

RESIDENTIAL AND NON-RESIDENTIAL VARIANCE APPLICATION

Variance applications are due Thursday by 12:00 pm, 20 days prior to the License and Variance Board hearing. Applications are to be submitted to the Community Development Office located at 3180 Atlanta Road. The City of Smyrna License and Variance Board meets the 2nd and 4th Wednesday of each month. Hearings begin at 10:00 am in the Council Chambers in City Hall at 2800 King Street. The following materials and information must be provided in the variance application.

1. Location of property, to be identified by land lot number, street address, and present zoning classification. Also, general descriptive information such as major streets or other well-known landmarks.
2. A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use. See Zoning Ordinance Section 1403 - Variance Review Standards on Page 4 of the application. (Required)
3. Signature of the subject property owners or in the case of a corporation a duly authorized officer.
4. A to-scale site plan, if constructing a new structure or an addition to an existing structure on the subject property.
5. An elevation, rendering or photographic example of the structure, if constructing a new structure or an addition to an existing structure on the subject property. Also, a brief description of building and exterior materials proposed for the structure must accompany elevation, rendering or photographic example.
6. A copy of the paid tax receipts (City and County) for the subject property or a statement signed by an official in the Tax Commissioner's Office. If the application consists of several tracts, a copy of the paid tax receipts of each tract is required.
7. The petitioner shall notify all adjacent and abutting property owners by delivering a copy of the variance petition by hand delivery or by certified mail with return receipt requested. For the purposes of this section, adjacent shall also include parcels separated by a publicly dedicated right-of-way.
8. Application fee is:
\$450.00 per Commercial Variance, or

\$250.00 per Residential Variance, plus \$50 per add'l Variance

**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, LLC

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

Representative's Name (print): JOEL T POWELL

Address: 2451 CUMBERLAND PKWY SUITE 460 ATLANTA GA 30339

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

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

Signature of Representative: _____

TITLEHOLDER: JT POWELL PROPERTIES, LLC

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

Address: 2451 CUMBERLAND PKWY SUITE 460 ATLANTA GA 30339

Signature: _____



VARIANCE:

Present Zoning: R15 Type of Variance: LOT WIDTH REDUCTION

Explain Intended Use: RESIDENTIAL NEW CONSTRUCTION

Location: 2646 HUGHES ST SMYRNA GA 30080

Land Lot(s): 489 District: 17TH Size of Tract: Acres

(To be completed by City)
Received:

Posted:

Approved/Denied:

CONTIGUOUS ZONING

North: R15

East: R15

South: R15

West: RAD Conditional

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

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

JT Powell Properties, LLC

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

Returning 2646 Hughes Street to the original plat for two lots: 7 & 8

on the premises described in the application.

NAME Carl O. Adkins ADDRESS _____
Carl Adkins & Judi Ingram, 2630 Hughes Street, Smyrna, Georgia 30080

Melissa Davis _____
Robert & Melissa Davis, 1075 Elle Court, Smyrna, Georgia 30080

Dennis Nix _____
Dennis Nix, 2656 Hughes Street, Smyrna, Georgia 30080

Matthew & Jamie Shultz _____
Matthew & Jamie Shultz, 1154 Hill Street, Smyrna, Georgia 30080

Gregory Hubbard _____
Gregory Hubbard, 1155 Hill Street, Smyrna, Georgia 30080

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.



Neighbors,

My name is Joel T. Powell. I am the owner and contractor of the parcel located at 2646 Hughes St. This parcel was originally platted for two lots. We are contacting all the adjacent property owners to notify them of our application with the City of Smyrna to revert to the original plat for this subdivision which includes: two lots – 7 and 8.

Our variance request will be heard before the City of Smyrna Planning and Zoning Board on Monday, September 9, 2019 at 6:00 PM. The variance is required because the lot width minimum for R15 is 85' (wide). The variance includes an 8' reduction of the lot width minimum to 77'. Due to the depth of these lots they both will exceed the 15,000 square foot minimum area (R15) and be in excess of 20,000 square feet per lot.

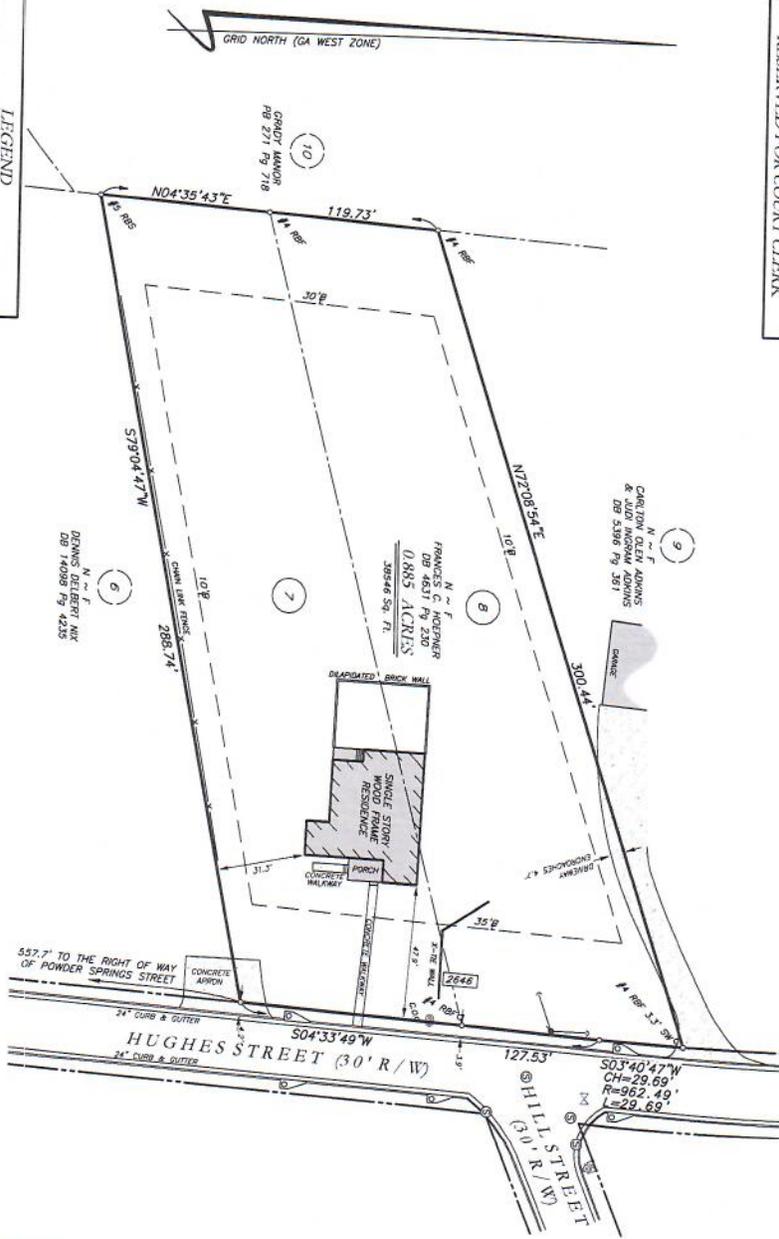
Our goal is to construct two custom homes, one on each of these lots. Please look at the attached site plans and feel free to contact our office if you have additional questions – 678.305.0444 or email us info@fairbanks-services.com.

Thank you for your consideration,

A handwritten signature in black ink, appearing to be "JP", written over a light blue horizontal line.

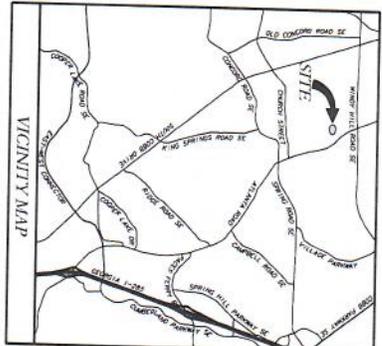
Joel T. Powell | Fairbanks Construction Services

RESERVED FOR COURT CLERK



LEGEND

Point of Beginning	Point of Beginning
Survey Line	Survey Line
Right of Way	Right of Way
Utility Line	Utility Line
Property Line	Property Line
...	...



GENERAL NOTES

A LEGAL ROBBERY TOTAL STATION WITH A WMA GPS IS DATA COLLECTOR WITH CARSON SLOTT OF SURVEY MEASUREMENTS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE HORIZONTAL CLOSURE OF THIS PLAT HAS BEEN CALCULATED TO BE 1:99,217.

THE HORIZONTAL AND VERTICAL DATA FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GST4 GPS RECEIVER ON THE 'SMART NET' HARN NETWORK WITH REFERENCE TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THE FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED RESIDENTIAL (SINGLE-FAMILY) PER CITY OF SMYRNA ZONING ORDINANCES:

- MINIMUM LOT WIDTH: 65 FEET
- FRONT SETBACK: 10 FEET
- REAR SETBACK: 30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF SMYRNA, GEORGIA, WHICH IS 1306/0319H AND THE DATE OF SAID MAP IS 03/15/2013. THIS DETERMINATION WAS MADE BY 'CONVENTIONAL' MEASUREMENTS OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND SPRAWL, CITIES, AND RECORDS. UTILITIES NOT SHOWN ON THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCES

- REFERENCE A DEED TO SECURE DEBT TO FRANCES C. HUGHES RECORDED IN DEED BOOK 4631, PAGE 230.
- REFERENCE A PLAT OF MRS. R.N. HUGHES SUB-DIVISION RECORDED IN PLAT BOOK 1, PAGE 159.
- REFERENCE A COMPARISON PLAT FOR WILLIAM D. LESTER & ROY R. HUGHES SUBDIVISION PREPARED BY A.S. GORDON & ASSOC. INC. DATED NOVEMBER 4, 1961.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRIBUTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO THE BOUNDARIES OF THE PARCELS. THE SURVEYOR HAS REVIEWED THE DOCUMENTS, PLANS, AND OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS AND HAS DETERMINED THAT THE PLAT CORRECTLY REPRESENTS THE BOUNDARIES OF THE PARCELS AND THAT THE SURVEYOR HAS FULLY COMPLIED WITH THE SURVEYING REGULATIONS OF THE STATE OF GEORGIA AND THE REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING AS SET FORTH IN O.C.G.A. SECTION 14-2-17.

JOSEPH T. BARKER, LS # 2674, DATE 3-5-19

BOUNDARY SURVEY FOR
LOTS 7 & 8 OF R.N. HUGHES SUB-DIVISION FOR FAIRBANKS CONSTRUCTION
 LOCATED IN LAND LOT 489 OF THE 17TH DISTRICT 2ND SECTION, COBB COUNTY, CITY OF SMYRNA, GEORGIA
 2646 HUGHES STREET, SMYRNA, GEORGIA 30080

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR., S.E.
 SMYRNA, GEORGIA 30080
 PHONE: (770) 444-9736
 www.surveysplusinc.com

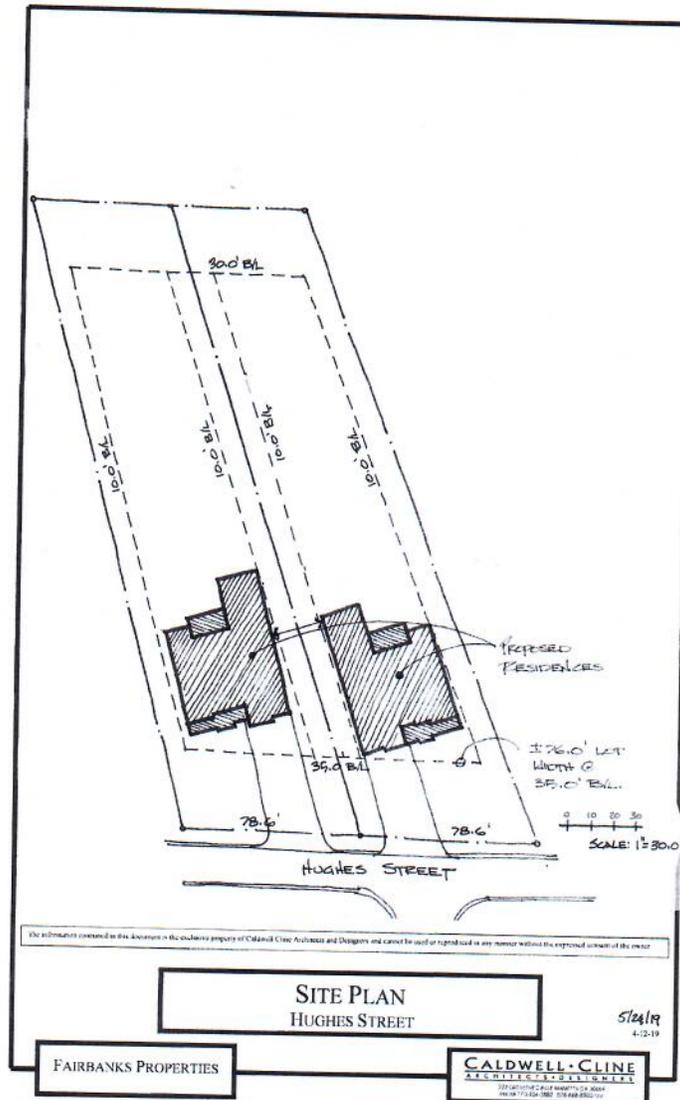
JOB NO.	5256	REVISIONS	DATE
DRAWN BY	JBD/JRP		
CHECKED	JTB		
DATE	3-5-19		
FIELD DATE	2-23-19		
SCALE	1"=30'		



Caldwell-Cline Architects & Designers

caldwellcline.com | 222 Crescent Circle, Marietta, GA 30064

PROPOSED SITE PLAN



ALL INFORMATION DEEMED ACCURATE, BUT IS NOT A GUARANTEE. INFORMATION IS SUBJECT TO CHANGE

FAIRBANKS-SERVICES.COM | 678-305-0444
 2451 CUMBERLAND PKWY – SUITE 460 – ATLANTA, GA – 30339



PROPOSED ELEVATIONS

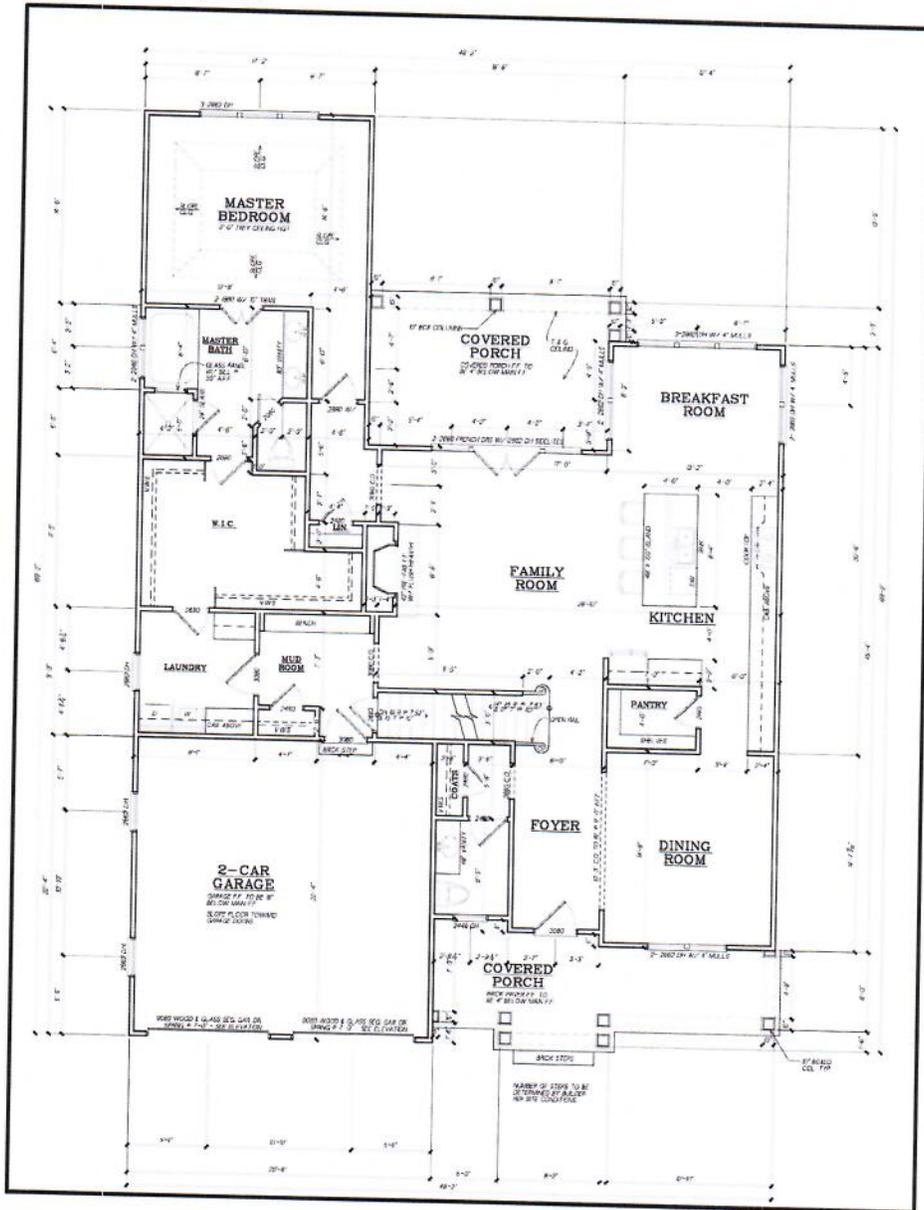


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FAIRBANKS-SERVICES.COM | 678-305-0444
2451 CUMBERLAND PKWY – SUITE 460 – ATLANTA, GA – 30339



PROPOSED FIRST LEVEL

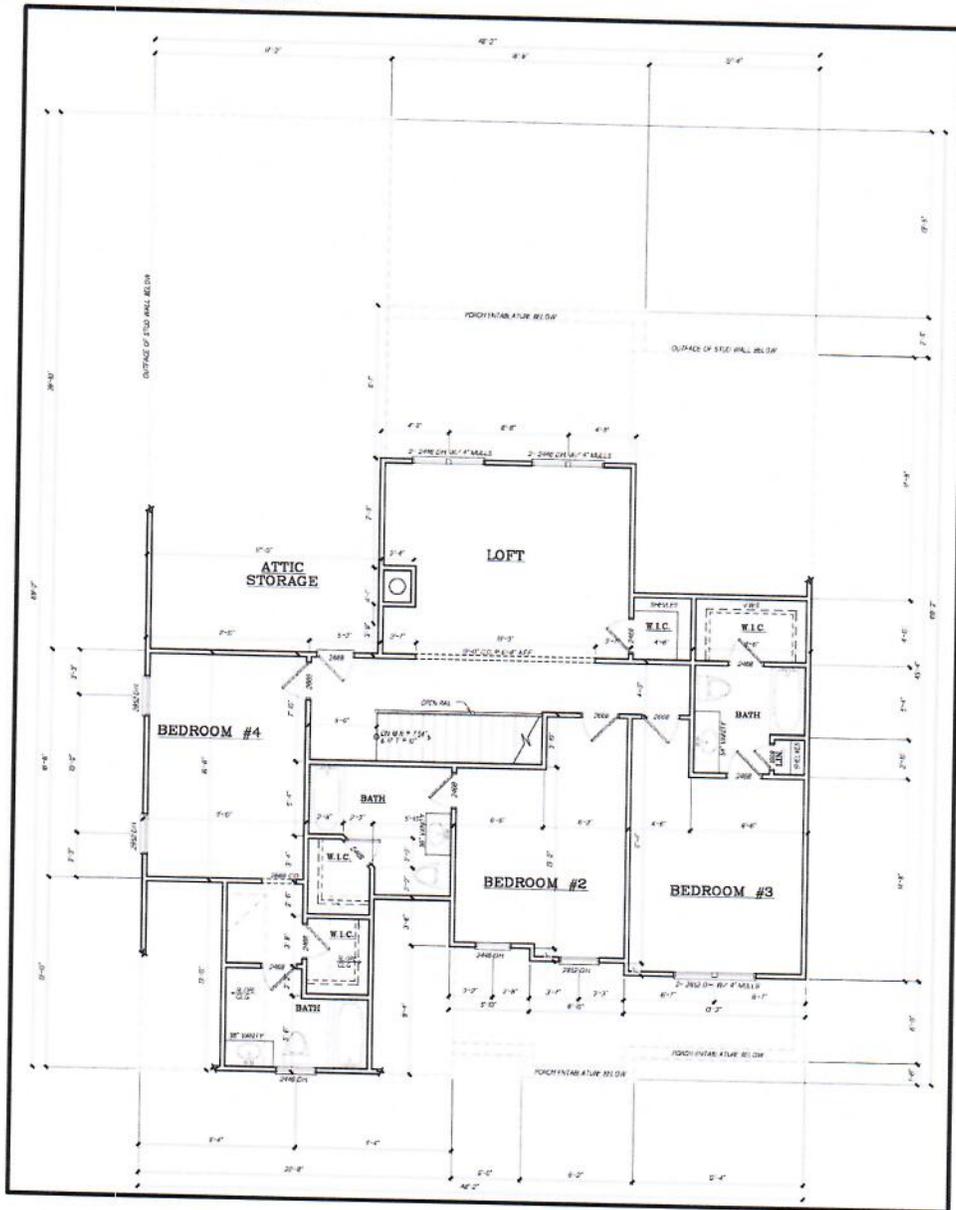


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FAIRBANKS-SERVICES.COM | 678-305-0444
 2451 CUMBERLAND PKWY – SUITE 460 – ATLANTA, GA – 30339



PROPOSED SECOND LEVEL



ALL INFORMATION DEEMED ACCURATE, BUT IS NOT A GUARANTEE. INFORMATION IS SUBJECT TO CHANGE

FAIRBANKS-SERVICES.COM | 678-305-0444
 2451 CUMBERLAND PKWY – SUITE 460 – ATLANTA, GA – 30339