



Variance Application

VAR-24-35

Submitted On: Apr 29, 2024

Applicant

 John Bradford
 16783438939
@ ridgecrestventures@yahoo.com

Primary Location

1036 DELL AVE SE
SMYRNA, GA 30080

Applicant Information

First Name

John

Last Name

Bradford

Street Address

3154 Dunn Street SE

City

Smyrna

State

GA

Zip Code

30080

Email

ridgecrestventures@yahoo.com

Phone Number

6783438939

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1036 Dell Avenue

Description of Requested Variances

Front set back from 35' to 32'

Please check the box below if the requested variance(s)
includes an increase in the maximum impervious surface area
or an encroachment into a City stream buffer.

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Comprehensive Narrative

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.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

House built in late 50's so can't install a decent size front porch with out a set back reduction from 35 to 32.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true

Real Estate (Your House or Land)

View Bill

As of

4/29/2024

Bill Year

2023

Bill

9003

Owner

JSL RESIDENTIAL PROPERTIES LLC

Parcel ID

17045200030

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$1,013.93	\$1,013.93	\$0.00	\$0.00	\$0.00
TOTAL		\$1,013.93	\$1,013.93	\$0.00	\$0.00	\$0.00



Printed: 4/29/2024

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:
JSL Residential Properties LLC

JSL RESIDENTIAL PROPERTIES LLC

Payment Date: 10/10/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17045200030	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$2,936.32	\$0.00	



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

JSL Residential
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7711 87

Brian Toole
1030 DELL AVE SE
SMYRNA GA 30080-4104



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



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JSL Residential
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7711 32

Carolyn Chen
1044 DELL AVE SE
SMYRNA GA 30080-4104



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FIRST-CLASS
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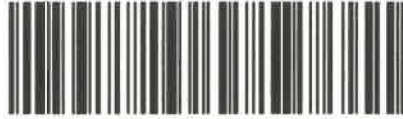


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JSL Residential
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

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9407 1118 9876 5403 7711 70

Gross Enterprises LLC
25 ABBINGTON WAY
DOUGLASVILLE GA 30134-4473



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JSL Residential
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



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PJ Enterprises LLC
25 ABBINGTON WAY
DOUGLASVILLE GA 30134-4473



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Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



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DA Ponte Domenic
1035 DELL AVE SE
SMYRNA GA 30080-4103



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