



APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application Number: \_\_\_\_\_

Variance Meeting Date: \_\_\_\_\_

APPLICANT: Michael Yofee

Representative's Name (print): Michael Yofee

Address: 341 Mockingbird Lane Smyrna, GA

Business Phone: \_\_\_\_\_ Cell Phone: (4) 242-9850 Home Phone: \_\_\_\_\_

E-Mail Address: mjyofee@gmail.com

Signature of Representative: [Signature]

TITLEHOLDER: Same as above

Address: \_\_\_\_\_

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

Signature: \_\_\_\_\_

VARIANCE:

Present Zoning: R-20 Type of Variance: nonconforming lot & permissible area

Explain Intended Use: Build residential Home

Location: 341 Mockingbird Lane Smyrna, GA

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Size of Tract: .405 Acres

(To be completed by City)

Received: 10/6/21

Legal Ad Posted: \_\_\_\_\_

Signs Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

CONTIGUOUS ZONING

North: R-20

East: R-20

South: R-15

West: R-20

**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

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

Intends to make an application for a variance for the purpose of Building a residential home  
for personal use that is non-conforming to R-20 zoning  
& permeable space  
on the premises described in the application.

**NAME**

**ADDRESS**

<u>Ch BQ</u>	<u>3967 manson ave</u>
<u>Core Chambers</u>	<u>3957 manson ave</u>
<u>Kerubla</u>	<u>350 Willowbrook Dr.</u>
<u>Jin An</u>	<u>360 Willowbrook Dr.</u>
<u>Diane Garrison</u>	<u>351 Mockingbird Ln.</u>
<u>Barbara Robertson</u>	<u>340 Mockingbird Ln.</u>
<u>Don Peterson</u>	<u>361 Mockingbird</u>

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 License and Variance Board 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 License and Variance Board 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

On the property with the address of 341 Mockingbird Lane, we are seeking a variance for the zoning of R-20 to a non-conforming lot size of 17,640 sqft, to increase the impervious area from 35% to 36.36%, and a gazebo for the pool as an additional accessory structure.

With the approval of this variance, it will not cause any hardship or disturbance of any neighboring properties. This will allow us to improve the look of the now vacant overgrown lot and increase the personal enjoyment of our new family home.

## License and Variance Board Meeting Dates 2021

Submittal Deadline: <u>08/19/2021</u>	Submittal Deadline: <u>09/02/2021</u>	Submittal Deadline: <u>09/23/2021</u>
Post Property: <u>08/23/2021</u>	Post Property: <u>09/06/2021</u>	Post Property: <u>09/27/2021</u>
Variance Hearing: <u>09/08/2021</u> at 10 am (Applicant Must Attend)	Variance Hearing: <u>09/22/2021</u> at 10 am (Applicant Must Attend)	Variance Hearing: <u>10/13/2021</u> at 10 am (Applicant Must Attend)

Submittal Deadline: <u>10/07/2021</u>	Submittal Deadline: <u>10/21/2021</u>	Submittal Deadline: <u>N/A</u>
Post Property: <u>10/11/2021</u>	Post Property: <u>10/25/2021</u>	Post Property: <u>N/A</u>
Variance Hearing: <u>10/27/2021</u> at 10 am (Applicant Must Attend)	Variance Hearing: <u>11/10/2021</u> at 10 am (Applicant Must Attend)	Variance Hearing: <u>Holiday</u> at 10 am (Applicant Must Attend)

Submittal Deadline: <u>11/18/2021</u>	Submittal Deadline: <u>N/A</u>
Post Property: <u>11/22/2021</u>	Post Property: <u>N/A</u>
Variance Hearing: <u>12/08/2021</u> at 10 am (Applicant Must Attend)	Variance Hearing: <u>N/A</u> at 10 am (Applicant Must Attend)

## License and Variance Board Meeting Dates 2021

**Submittal Deadline:** 03/22/2021  
**Post Property:** 03/29/2021  
**Variance Hearing:** 04/14/2021 at 10 am  
(Applicant Must Attend)

**Submittal Deadline:** 04/09/2021  
**Post Property:** 04/16/2021  
**M&C Hearing:** 05/03/2021 at 7 pm  
(Applicant Must Attend)

**Submittal Deadline:** 04/23/2021  
**Post Property:** 04/30/2021  
**M&C Hearing:** 05/17/2021 at 7 pm  
(Applicant Must Attend)

**Submittal Deadline:** 05/14/2021  
**Post Property:** 05/21/2021  
**M&C Hearing:** 06/07/2021 at 7 pm  
(Applicant Must Attend)

**Submittal Deadline:** 05/28/2021  
**Post Property:** 06/04/2021  
**M&C Hearing:** 06/21/2021 at 7 pm  
(Applicant Must Attend)

**Submittal Deadline:** 06/24/2021  
**Post Property:** 06/28/2021  
**Variance Hearing:** 07/14/2021 at 10 am  
(Applicant Must Attend)

**Submittal Deadline:** 07/08/2021  
**Post Property:** 07/12/2021  
**Variance Hearing:** 07/28/2021 at 10 am  
(Applicant Must Attend)

**Submittal Deadline:** 07/22/2021  
**Post Property:** 07/26/2021  
**Variance Hearing:** 08/11/2021 at 10 am  
(Applicant Must Attend)

**Submittal Deadline:** 08/05/2021  
**Post Property:** 08/09/2021  
**Variance Hearing:** 08/25/2021 at 10 am  
(Applicant Must Attend)



**Carla Jackson**  
Cobb County Tax Commissioner  
PO Box 649  
Marietta, GA 30061-0649  
770 528-8600

RECEIPT NUMBER 159341

Page: 1 of 1

Entered: 10/06/2021 8:53:50 AM  
Date Received: 10/06/2021  
Business Date: 10/06/2021  
Cashier: 06 SA  
Register: WS06 MAIN-FC04

**CREDIT CARD RECEIPT**

**PARCEL: 17-0313-0-050-0**

**Card Name: YOFEE MICHAEL**  
**Card Issuer: VISA** **Last 4: 6698**  
**Approval: 09994G** **Tran ID: 25002707 09994G**  
**Amount: \*\*\*\*\*384.86**  
**Card Fee(s): \*\*\*\*\*8.47**  
**Total: \*\*\*\*\*393.33**

**Payor Copy**

**YOFEE MICHAEL**  
**2561 PLANT ATKINSON RD SE**

Printed: 10/06/2021 8:54:01 AM by SA