



APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application Number: V21-043

Mayor and Council Date: 5/3/21

APPLICANT: Keri Kennedy Morgan

Representative's Name (print): _____

Address: 1210 Pierce Ave SE Smyrna GA 30080

Business Phone: _____ Cell Phone: 229-1056 Home Phone: _____

E-Mail Address: Kerik@ix.netcom.com

Signature of Representative: KJH

TITLEHOLDER: Ken Kennedy Morgan

Address: 1210 Pierce Ave Smyrna GA 30080

Business Phone: 229-1056 Cell Phone: Same Home Phone: Same

Signature: KJH

VARIANCE:

Present Zoning: R-12 Type of Variance: Pool

Explain Intended Use: Pool + landscape

Location: Backyard

Land Lot(s): 519 District: 17 Size of Tract: 0.42 Acres

(To be completed by City)

Received: 4/9/21

Legal Ad Posted: _____

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: Cobb County

East: R-12

South: Cobb County

West: Railroad

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

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

Keri Kennedy

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

Pool + Landscape

on the premises described in the application.

NAME

ADDRESS

Itzel Aguilar - Atcaran

2529 Dixie Ave

Marcella Marzano

1207 Pierce Ave

Memory Baker

1220 Pierce Ave SE

Charles Wade

1213 Pierce ave

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the Mayor and Council Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

ZONING ORDINANCE
SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the 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

~~XXXXXXXXXX~~

Looking to have a pool in backyard and sod
in a yard that has been neglected

This would benefit the property, city and value

My front yard is most of my property, my
backyard is my home space and will make
this property value improve.

My neighbors are excited for this improvement. The space
is not too large so we need the Variance.

This is a corner lot with large space but odd angles.
The Variance is due to angles.

Real Estate Paid Tax Statement

Parcel: 17-0519-0-0690
Location: 1210 PIERCE AVE

Owner:	Status:	
SOSEBEE RICHARD J JR &	Square	0
HOWELL STEPHEN MICHAEL		
4710 HIGH POINT RD	Land Valuation:	45,000
ATLANTA GA 30342	Building Valuation:	342,880
	Exemptions:	0
	Taxable Valuation:	387,880

Deed Date: Book/Page:

Year	Type	Due Date	Principal Due	Int/Pen	Date	Type	Amount
2020	RE-R	1 11/16/2020	1,394.82	0.00	09/28/2020	PD	1,394.82
Bill #	15646		1,394.82	0.00			1,394.82
Grand Totals			1,394.82	0.00			1,394.82

** End of Report - Generated by Mike Hickenbottom **



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

Printed: 4/9/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
RICHARD SOSEBEE

**SOSEBEE RICHARD J JR &
HOWELL STEPHEN MICHAEL**

Payment Date: 8/24/2020

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17051900690	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$4,265.13	\$0.00	

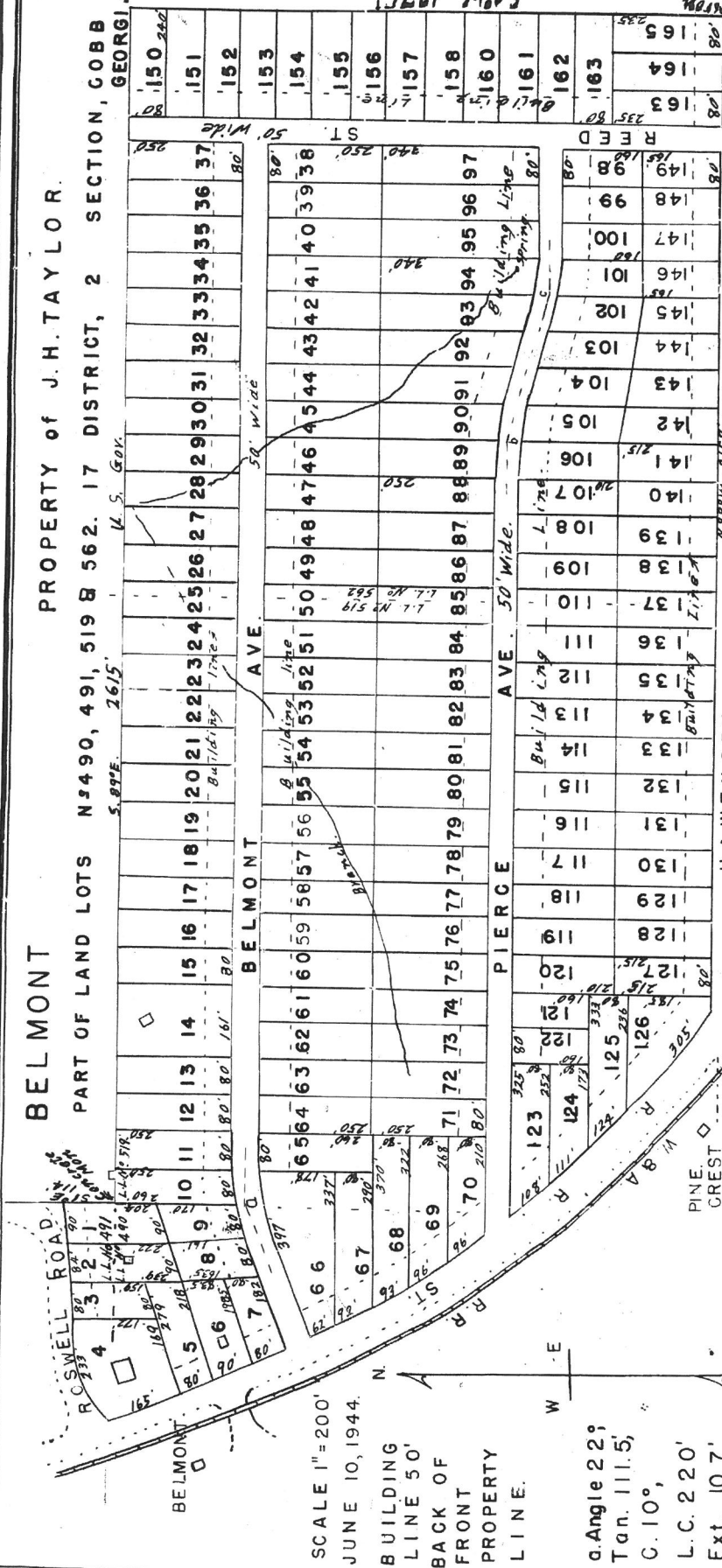


Scan this code with your
mobile phone to view this
bill!!

BELMONT

PROPERTY of J.H. TAYLOR.

PART OF LAND LOTS N 490, 491, 519 & 562. 17 DISTRICT, 2 SECTION, COBB COUNTY, GEORGIA.



I, J.H. Taylor, owner of the shown here on, here by adopt this plan for subdivision, establish the minimum building line as shown, and dedicate the roads or streets to public use to be maintained as county roads or streets.

There are no suits of actions, leases or trusts on the property included in this plat.

SURVEY & PLAT by R.E. Smith
Registered Surveyor No. 262
Registered Civil Engineer No. 725.

Bellevue Lower
Robert Taylor
N.P. State at large