variance for the purpose of adding roughly
a thousand square feet with a set back variance
for left side of house
on the premises described in the application.

NAME	ADDRESS
<u>Matthew Dean</u>	<u>932 McLinden Ave SE</u>
<u>925 Dell Ave</u>	<u>Smyrna GA 30080</u>
<u>Smyrna, GA</u>	
<u>30080</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.

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15

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 seeking a variance because I am getting married and starting a family. The house is currently less than 1,000 square feet and not suitable for a family. There is currently only one bath and no laundry room.

Variance Meeting Dates 2019

Submittal	Submittal	Submittal	Submittal
Deadline: <u>12/20/2018</u> at 12:00 pm	Deadline: <u>1/3/2019</u> at 12:00 pm	Deadline: <u>1/24/2019</u> at 12:00 pm	Deadline: <u>1/24/2019</u> at 12:00 pm
Post	Post	Post	Post
Property: <u>12/24/2018</u>	Property: <u>1/7/2019</u>	Property: <u>1/28/2019</u>	Property: <u>1/28/2019</u>
Variance	Variance	Variance	Variance
Hearing: <u>1/9/2019</u> at 10:00am	Hearing: <u>1/23/2019</u> at 10:00am	Hearing: <u>2/13/2019</u> at 10:00am	Hearing: <u>2/13/2019</u> at 10:00am
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)

Submittal	Submittal	Submittal	Submittal
Deadline: <u>2/7/2019</u> at 12:00 pm	Deadline: <u>2/21/2019</u> at 12:00 pm	Deadline: <u>3/7/2019</u> at 12:00 pm	Deadline: <u>3/7/2019</u> at 12:00 pm
Post	Post	Post	Post
Property: <u>2/11/2019</u>	Property: <u>2/25/2019</u>	Property: <u>3/11/2019</u>	Property: <u>3/11/2019</u>
Variance	Variance	Variance	Variance
Hearing: <u>2/27/2019</u> at 10:00am	Hearing: <u>3/13/2019</u> at 10:00am	Hearing: <u>3/27/2019</u> at 10:00am	Hearing: <u>3/27/2019</u> at 10:00am
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)

Variance Meeting Dates 2019

Submittal	Submittal	Submittal	Submittal
Deadline: <u>3/21/2019</u> at 12:00 pm	Deadline: <u>4/4/2019</u> at 12:00 pm	Deadline: <u>4/18/2019</u> at 12:00 pm	Deadline: <u>4/22/2019</u> at 12:00 pm
Post	Post	Post	Post
Property: <u>3/25/2019</u>	Property: <u>4/8/2019</u>	Property: <u>4/22/2019</u>	Property: <u>4/22/2019</u>
Variance	Variance	Variance	Variance
Hearing: <u>4/10/2019</u> at 10:00am	Hearing: <u>4/24/2019</u> at 10:00am	Hearing: <u>5/8/2019</u> at 10:00am	Hearing: <u>5/8/2019</u> at 10:00am
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)

Submittal	Submittal	Submittal	Submittal
Deadline: <u>5/2/2019</u> at 12:00 pm	Deadline: <u>5/23/2019</u> at 12:00 pm	Deadline: <u>6/6/2019</u> at 12:00 pm	Deadline: <u>6/10/2019</u> at 12:00 pm
Post	Post	Post	Post
Property: <u>5/6/2019</u>	Property: <u>5/27/2019</u>	Property: <u>6/10/2019</u>	Property: <u>6/10/2019</u>
Variance	Variance	Variance	Variance
Hearing: <u>5/22/2019</u> at 10:00am	Hearing: <u>6/12/2019</u> at 10:00am	Hearing: <u>6/26/2019</u> at 10:00am	Hearing: <u>6/26/2019</u> at 10:00am
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)

Variance Meeting Dates 2019

Submittal	Submittal	Submittal	Submittal
Deadline: <u>6/20/2019</u> at 12:00 pm	Deadline: <u>7/3/2019</u> at 12:00 pm	Deadline: <u>7/25/2019</u> at 12:00 pm	
Post	Post	Post	
Property: <u>6/24/2019</u>	Property: <u>7/8/2019</u>	Property: <u>7/29/2019</u>	
Variance	Variance	Variance	
Hearing: <u>7/10/2019</u> at 10:00am	Hearing: <u>7/24/2019</u> at 10:00am	Hearing: <u>8/14/2019</u> at 10:00am	
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	

Submittal	Submittal	Submittal	Submittal
Deadline: <u>8/8/2019</u> at 12:00 pm	Deadline: <u>8/22/2019</u> at 12:00 pm	Deadline: <u>9/5/2019</u> at 12:00 pm	
Post	Post	Post	
Property: <u>8/12/2019</u>	Property: <u>8/26/2019</u>	Property: <u>9/9/2019</u>	
Variance	Variance	Variance	
Hearing: <u>8/28/2019</u> at 10:00am	Hearing: <u>9/11/2019</u> at 10:00am	Hearing: <u>9/25/2019</u> at 10:00am	
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	

Variance Meeting Dates 2019

Submittal	Submittal	Submittal	Submittal
Deadline: <u>9/19/2019</u> at 12:00 pm	Deadline: <u>10/3/2019</u> at 12:00 pm	Deadline: <u>10/24/2019</u> at 12:00 pm	Deadline: <u>10/24/2019</u> at 12:00 pm
Post	Post	Post	Post
Property: <u>9/23/2019</u>	Property: <u>10/7/2019</u>	Property: <u>10/28/2019</u>	Property: <u>10/28/2019</u>
Variance	Variance	Variance	Variance
Hearing: <u>10/9/2019</u> at 10:00am	Hearing: <u>10/23/2019</u> at 10:00am	Hearing: <u>11/14/2018</u> at 10:00am	Hearing: <u>11/14/2018</u> at 10:00am
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)

Submittal	Submittal	Submittal	Submittal
Deadline: <u>N/A</u> at 12:00 pm	Deadline: <u>11/21/2019</u> at 12:00 pm	Deadline: <u>N/A</u> at 12:00 pm	Deadline: <u>N/A</u> at 12:00 pm
Post	Post	Post	Post
Property: <u>N/A</u>	Property: <u>11/25/2019</u>	Property: <u>N/A</u>	Property: <u>N/A</u>
Variance	Variance	Variance	Variance
Hearing: <u>Holiday</u> at 10:00am	Hearing: <u>12/11/2019</u> at 10:00am	Hearing: <u>Holiday</u> at 10:00am	Hearing: <u>Holiday</u> at 10:00am
(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)	(Applicant Must Attend)

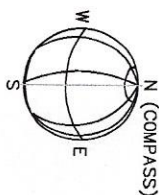
GENERAL NOTES:

1. This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
2. This plot is subject to any restrictions, assessments, covenants or restrictions that may exist either written or unwritten.
3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4. No Geodetic monuments were found within 500 feet of this site.
5. This Plot has been prepared for the exclusive use of the person(s) or entities named herein.

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. 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, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot 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.

TREE SYMBOLS
X = DIAMETER IN INCHES
OAK



LEGEND

- EQP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- CHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

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ARE THE PROPERTY OF THE
SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR



REFERENCE:

DB 9 PG 198
DB 15210 PG 4396
DB 15310 PG 3180
DB 15360 PG 2697

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY,
GEORGIA 130670019H EFFECTIVE DATE MARCH 4, 2013

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 15210 PG 4396
PROPERTY OWNER AT TIME OF SURVEY:
PRESTON M. THOMAS
PARCEL NUMBER: 17045100470
TOTAL AREA: 9,101 SQ FT, 0.208 AC
CALCULATED PLAT CLOSURE: 1:165,359

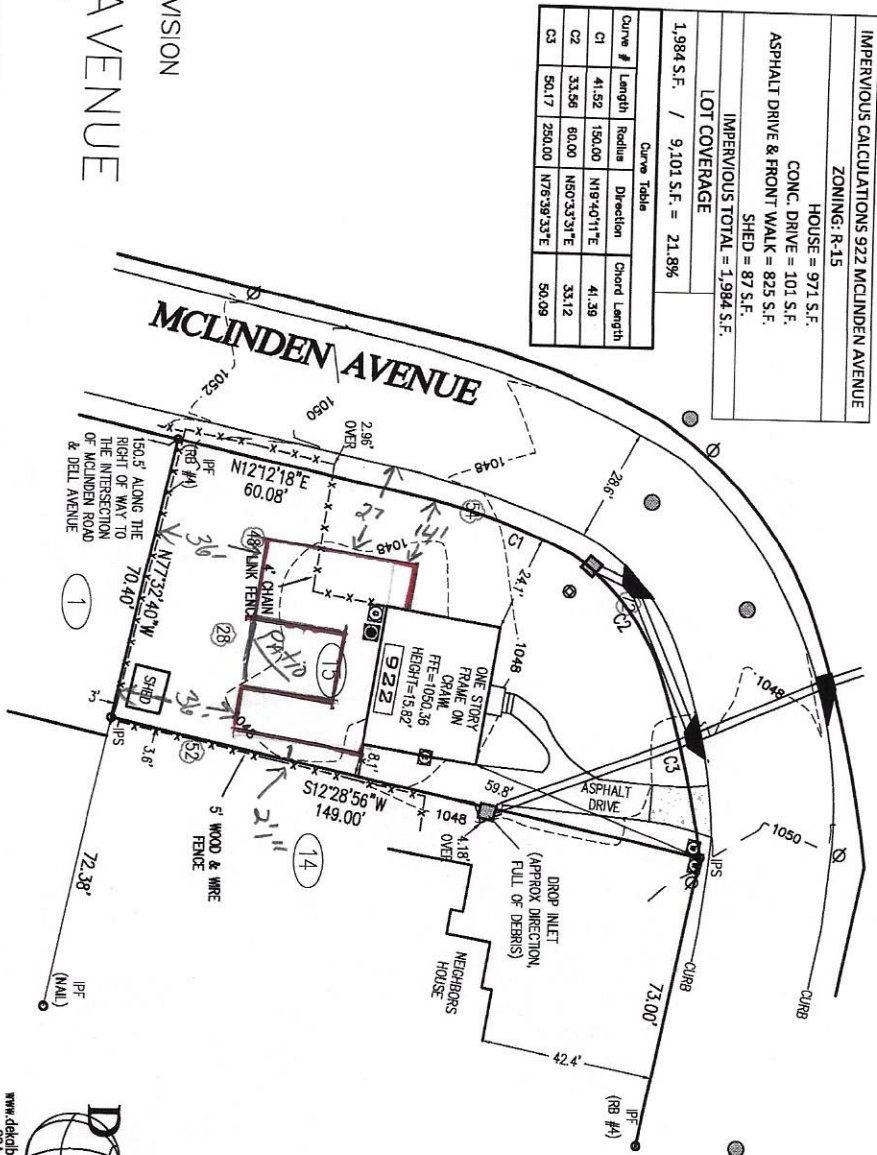
FIELD DATA:

DATE OF FIELD SURVEY: 1-24-2019
THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.015 FEET.
EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR
RAM CONSTRUCTION
LOT 15, BLOCK B,
SMYRNA HEIGHTS ANNEX SUBDIVISION

922 MCLINDEN AVENUE

CITY OF SMYRNA, COBB COUNTY, GEORGIA
LAND LOT 451, DIST 17, SECT 2
DATE: JANUARY 29, 2019



Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	41.52	150.00	N19°40'11"E	41.59
C2	33.86	80.00	N60°33'31"E	33.12
C3	50.17	250.00	N76°39'33"E	50.09

IMPERVIOUS CALCULATIONS 922 MCLINDEN AVENUE	
ZONING: R-15	HOUSE = 971 S.F.
	CONC. DRIVE = 101 S.F.
	ASPHALT DRIVE & FRONT WALK = 825 S.F.
	SHED = 87 S.F.
	IMPERVIOUS TOTAL = 1,984 S.F.
LOT COVERAGE	1,984 S.F. / 9,101 S.F. = 21.8%