

**Variance Application****VAR-23-48****Applicant**

 Leslie Dean  
 7708430147  
 @lesliedean@hey.com

**Primary Location**

1015 HILLSDALE ST SE  
SMYRNA, GA 30080

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

Leslie

**Last Name**

Dean

**Street Address**

1015 Hillsdale Street

**City**

Smyrna

**State**

GA

**Zip Code**

30080

**Email**

lesliedean@hey.com

**Phone Number**

770-843-0147

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

Yes

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

1015 Hillsdale Street

**Description of Requested Variances**

Side Setbacks, Height , and Square Footage.

**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 construct a two story accessory structure on the existing accessory building footprint in the rear of our home. The 611 sq ft lower level will be an unfinished workshop and the 582 sq ft upper level will have a kitchenette/bedroom and full bathroom. The 3 variances needed are side setback,

height, and a square footage overage variance. This will only be used for our personal use. We have a 3 bedroom house, but work from home and use one bedroom for an office. When we have our family visit, all of which live out of state, we do not have enough room to accommodate everyone and resort to renting AIRBNB' s in Smyrna.

## 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

We request your consideration and approval of the variances for the construction of a "Carriage House" in the backyard of our property on Hillsdale Street. We believe that the proposed structure will bring numerous benefits to both the neighborhood and our family. The structure will align with the evolving housing needs of families in Smyrna.

**Extraordinary and Exceptional Conditions:**

Our property exhibits extraordinary and exceptional conditions that warrant the granting of variances. The size and layout of our lot make it challenging to conform strictly to the existing zoning regulations. Our driveway is generous in length and width, allowing multiple cars to park side by side and keep our two cars and guests cars off the street. This is a safety benefit to our neighbors and the numerous children and dog walkers often on our street and in our yard. But this poses a disadvantage with the addition to the existing small, unattractive structure currently on our property. The new structure adds to the curb appeal and property value consistent with the larger and grander new homes now surrounding us.

The hardship in this case is not self-created but stems from the existing conditions of the property. Our small ranch style home has 3 bedrooms, but both of us work from home and use one of the bedrooms as an office. With 2 grown children and spouses living out of state, we never have enough room for all to stay in our home for holidays such as Christmas and Thanksgiving. We have had to resort to renting Airbnb's in the neighborhood. Building this small two-story structure with a Workshop/Studio will solve both the office space issue and add additional bedrooms for our children and overnight guests. In addition, the workshop will be an added asset to the 7 children (and their parents) under the age of 12 abutting our property. This workshop is visited frequently by these children on a Saturday for help from my husband for a school project that is due on Monday morning. (We have been told he has received an A+ on all!)

We have diligently assessed the zoning regulations and made every effort to design the outbuilding in a manner that respects the neighborhood's character as well as compliments our home's architectural exterior and landscaping. We will ensure minimal disruption to the neighborhood and be sensitive to our neighbors' privacy. All seven of our neighbors have approved our architectural plans and variance requests.

In conclusion, we kindly request your support in granting variances for the construction of the structure on our property. The project aligns with the evolving housing needs of our community, promotes sustainable living, and enhances the overall character of the neighborhood. Under no circumstance would we ever entertain using it as a rental. This is for our family's personal use and enjoyment only. We are more than willing to provide additional information or answer any questions that may arise during your deliberations.

Thank you for your time and consideration. We look forward to a positive resolution that will allow us to contribute positively to our community and family.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that LESLIE & WALTER DEAN

1015 HILLSDALE STREET, SMYRNA, GA 30080

Intends to make an application for a variance (s) for the purpose of SIDE AND REAR SETBACKS, HEIGHT, AND  
SQUARE FOOTAGE OVERAGE FOR AN ACCESSORY BUILDING IN REAR OF YARD.

On the premises described in the application.

|  | NAME                   | ADDRESS                                 |
|--|------------------------|---|
| Kris & Joe Johnson                             | <u>[Signature]</u>     | 1014 Hillsdale Street, Smyrna GA 30080  |
| Caroline & Matthew McCormack                   | <u>[Signature]</u>     | 1023 Hillsdale Street, Smyrna GA 30080  |
| Phillip & Emily Manginelli                     | <u>[Signature]</u>     | 2771 Fraser Street, Smyrna GA 30080     |
| Paige & Frank Murphy<br>Blue Ripple Management | <u>Certified Proxy</u> | 2789 Fraser Street, Smyrna GA 30080     |
| Sante & Michelle Barbosa                       | <u>[Signature]</u>     | 2759 Fraser Street, Smyrna GA 30080     |
| Melvin Harmon                                  | <u>[Signature]</u>     | 2749 Fraser Street, Smyrna GA 30080     |
| Nancy Bruss                                    | _____                  | 1020 Powder Springs Rd, Smyrna GA 30080 |

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent  
And adjoining properties include any property abutting the subject property as well as any properties directly across a  
street.

Leslie & Walter Dean  
 1015 Hillsdale Street  
 Smyrna, GA 30080  
 (770) 843-0147  
[Lesliedean@hey.com](mailto:Lesliedean@hey.com)

December 29, 2023

Nancy Bruss  
 1020 Powder Springs  
 Smyrna, GA 30080

Hi Nancy, I hope you all are having a great holiday season. See the attached notification of a variance application and site plan of a proposed accessory unit we want to build on the current footprint of a shed in our back yard. This will be a much improved structure. We are scheduled for a Variance Hearing with the City of Smyrna on Wednesday, February 14th, 2023 at 10 AM.

Please let us know if you have any questions or concerns for this variance request. And hope to see you and Summer more in 2024!

Thank-you.

Leslie & Walter Dean



SMYRNA  
 850 WINCY HILL RD SE  
 SMYRNA, GA 30080-191C  
 (800) 275-8777

12/29/2023 01:42 PM

| Product                     | Qty | Unit Price | Price  |
|-----------------------------|-----|------------|--------|
| First-Class Mail® Letter    | 1   | \$0.66     | \$0.66 |
| Smyrna, GA 30080            |     |            |        |
| Weight: 0 lb 0.50 oz        |     |            |        |
| Estimated Delivery Date     |     |            |        |
| Tue 01/02/2024              |     |            |        |
| Certified Mail®             |     | \$4.35     | \$4.35 |
| Tracking #:                 |     |            |        |
| 9589 0710 5270 1614 9980 01 |     |            |        |
| Total                       |     |            | \$5.01 |

Grand Total: \$5.01  
 Credit Card Remit \$5.01

Card Name: VISA  
 Account #: XXXXX-XXXX-XXXX-XXXX3017  
 Approval #: 08008G  
 Transaction #: 511  
 AID: A0000000031010  
 AL: VISA CREDIT  
 PIN: Not Required

Text your tracking number to 43434 to get the latest status. Stamps and Data rates may apply. Visit [www.usps.com](http://www.usps.com) USPS Track 1-800-222-1811.

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SMYRNA GA 30080

**OFFICIAL USE**

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|  |        |
|--|--------|
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| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.66

Total Postage and Fees \$5.01

Sent To: SMYRNA, GA 30080

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions



Leslie & Walter Dean  
1015 Hillsdale Street  
Smyrna, GA 30080  
(770) 843-0147  
[Lesliedean@hey.com](mailto:Lesliedean@hey.com)

November 2, 2023

Blue Ripple Management  
Paige & Frank Murphy  
6300 Powers Ferry Road  
Building 600  
Suite 125  
Atlanta, GA 30339

678.557.8548

Mr. & Ms. Murphy, please see the attached notification of a variance application and site plan of a proposed accessory unit we want to build on the current footprint of a shed in our back yard. This will be a much improved structure. We are scheduled for a Variance Hearing with the City Of Smyrna on Wednesday, December 13th, 2023 at 10 AM.

Please let us know if you have any questions or concerns for this variance request.

Thank you.

Leslie & Walter Dean

Dean  
1015 Hillsdale St.  
Smyrna, GA 30080

9589 0710 5270 0455 3920 85

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| Atlanta, GA 30339   |               |
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| Extra Services & Fees (check box, add fee)  | \$0.00        |
| <input type="checkbox"/> Return Receipt (hardcopy)  | \$0.00        |
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| <input type="checkbox"/> Certified Mail Restricted Delivery                                     | \$0.00        |
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| <input type="checkbox"/> Adult Signature Restricted Delivery                                    | \$0.00        |
| Postage   | \$0.66        |
| <b>Total Postage and Fees</b>   | <b>\$5.01</b> |
| Sent To   |               |
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| PS Form 3800, January 2023 (with changes) See Reverse for Instructions                          |               |

Postmark Here  
NOV -3 2023  
0675 03  
OFFICE

Blue Ripple Property Mgmt.  
6300 Powers Ferry Rd.  
Bldg. 600 #125  
Atlanta, GA 30339

**Real Estate Paid Tax Statement**

Parcel: 17-0449-0-0140  
 Location: 1015 HILLSDALE ST

Owner: DEAN LESLIE BLAKE & WALTER  
 1015 HILLSDALE ST SE  
 SMYRNA GA 30080

Status: Square 0

Land Valuation: 150,000  
 Building Valuation: 307,580  
 Exemptions: 10,000  
 Taxable Valuation: 447,580

Deed Date: Book/Page:

| Year                | Type | Due Date     | Principal Due | Int/Pen | Date       | Type | Amount |
|---------------------|------|--------------|---------------|---------|------------|------|--------|
| 2023                | RE-R | 1 11/15/2023 | 486.21        | 0.00    | 10/24/2023 | PAID | 486.21 |
| Bill #              | 4417 |              | 486.21        | 0.00    |            |      | 486.21 |
| <b>Grand Totals</b> |      |              | 486.21        | 0.00    |            |      | 486.21 |

\*\* End of Report - Generated by Mike Hickenbottom \*\*



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

Printed: 11/2/2023

**Cobb County Online Tax Receipt**

Thank you for your payment!

Payer:  
TRUIST

DEAN LESLIE BLAKE & WALTER WORTH

**Payment Date: 10/12/2023**

| Tax Year | Parcel ID   | Due Date  | Appeal Amount |             | Taxes Due |
|----------|-------------|-----------|---------------|-------------|-----------|
| 2023     | 17044900140 | 10/5/2023 | Pay:          | N/A or      | \$0.00    |
| Interest | Penalty     | Fees      | Total Due     | Amount Paid | Balance   |
| \$0.00   | \$0.00      | \$0.00    | \$0.00        | \$522.19    | \$0.00    |



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# Pictometry 1015 Hillsdale St.pdf



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