

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 1

Application No: V19-052-053

Hearing Date: 10/23/19

APPLICANT: Weekley Homes LLC

Business Phone: 404-481-3880 Cell Phone: 770-527-3985 Home Phone: N/A

Representative's Name (print): Eric Price

Address: 5775 Glenridge Drive NE, Suite B-210, Atlanta, GA 30328

Business Phone: 404-481-3880 Cell Phone: 770-527-3985 Home Phone: N/A

E-Mail Address: EPrice@dw homes.com

Signature of Representative: Eric Price Division President

TITLEHOLDER: Weekley Homes LLC

Business Phone: 404-481-3880 Cell Phone: 770-527-3985 Home Phone: N/A

Address: 5775 Glenridge Drive NE, Suite B-210, Atlanta, GA 30328

Signature: Eric Price Division President

VARIANCE:

Present Zoning: RM-15 Conditional Type of Variance: Front setback variances to reduce front building setback from 15' to 14.3' and reduce front porch/stoop setback from 10' to 9.4'.

Explain Intended Use: Fee-simple townhome

Location: 2764 Bell Drive (Woodbury Lot 19)

Land Lot(s): 809 District: 17 Size of Tract: N/A (townhome) Acres

(To be completed by City)

Received: 10/3/19

Posted: 10/7/19

Approved/Denied: _____

CONTIGUOUS ZONING

North: RM-15 Conditional (Woodbury)

East: RM-15 Conditional (Woodland Parc)

South: RM-15 Conditional (Woodbury)

West: RM-15 Conditional (Woodbury)

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

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

Weekley Homes LLC

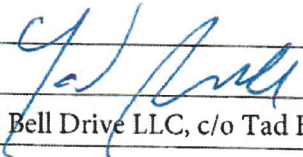
Intends to make an application for a variance for the purpose of _____

front setback variances to reduce front building setback from 15' to 14.3' and front porch/stoop
setback from 10' to 9.4'

on the premises described in the application.

NAME

ADDRESS


OHC Bell Drive LLC, c/o Tad Braswell

Adjacent lots in Woodbury s/d to the north,
south, and west of subject property

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.

Certified Mail Receipts for notification to adjacent property owner to the east

Case No.	Property Address	Owner Name	Notification Date	Notification Method	Signature	Initials
1	1234 Main St, Apt 101	John Doe	01/15/2024	Certified Mail	[Signature]	JD
2	5678 Main St, Apt 202	Jane Smith	01/15/2024	Certified Mail	[Signature]	JS
3	9012 Main St, Apt 303	Robert Brown	01/15/2024	Certified Mail	[Signature]	RB
4	3456 Main St, Apt 404	Emily White	01/15/2024	Certified Mail	[Signature]	EW
5	7890 Main St, Apt 505	Michael Green	01/15/2024	Certified Mail	[Signature]	MG
6	2345 Main St, Apt 606	Sarah Black	01/15/2024	Certified Mail	[Signature]	SB
7	6789 Main St, Apt 707	David Lee	01/15/2024	Certified Mail	[Signature]	DL
8	1011 Main St, Apt 808	Amanda King	01/15/2024	Certified Mail	[Signature]	AK
9	4567 Main St, Apt 909	Christopher Hall	01/15/2024	Certified Mail	[Signature]	CH
10	8901 Main St, Apt 1010	Olivia Young	01/15/2024	Certified Mail	[Signature]	OY

7019 1640 0001 8110 4739

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fees as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To: Southeastern Apartment Investments
 Street and Apt. No., or PO Box No. 880 Marietta Hwy, Ste 630, Box 207
 City, State, ZIP+4® Roswell, GA 30075

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Lot 17

7019 1640 0001 8110 4715

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fees as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To: Southeastern Apartment Investments
 Street and Apt. No., or PO Box No. 880 Marietta Hwy, Ste 630, Box 207
 City, State, ZIP+4® Roswell, GA 30075

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Lot 19

7019 1640 0001 8110 4692

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fees as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To: Southeastern Apartment Investments
 Street and Apt. No., or PO Box No. 880 Marietta Hwy, Ste 630, Box 207
 City, State, ZIP+4® Roswell, GA 30075

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Lot 18

7019 1640 0001 8110 4708

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fees as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To: Southeastern Apartment Investments
 Street and Apt. No., or PO Box No. 880 Marietta Hwy, Ste 630, Box 207
 City, State, ZIP+4® Roswell, GA 30075

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Lot 20

7019 1640 0001 8110 4722

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fees as appropriate):
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To: Southeastern Apartment Investments
 Street and Apt. No., or PO Box No. 880 Marietta Hwy, Ste 630, Box 207
 City, State, ZIP+4® Roswell, GA 30075

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Lot 21

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

Due to the shallow depth of the property, it is challenging to incorporate the required 22' driveway length and front architectural features, per the zoning conditions, without the setback variance. We are requesting the minimum variance necessary to meet the intent of the zoning conditions on the property.



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	17080900120	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$519.00	\$0.00



Scan this code with your
mobile phone to view this
bill!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	17080900130	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00



Scan this code with your
mobile phone to view this
bill!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	17080900150	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00



Scan this code with your
mobile phone to view this
bill!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2019	17080900070	10/15/2019	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00	



Scan this code with your
mobile phone to view this
bill!!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	17080900140	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00



Scan this code with your
mobile phone to view this
bill!!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2019	17080900110	10/15/2019	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00



Scan this code with your
mobile phone to view this
bill!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	17080900100	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00



Scan this code with your
mobile phone to view this
bill!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2019	17080900090	10/15/2019	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00	



Scan this code with your
mobile phone to view this
bill!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	17080900060	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00



Scan this code with your
mobile phone to view this
bill!!



Printed: 10/2/2019

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
LUEDER LARKIN & HUNTER LLC

OHC BELL DRIVE LLC

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2019	17080900080	10/15/2019	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$494.82	\$0.00	



Scan this code with your
mobile phone to view this
bill!!

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12272
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900060

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12273
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900070

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12274
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900080

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12275
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900090

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12276
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900100

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12277
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900110

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12278
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900120

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$169.73	\$169.73	\$0.00	\$0.00	\$0.00
TOTAL		\$169.73	\$169.73	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12279
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900130

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12280
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900140

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	10/2/2019
Bill Year	2019
Bill	12281
Owner	OHC BELL DRIVE LLC
Parcel ID	17080900150

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$161.82	\$161.82	\$0.00	\$0.00	\$0.00
TOTAL		\$161.82	\$161.82	\$0.00	\$0.00	\$0.00