

**Variance Application****VAR-25-2**

Submitted On: Jan 7, 2025

**Applicant**

 Pam Tatum  
 770-315-5036  
@ plrpropertiesga@gmail.com

**Primary Location**

1068 MCLINDEN AVE SE  
SMYRNA, GA 30080

**Applicant Information****First Name**

PLR Properties Inc. / Pam

**Last Name**

Tatum

**Street Address**

2824 Shea Way

**City**

Marietta

**State**

GA

**Zip Code**

30060

**Email**

plrpropertiesga@gmail.com

**Phone Number**

770-315-5036

**Are you the titleholder of the subject property?**

Yes

**Property Information****Property Address**

1068 McLinden Ave Smyrna GA 30080

**Description of Requested Variances**

A variance for new construction on a nonconforming lot since the property is less than 15,000 sq ft.

**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.**

false

**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.**

The property does not currently meet code requirements and therefore has to be fully renovated. The current square footage of the space does not comfortably accommodate the average single-family size. The proposed plans allow for the intended use which is similar to other properties in this district and does not create any hardship or disregard for surrounding homeowners. These changes would not increase development impact, such as traffic, parking or noise. The proposed plans consider revisions that would provide the applicant reasonable use of the property while still maintaining zoning and variance restrictions. In addition, these changes would enhance curb appeal and align with the aesthetics of the neighborhood and reflect the market value of nearby homes.

**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

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02 6294 E000 0225 0720 6856

The UPS Store #2280  
1750 Powder Springs Rd Sw Ste 190  
Marietta, GA 30064-4861  
770-514-7299

Terminal.....: POS2280B

Date.: 1/6/2025

Employee.....: 233077

Time.: 04:55 PM

ITEM NAME	QTY	PRICE	TOTAL
Metered Mail Ground Advantage			\$44.32
	1	\$44.32	
Tax			\$0.00
MMKKFF3EE49E8			
Tracking Number			

Subtotal \$44.32

Shipping/Other Charges \$0.00

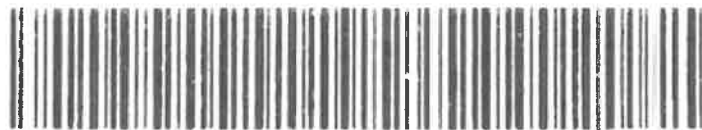
Total tax \$0.00

Total \$44.32

Cards \$44.32

Items Designated NR are NOT eligible  
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Printed: 1/7/2025

## 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:  
CAMPBELL & BRANNON

**MORRISON B MAXENE**

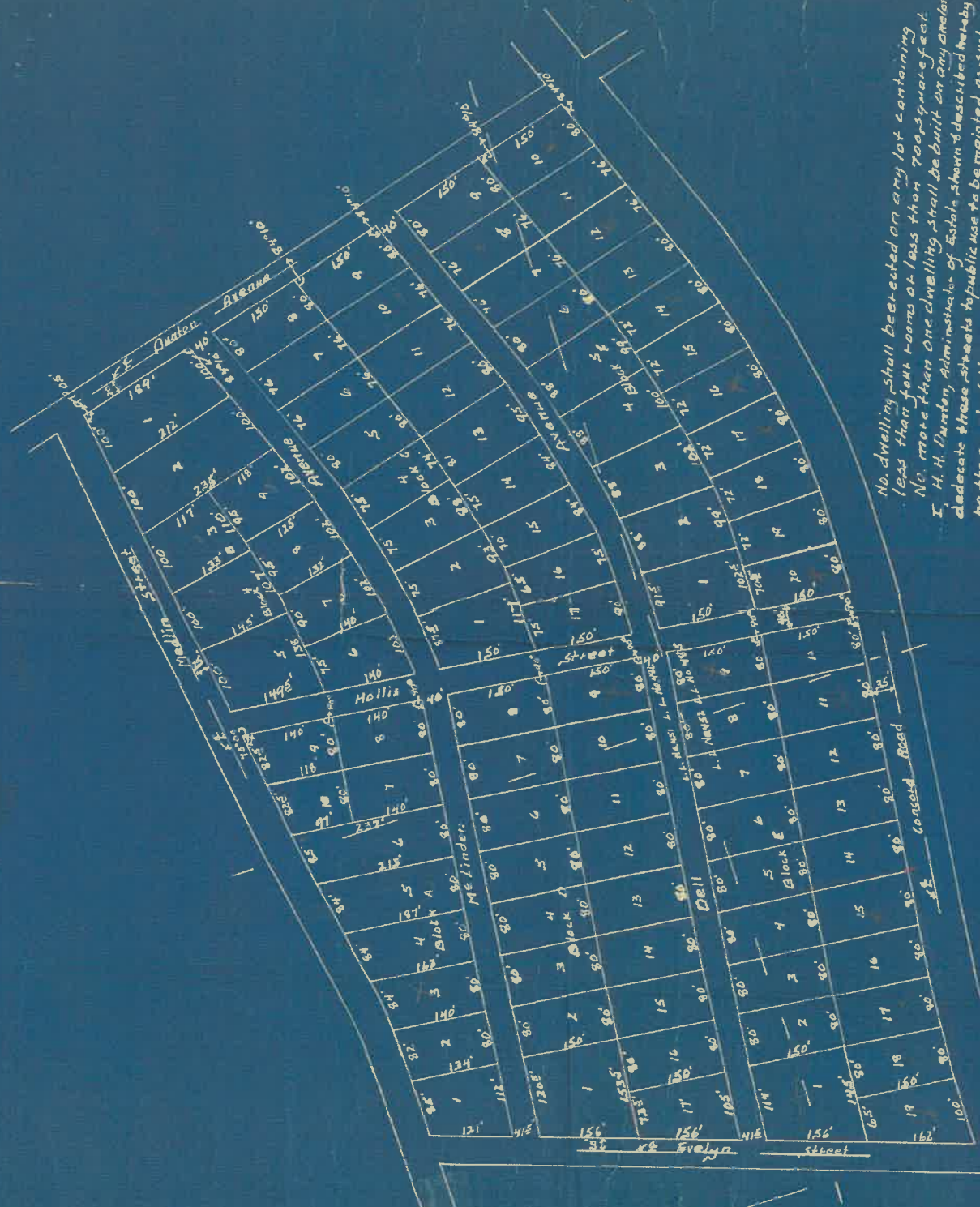
**Payment Date: 10/3/2024**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	17048600440	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$191.97	\$0.00	



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No dwelling shall be erected on any lot containing less than four rooms or less than 700 square feet. No more than one dwelling shall be built on any one lot. I, H. H. Danton, Administrator of Estate shown & described hereby dedicate these streets to public use to be maintained as such be the county & the min. building regulation laws of Georgia. I, H. H. Danton, Administrator of Estate shown & described hereby hereby adopt this plan for Subdivision.

Signed: *[Signature]*  
 Adminstrator  
 Approved: *[Signature]*  
 Chairman Cobb Co Planning Comm  
 A 20 ft min building shall be required on front of all lots and on side of lots at street corners.

Estate of Mary A. Danton  
 Located in L.L. Nos. 451-452-415-486  
 17th District - 2nd Section - Cobb County - Ga.  
 Total Area = 300 Acres  
 J. P. Phillips - Surveyor  
 Ga. State License No 148  
 April 7, 1940  
 L.P. at all Lot Corners