

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 accomodate 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.

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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.

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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Smyrna, GA 30180

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 Pinehole Dr

City, State, ZIP+4[®] Smyrna, GA 30080

PS Form 3800, January 2023 PSN 7530-02-000-9048 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.72

Total Postage and Fees \$5.57

Sent To Daniel Pruitt

Street and Apt. No., or PO Box No. 1020 Ridgecrest Dr

City, State, ZIP+4[®] Smyrna, 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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Sent To Printz Properties LLC

Street and Apt. No., or PO Box No. 1122 Wakefield Cir

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Real Estate (Your House or Land)

Home

Citizen Self Service

Personal Property (Boats, etc.)

Real Estate (Your House or Land)

View Bill

Charges

Property Detail

Owner Information

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

View Payments

Utility Billing

View all images

View Bill Image									
View Bill		As of		8/24/2024					
Bill Year		2023							
Bill		16750							
Owner		STROUPE JAMES R & DEBORAH A							
Parcel ID		17045307100							
View Assessment History									
Installment		Pay By				Amount		Payments/Credits	
1		11/15/2023				\$1,085.45		\$1,085.45	
TOTAL						\$1,085.45		\$1,085.45	
				Balance		\$0.00			
				Interest		\$0.00			
				Due		\$0.00			



1ax Search and Pay

- [Overview & Pay](#) [View & Print Bill](#) [View & Print Back of Bill](#) [View & Print Receipt](#) [Address Change/Ownership Change Notification](#) [Alerts](#)

[Back to Search](#)

Owner Information

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

Property Information

Parcel Number: 1104330100
Acres: 0
Assessed Value: \$116,088
Fair Market Value: \$230,170
Tax District: 6 - City of Smyrna
Homestead Exemption: NONE

Property Address

891 SHARON CIR

Payment Information

Status: **Paid**
Last Payment Date: 06/22/2023
Amount Paid: \$3,182.41

Bill Information

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

Taxes

State Taxes: \$3,182.41
Penalty: \$0.00
Interest: \$0.00
Fees: \$0.00
Good Through: \$0.00
Balance Due: \$0.00

[Search for Additional Records](#)

Jurisdictions

Jurisdiction	40% Assessed Value	- Less Exemption	- Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	116,088	0	116,088	0.018700	\$2,170.47
SCHOOL BOND	116,088	0	116,088	0.000000	\$0.00
COUNTY GENERAL	116,088	0	116,088	0.008460	\$981.94
COUNTY BOND	116,088	0	116,088	0.000000	\$0.00
STATE	116,088	0	116,088	0.000000	\$0.00



No Building Shall Be Erected Any Closer Than
 30' to Street Line Or 25' from Street Line Where Street
 Is 40' Wide or Less
 No Building Shall Be Erected On Any Lot Containing
 Less Than Four Acres Or 1/2 Acre Than One Square Foot
 Area Of Subdivision Shall Be
 Respected Subject To These Streets To Be Laid Out
 As Shown On This Plat To Be Laid Out
 As Shown On This Plat To Be Laid Out
 As Shown On This Plat To Be Laid Out

Signed

Approved

Chairman Cobb County Planning
 Commission

PLAT OF SUBDIVISION

SMYRNA HEIGHTS

Lot 1-10-100 100-100-100 100-100-100 100-100-100

COBB COUNTY GA

Scale 1"=100'

Nov 1951

8-2-1951 Co. Reg # 1-1-1 A Page 50 Map # 222