



Variance Application

VAR-24-53

Submitted On: Aug 6, 2024

Applicant

 Reginald Jeter
 7034007121
@ jetman2@yahoo.com

Primary Location

4031 BENELL CT
SMYRNA, GA 30082

Applicant Information

First Name

Reginald

Last Name

Jeter

Street Address

4031 Benell Ct

City

Smyrna

State

Georgia

Zip Code

30082

Email

jetman2@yahoo.com

Phone Number

7034007121

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

4031 Benell Ct, Smyrna GA

Description of Requested Variances

Secondary accessory structure for pool and pool house that will be located in place of where the storage unit was originally.

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.

Adding additional space for lounging, pool house and recreational use. There will be two sides of the unit, being divided by the bathroom in the middle of the two. There will be a 100amp breaker/ 120v circuit panel that will be used for a microwave, small refrigerator and wall AC unit. There will be no stove/range, washer/dryer, hvac system, standard refrigerator, ect that would need additional power. Structure size will be approx. 25x12. Dens will be 11x12 and 8x12. Bathroom will be 6x6 with a holding tank for the toilet.

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

NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified by/that Reginald and Carla Jeter intends to make an application for a variance for the purpose of building a secondary structure, located at 4031 Benell Ct SE, Smyrna GA 30082, in the backyard on the premises described in the application.

<u>Name</u>	<u>Signature</u>	<u>Address</u>
Katie Wachholtz	Katie Wachholtz	4020 Benell Ct
MICHAEL HASAMON	Michael Hasamon	4029 Benell Ct
Pete Ryder	Pete Ryder	4030 Benell Ct
Kami Finkel-Hannon	Kami Finkel-Hannon	4340 Fawn Ln
Parola Butler	Parola E Butler	4342 Fawn Ln
Jason Carter	Jason Carter	4344 Fawn Ln

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 the 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 the street.



Printed: 8/8/2024

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:
FIFTH THIRD BANK

CHAMBLEE VICKI A

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	17024300300	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	\$745.56	\$0.00



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

#83119