



Variance Application

VAR-24-33

Submitted On: Apr 29, 2024

Applicant

 John Bradford
 16783438939
@ ridgecrestventures@yahoo.com

Primary Location

1121 DELL AVE SE
SMYRNA, GA 30080

Applicant Information

First Name

John

Last Name

Bradford

Street Address

3154 Dunn Street SE

City

smyrna

State

GA

Zip Code

30080

Email

ridgecrestventures@yahoo.com

Phone Number

678-343-8939

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1121 Dell Avenue

Description of Requested Variances

Reduce Front Set Back from 35' to 32.5'

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.

Home built 50+ years ago and current front setback does not allow for modern amenities such as front porch addition to improve the aesthetics of the house and neighborhood.

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

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 1304 34

George Haney & Darlene Shirley
1109 DELL AVE SE
SMYRNA GA 30080-4105



\$5.04 US POSTAGE
FIRST-CLASS
Apr 30 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



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062S0011718299

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



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Ben Chandra
1110 MCLINDEN AVE SE
SMYRNA GA 30080-4146



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John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

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9407 1118 9876 5403 7756 97

Brian Toole
718 CAPE IVEY DR
DACULA GA 30019-3318



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SMYRNA GA 30080-4479

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Brian Clark & Rachel Roland
1120 DELL AVE SE
SMYRNA GA 30080-4106



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John Bradford
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1130 Dell Avenue LLC
2390 BOHLER RD NW
ATLANTA GA 30327-1140



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John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

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Janice & Thomas Baker
1131 DELL AVE SE
SMYRNA GA 30080-4105



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John Bradford
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SMYRNA GA 30080-4479

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George Haney & Darlene Shirley
1130 DELL AVE SE
SMYRNA GA 30080-4106



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John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

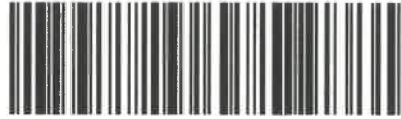
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Maria & Juan Galvan
1120 DELL AVE SE
SMYRNA GA 30080-4106



John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

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Ben Chandra
1110 DELL AVE SE
SMYRNA GA 30080-4106



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SBC Partners LLC
6300 POWERS FERRY RD
ATLANTA GA 30339-2919



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Real Estate (Your House or Land)

View Bill [View bill image](#)

As of 4/29/2024

Bill Year	2023
Bill	9004
Owner	JSL RESIDENTIAL PROPERTIES LLC
Parcel ID	17048600520

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$1,017.67	\$1,017.67	\$0.00	\$0.00	\$0.00
TOTAL		\$1,017.67	\$1,017.67	\$0.00	\$0.00	\$0.00



Printed: 4/29/2024

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:
JSL Residential Properties LLC

JSL RESIDENTIAL PROPERTIES LLC

Payment Date: 10/10/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17048600520	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	\$2,947.62	\$0.00



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this bill!!!

