



Variance Application

VAR-24-44

Submitted On: Jun 20, 2024

Applicant

 Stephen McQuade
 404-993-7803
@ smcquade71@bellsouth.net

Primary Location

1555 ROSWELL ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Stephen

Last Name

McQuade

Street Address

1555 Roswell St SE

City

Smyrna

State

GA

Zip Code

30080

Email

smcquade71@bellsouth.net

Phone Number

4049937803

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1555 Roswell St SE Smyrna Ga 30080

Description of Requested Variances

Build a shed

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.

Wanting to build a 12x20 shed in my backyard

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

Parcel Find

PARCEL: 17-0592-0-0110
LOCATION: 1555 ROSWELL ST
NAME: ** VARIOUS **

EFF DATE: 06/17/2024

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	11376	N	1555 ROSWELL ST	1,331.20	0.00	0.00
2022	RE-R	11257	N	1555 ROSWELL ST	1,493.02	0.00	0.00
2021	RE-R	11046	N	1555 ROSWELL ST	1,493.02	0.00	0.00
2020	RE-R	10932	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2019	RE-R	10886	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2018	RE-R	10822	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2017	RE-R	10815	N	1555 ROSWELL ST	1,220.52	0.00	0.00
2016	RE-R	10555	N	1555 ROSWELL ST	1,220.52	0.00	0.00
2015	RE-R	10484	N	1555 ROSWELL ST	988.72	0.00	0.00
2014	RE-R	10395	N	1555 ROSWELL ST	988.72	0.00	0.00
2013	RE-R	10229	N	1555 ROSWELL ST	1,053.74	0.00	0.00
2012	RE-R	1149141	N	1555 ROSWELL ST	1,053.74	0.00	0.00
2011	RE-R	1131568	N	1555 ROSWELL ST	1,053.74	0.00	0.00
2010	RE-R	1114104	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2009	RE-R	1096705	N	1555 ROSWELL ST	1,451.02	0.00	0.00
2008	RE-R	1079242	N	1555 ROSWELL ST	1,379.10	0.00	0.00
2007	RE-R	1061845	N	1555 ROSWELL ST	1,379.10	0.00	0.00
2006	RE-R	1045039	N	1555 ROSWELL ST	1,406.71	0.00	0.00
2005	RE-R	1044751	N	1555 ROSWELL ST	336.86	0.00	0.00
TOTAL DUE NOW					0.00	0.00	0.00
TOTAL UNPAID					0.00	0.00	0.00

** END OF REPORT - Generated by Mike Hickenbottom **



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Owner Information

MCOQUADE STEPHEN H & HAYLIH
1555 ROSWELL ST SE
SMYRNA, GA 30080

Property Information

Parcel Number 17059200110
Acres 0.24
Assessed Value \$268,140
Fair Market Value \$270,350
Tax District 6 - City of Smyrna
Homestead Exemption 111 Basic

Property Address

1555 ROSWELL ST

Payment Information

Status
Last Payment Date
Amount Paid
Paid
10/12/2023
\$6,619.22

Bill Information

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

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Taxes

Base Taxes \$6,619.22
Penalty \$0.00
Interest \$0.00
Fees \$0.00
Good Through
Balance Due \$0.00

Jurisdictions

Taxing Authority	40% Assessed Value	- Less Exemption	= Net Tax Value	x Millage	= Calculated Tax Value	- HTRG Credit	= Tax
SCHOOL GENERAL	268,140	10,000	258,140	0.018700	\$4,827.22	\$336.60	\$4,490.62
SCHOOL BOND	268,140	0	268,140	0.000000	\$0.00		\$0.00
COUNTY GENERAL	268,140	116,736	151,404	0.008460	\$1,280.88	\$152.28	\$1,128.60
COUNTY BOND	268,140	0	268,140	0.000000	\$0.00		\$0.00
STATE	268,140	2,000	266,140	0.000000	\$0.00	\$0.00	\$0.00