

Variance Application**Applicant****Primary Location****VAR-23-52**

 Edwin McGhee
 2013142164
 dbryantatl@gmail.com

3405 PRETTY BRANCH DR SE
SMYRNA, GA 30080

Applicant Information**First Name**

Edwin

Last Name

McGhee

Street Address

4140 Ridgehurst Dr SE

City

Smyrna

State

ga

Zip Code

30080

Email

coastalpalms1@gmail.com

Phone Number

2013142164

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

3405 Pretty Branch Dr SE

Description of Requested Variances

Reduce side setback from 12feet to 6.6feet to accomodate a utility storage closet behind carport

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.

We would like to build a home addition to include an outdoor utility storage closet and a bedroom/bathroom that would be private and rollator walker accessible for a senior member of our family.

We are requesting a variance to reduce the North side of home setback to 6'6" in lieu of 12'0". This is to allow for a much-needed utility storage space for lawn movers, blowers, rakes, shovels, bikes and maintenance equipment etc. Currently there is no space to store these items in our carport. A wall for the utility closet of only 8'6" feet will encroach 5'4" into the setback. The new utility storage space is to be built directly in line with the existing carport and will not extend beyond the existing home structure. This new structure will not be visible from the street/front of the home or any other angle. Hence, it will not change the look from the street.

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

9589 0710 5270 0455 4130 63

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent to **Craig & Carly Anderson**
Street and Apt. No., or PO Box No. **3343 Pretty Branch Dr**
City, State, ZIP+4® **SMYRNA, GA 30080**

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Sent to **Deborah Dean**
Street and Apt. No., or PO Box No. **3414 Pretty Branch Dr**
City, State, ZIP+4® **SMYRNA, GA 30080**

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Sent to **Billy Martin**
Street and Apt. No., or PO Box No. **3430 Pinetree Dr SE**
City, State, ZIP+4® **SMYRNA, GA 30080**

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Sent to **Jean Donnelly**
Street and Apt. No., or PO Box No. **3412 Pretty Branch Dr**
City, State, ZIP+4® **SMYRNA, GA 30080**

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Postage \$0.66

Total Postage and Fees \$5.01

Sent to **William Donnelly**
Street and Apt. No., or PO Box No. **3400 Pretty Branch Dr**
City, State, ZIP+4® **SMYRNA, GA 30080**

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Real Estate (Your House or Land)

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Payments/Adjustments

As of 11/27/2023

Bill Year	2023
Bill	11724

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Adjustment	11/20/2023	11/20/2023	298679		\$0.00
Payment	10/2/2023	10/2/2023	3226743	PARAST LAW	\$2,367.50
Abatement	9/17/2023	9/18/2023	6497	HOMEOWNER TAX RELIEF GRANT	(\$161.82)

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Owner: Edwin McGhee and DeAnna L. Bryant
3405 Pretty Branch Dr SE
Smyrna, GA 30080

Closed on Property - 9/28/2023



Printed: 11/29/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
PARAST LAW

MILLER CHERYL A

Payment Date: 10/3/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17055600090	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$5,786.25	\$0.00	



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