

Variance Application**VAR-24-58**

Submitted On: Aug 24, 2024

Applicant

 Nick Vinson
 770853-7905
 nick@ourmethod.com

Primary Location

961 SHARON CIR SE
SMYRNA, GA 30080

Applicant Information**First Name**

Nick - Harmony Home Builders LLC

Last Name

Vinson

Street Address

970 Pinedale Dr SE

City

Smyrna

State

Georgia

Zip Code

30080

Email

nick@ourmethod.com

Phone Number

7708537905

Are you the titleholder of the subject property?

No

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

Brenda Greenwood

Street Address

302 PICKETTS WAY ACWORTH GA 30101

City

Acworth

State

Georgia

Zip Code

30101

Email Address

stagedbd@gmail.com

Phone Number

404-820-7733

Property Information**Property Address**

961 Sharon Circle SE Smyrna, GA 30080

Description of Requested Variances

Applying for a reduction in the front setback and side setback to accommodate our architectural plans to enhance the property and the neighborhood. Also applying to replace the current chainlink fence with a 6' wooden picket fence.

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.

--

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.

Based on the survey and architectural plans submitted, we are requesting the cities approval for a variance for an 8-inch reduction in the front setback to accommodate a bump-out for the front porch and an interior third full bathroom. Additionally, we are applying for a variance to construct a 12-foot carport on the right side of the property. Given that this is a corner lot with a 23.3-foot side setback, the proposed carport should not obstruct the sight line. There is an existing carport, and our plan is to build a new one attached to the house, in line with our architectural designs.

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, Brenda Greenwood, swear that I am the Property Owner of the property

located at: 961 Sharon Circle. 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): Nicholas Vinson with Harmony Home Builders LLC

Address: 905 Liberty Hill Road. Marietta, GA 30066

Telephone: 770.853.7905 Email: nick@ourmethod.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.)

Brenda Greenwood
dotloop verified
08/22/24 10:47 AM EDT
DAMH-K1JD-G7E-EKTB

Signature of Property Owner

961 Sharon Circle
Address

Brenda Greenwood
Name of Property Owner (print clearly)

Smyrna, GA 30080
City, State, Zip

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SMYRNO GA 30080 0259 17

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee if applicable)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.72

Total Postage and Fees \$5.57

Sent To Debra Lane
 Street and Apt. No., or PO Box No. 971 Pinedale Dr
 City, State, ZIP+4® Smyrna, GA 30080

PS Form 3800, January 2023 PSN 7530-01-000-9001 See Reverse for Instructions

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 City, State, ZIP+4® Smyrna, GA 30080

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Postage \$0.72

Total Postage and Fees \$5.57

Sent To Daniel Pruitt
 Street and Apt. No., or PO Box No. 1020 Peachtree Dr
 City, State, ZIP+4® Marietta, GA 30080

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Sent To Brenda Greenwood
 Street and Apt. No., or PO Box No. 960 Sharon Cir
 City, State, ZIP+4® Smyrna, GA 30080

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Postage \$0.72

Total Postage and Fees \$5.57

Sent To Printz Properties LLC
 Street and Apt. No., or PO Box No. 1122 Wetherford Cir
 City, State, ZIP+4® Smyrna, GA 30080 PA

PS Form 3800, January 2023 PSN 7530-01-000-9001 See Reverse for Instructions

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As of	Bill Year	Bill	Owner	Parcel ID	Amount	Payment/Credits	Balance	Interest	Due
8/24/2024	2023	16750	STROUPE JAMES R & DEBORAH A	17065301100	\$1,085.45	\$1,085.45	\$0.00	\$0.00	\$0.00
					TOTAL	\$1,085.45	\$0.00	\$0.00	\$0.00

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Installment Pay By

1 11/15/2023



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Owner Information

STROUE, JAMES R & DEBORAH A
3830 LAKE DR SE
SMYRNA, GA 30082

Property Information

Parcel Number: 1104530100
Acres: 0
Assessed Value: \$116,088
Fair Market Value: \$290,170
Tax District: 6 - City of Smyrna
Homestead Exemption: NONE

Property Address

981 SHARON CIR

Payment Information

Status: ✔ Paid
Last Payment Date: 06/22/2023
Amount Paid: \$2,182.41

Bill Information

Record Type: Parcel
Bill Type: Original
Tax Year: 2023
Due Date: 10/16/2023

Taxes

Base Taxes: \$2,182.41
Penalty: \$0.00
Interest: \$0.00
Fees: \$0.00
Good Through: \$0.00
Balance Due: \$0.00

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Jurisdictions	40% Assessed Value	- Less Exemption	- Net Tax Value	x Millage	= Tax
Taxing Authority	116,088	0	116,088	0.0191700	\$2,170.47
SCHOOL GENERAL	116,088	0	116,088	0.0000000	\$0.00
SCHOOL BOND	116,088	0	116,088	0.0098460	\$981.94
COUNTY GENERAL	116,088	0	116,088	0.0000000	\$0.00
COUNTY BOND	116,088	0	116,088	0.0000000	\$0.00
STATE	116,088	0	116,088	0.0000000	\$0.00



No Building Shall be erected any Closer than
 30' to Street Line or 25' from Street Line where Street
 is 20' or 25' wide
 No Building Shall be erected on any lot containing
 less than Four Acres or 40' in "Dip" 200' Square Feet
 Owner of Subdivision Shows &
 Accurately Indicates these Streets to Public Use &
 to be Maintained as Such by the County
 Under Article 14th of the Plan for
 Subdivision.

Approved
 Chairman Cobb County Planning
 Commission

PLAT OF SUBDIVISION
 OF
 SMYRNA HEIGHTS
 Lots 124-133 135-134 135 137th Div. Sub-sec.
 COBB COUNTY GA.
 Scale 1" = 100' Nov. 1951
 S. S. Hall Co. Reg. # 71 - 1 A Page 54 Reg # 222