



Variance Application	Applicant	Primary Location
<b>VAR-23-53</b>	 Nichelle Bell  678-900-4772 @ paatl1968@gmail.com	2608 ARGO DR SE SMYRNA, GA 30080

**Applicant Information**

<b>First Name</b>	<b>Last Name</b>
Nichelle	Bell
<b>Street Address</b>	<b>City</b>
P.O. Box 115404	Atlanta
<b>State</b>	<b>Zip Code</b>
GA	30311
<b>Email</b>	<b>Phone Number</b>
paatl1968@gmail.com	6789004772
<b>Are you the titleholder of the subject property?</b>	
No	

**Titleholder Information**

<b>Full Name (i.e., First and Last Name, or Name of Entity)</b>	<b>Street Address</b>
H-Slater Holdings LLC	12898 SW 26 St
<b>City</b>	<b>State</b>
Miramar	GA
<b>Zip Code</b>	<b>Email Address</b>
33027	hslate1@yahoo.com
<b>Phone Number</b>	
786-365-2919	

**Property Information**

<b>Property Address</b>
2608 Argo Drive
<b>Description of Requested Variances</b>
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

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080

Office Phone 770-319-5387 / Fax 770-431-2808

I, Hugo Slater/H-Slater Holdings LLC, swear that I am the Property Owner of the property

located at: 2608 Argo Drive, Smyrna GA 30080

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Nichelle Bell

Address: P.O. Box 115404 Atlanta GA 30310

Telephone: 678-900-4772 Email: paatl1968@gmail.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Signature of Property Owner

12898 SW 26 Street

Address

Hugo Slater/H-Slater Holdings LLC

Name of Property Owner (print clearly)

Miramar, FL 33027

City, State, Zip

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

CERTIFIED MAIL



7011 1150 0000 9995 1869

Retail



RDC 99



30280

U.S. POSTAGE  
FROM LETTER  
ATLANTA, GA  
DEC 04 2002

\$5.25

95200411362

Brothers Keepers Properties LLC  
2590 Argu Dr SE  
Smyma GA 30080

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



U.S. POSTAGE  
FCM LETTER  
ATLANTA, GA 30303  
NOV 22, 2023  
\$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



U.S. POSTAGE  
FCM LETTER  
ATLANTA, GA 30303  
NOV 22, 2023  
\$5.25  
R2305H128058-13

Variance  
Application

Alessandro Cuomo  
2611 Argo Dr SE  
Smyrna GA 30080

Bell  
Box 115404  
Atlanta GA 30310



U.S. POSTAGE  
FCM LETTER  
ATLANTA, GA 30303  
NOV 22, 2023  
\$5.25  
R2305H128058-13

Variance  
Application

Stephanie Britton  
2603 Davenport St SE  
Smyrna GA 30080

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



\$5.25

Variance  
Application

Karen Luster  
2619 Argo Dr SE  
Smyrna GA 30080

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



\$5.25

Variance  
Application

Ryan Evans  
2616 Argo Dr SE  
Smyrna GA 30080

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

CERTIFIED MAIL



\$5.25

Variance  
Application

Phillip & Melissa King  
2572 Argo Dr SE  
Smyrna GA 30080



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

CERTIFIED MAIL



7011 1150 0000 9996 3657

\$5.25

Variance  
Application

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

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

CERTIFIED MAIL



7011 1150 0000 9996 3640

\$5.25

Variance  
Application

Jacquetta M. Clark  
2616 Bates St SE  
Smyrna GA 30080

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

CERTIFIED MAIL



7011 1150 0000 9996 3602

\$5.25

Variance  
Application

Brothers Keepers Properties LLC  
Property Owners of 2540 Argu  
2602 Argu Dr SE  
Smyrna GA 30080



Nichelle Bell &lt;paatl1968@gmail.com&gt;

**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](https://acipayonline.com/pc_paym.jsp). Please be prepared to provide your e-mail address [hslate1@yahoo.com](mailto: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](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