

Variance Application

VAR-24-26

Submitted On: Apr 1, 2024

Applicant

 John Bradford
 16783438939
 @ridgecrestventures@yahoo.com

Primary Location

1453 COLLIER DR SE
SMYRNA, GA 30080

Applicant Information

First Name

Alexander

Last Name

Fain

Street Address

1453 Collier Drive

City

Smyrna

State

GA

Zip Code

30080

Email

alexanderfain1@gmail.com

Phone Number

7069455362

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1453 Collier Dr SE

Description of Requested Variances

Percentage of Existing Structure for a Detached Structure and Height of Detached Structure greater than 15'

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.

false

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.

Given the size of the current house and lot, in need of extra space for a growing family. The older homes do not have garage space and want to utilize garage space above for office, workout and guest space. This is the best viable option for our expanding family.

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 Alexandra Fain

Rebecca Fain
Intends to make an application for a variance for the purpose of building a garage/mother-in-law
Suite.

on the premises described in the application.

NAME	ADDRESS
CARSTEN HEILIGER	3257 PINEHILL DR.
Lee DiCaruso	1445 Collier Dr. SE
Maurice Platten	1480 Memory Lane SE
Michael SEPANOVES	1428 Collier Dr SE
LESLIE LANG	1465 Collier Dr. SE.
Martin Brown	1460 Memory Lane
Theresa Fogarty	1470 Memory Ln SE

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.



Real Estate (Your House or Land)

View Bill

[View bill image](#)

As of	3/25/2024
Bill Year	2023
Bill	5402
Owner	FAIN ALEXANDER & REBECCA PODSTATTA
Parcel ID	17055700130

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$1,542.36	\$1,542.36	\$0.00	\$0.00	\$0.00
TOTAL		\$1,542.36	\$1,542.36	\$0.00	\$0.00	\$0.00



Cobb County Tax Commissioner's Office

Owner Information

FAIN ALEXANDER & REBECCA PODSTAT
1453 COLLIER DR SE
SMYRNA, GA 30080

Payment Information

Status	Paid
Last Payment Date	10/12/2023
Amount Paid	\$5,401.44

Property Information

Parcel Number	17055700130
Acres	0
Assessed Value	\$245,868
Fair Market Value	\$614,670
Tax District	6 - City of Smyrna
Homestead Exemption	111 Basic

Bill Information

Record Type	Parcel
Bill Type	Original
Tax Year	2023
Due Date	10/15/2023

Taxes

Base Taxes	\$5,401.44
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address

1453 COLLIER DR