

Variance Application

Applicant

Primary Location

VAR-23-53

 Nichelle Bell
 678-900-4772
 @paatl1968@gmail.com

2608 ARGO DR SE
SMYRNA, GA 30080

Applicant Information

First Name

Nichelle

Last Name

Bell

Street Address

P.O. Box 115404

City

Atlanta

State

GA

Zip Code

30311

Email

paatl1968@gmail.com

Phone Number

6789004772

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

H-Slater Holdings LLC

Street Address

12898 SW 26 St

City

Miramar

State

GA

Zip Code

33027

Email Address

hslate1@yahoo.com

Phone Number

786-365-2919

Property Information

Property Address

2608 Argo Drive

Description of Requested Variances

Allow construction on non-conforming lot (Section 1208)

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.

1.

There are extraordinary and exceptional conditions which generally do not apply to lots which were created after 2007 and/or to existing dwellings which are merely altered or added onto.

2.

The actions of the City of Smyrna, Georgia, in adopting Section 1208 in 2007, long after the establishment of the lot, rendered a legal, non-conforming buildable Lot of Record, previously occupied by a structure, as an unbuildable lot. This action was antithetical to the established Lot of Record as defined in Section 402, Definitions and to zoning generally.

The lot is deficient in the required lot width of 85 feet measured at the front building setback line. Additionally, the lot is deficient in the minimum lot size required by R-15 of 15,000 square feet. However, these conditions were antecedent to the present zoning. Other new construction in the general area has the benefit of same or similar lot conditions which will be a repeat problem with demolitions.

3.

The strict application of the ordinance would deprive the Applicant of the use of the property that would otherwise be a vested, legal non-conforming status. An unbuildable lot has little or no economic value.

4.

The requested variance is the minimum variance which makes possible a reasonable use of the property which would otherwise become a vacant neighborhood eyesore and a deprivation of value to the community.

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

N. Bell
P.O. Box 115404
Atlanta GA 30310

CERTIFIED MAIL



7011 1150 0000 9995 1869

Retail



RDC 99



30250

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FIRST CLASS PERMIT NO. 1000
ATLANTA, GA

\$5.25

9520041132

Brothers Keepers Properties LLC
2590 Argo Dr SE
Smyma GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310



7011 1150 0000 9996 3596

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FCM LETTER
ATLANTA, GA 30303
NOV 22, 2022
\$5.25
R2305H128058-13

Variance
Application

Brothers Keepak Properties LLC
2602 Argo Dr SE
Smyrna, GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310



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DC 98
3008C
U.S. POSTAGE
FCM LETTER
ATLANTA, GA 30303
NOV 22, 2022
\$5.25
R2305H128058-13

Variance
Application

Alessandro Cuomo
2611 Argo Dr SE
Smyrna GA 30080

N. Bell
Box 115404
Atlanta GA 30310



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3008C
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NOV 22, 2022
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R2305H128058-13

Variance
Application

Stephanie Britton
2603 Davenport St SE
Smyrna GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310



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Variance
Application

Karen Luster
2619 Argo Dr SE
Smyrna GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310



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Variance
Application

Ryan Evans
2616 Argo Dr SE
Smyrna GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310



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Variance
Application

Phillip & Melissa King
2572 Argo Dr SE
Smyrna GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310

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\$5.25

Variance
Application

Saeid & Leila Khamassi-Sobin
2614 Bates St SE
Smyrna GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310

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Variance
Application

Jacquetta M. Clark
2616 Bates St SE
Smyrna GA 30080

N. Bell
P.O. Box 115404
Atlanta GA 30310

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7011 1150 0000 9996 3602

\$5.25

Variance
Application

Brothers Keepers Properties LLC
Property Owners of 2510 Argyle
2602 Argyle Dr SE
Smyrna GA 30080



Nichelle Bell <paatl1968@gmail.com>

Fw: Confirmation of Payment

1 message

hugo slater <hslate1@yahoo.com>
Reply-To: hugo slater <hslate1@yahoo.com>
To: Nichelle Bell <paatl1968@gmail.com>

Fri, Dec 1, 2023 at 12:55 PM

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "ACI Payments, Inc. - Customer Service" <customerservice@acipayonline.com>
To: "Hugo Slater" <hslate1@yahoo.com>
Sent: Fri, Dec 1, 2023 at 12:53 PM
Subject: Confirmation of Payment



Dear ACI Payments, Inc. Customer:

Thank you for selecting ACI Payments, Inc. for electronic payment of Real Estate Tax. Your payment of \$868.10 was sent to Smyrna, City of on 12-01-2023. Your confirmation number is 090229.

To check the status of your payment, visit the ACI Payments, Inc. Web site at https://acipayonline.com/pc_paym.jsp. Please be prepared to provide your e-mail address hslate1@yahoo.com and one of the following two items:

-Your confirmation number, 090229

OR

-The last four digits of the card you used for payment, 4157

To become a registered user of ACI Payments, Inc., enabling you to access your complete tax and fee payment history, visit our web site at http://acipayonline.com/pc_sign.jsp.

Again, thank you for using ACI Payments, Inc. We hope you enjoy the convenience, cash management, and payment card benefits earned from your payment.

WLB ASSOCIATES INCORPORATED



Land Surveying • Site Planning • Site Development

December 4, 2023

Attn: Caitlin Crowe
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Reference: 2608 Argo Drive

Dear Ms. Crowe,

Upon completing a title search for the property located at 2608 Argo Drive Smyrna, GA. 30080, it has been determined that this property is not located within a recorded subdivision as per Cobb County records.

If we can be of further assistance, please do not hesitate to contact us.

Best Regards,

WLB Associates, INC.
Wesley Brown, PLS


349 Cheryl Court
Jonesboro, Georgia 30238
Tel: (678)743-4665
Fax: (678)298-9871
Email: Wlbassociates@gmail.com