



Variance Application

VAR-24-34

Submitted On: Apr 29, 2024

Applicant

 John Bradford
 16783438939
@ ridgecrestventures@yahoo.com

Primary Location

1020 PINEDALE DR 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

6783438939

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1020 Pindale Drive Smyrna GA 30080

Description of Requested Variances

Reduce front setback from 35' to 32'

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.

House built in late 50s so not able to move house to allow for front porch of decent size.

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 7718 73

Thomas & Judith Jones
1007 OAKVIEW DR SE
SMYRNA GA 30080-4251



\$5.04 US POSTAGE
FIRST-CLASS
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Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
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Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



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James Kelley
1015 OAKVIEW DR SE
SMYRNA GA 30080-4251



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Keiley 1023 Oakview Drive LLC
4291 BROOKVIEW DR SE
ATLANTA GA 30339-4606



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Jimmy Kieley
1036 PINEDALE DR SE
SMYRNA GA 30080-4223



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Jerry Pittman
1031 PINEDALE DR SE
SMYRNA GA 30080-4222



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Moreno & Miquel Martinez
1021 PINEDALE DR SE
SMYRNA GA 30080-4222



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DBS Legacy LLC
720 REED RD SE
SMYRNA GA 30082-3360



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Open Concepts Georgia Inc
1014 PINEDALE DR SE
SMYRNA GA 30080-4223



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Equity Trust Company
PO BOX 680813
MARIETTA GA 30068-0014



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Real Estate (Your House or Land)

View Bill	
As of	4/29/2024
Bill Year	2023
Bill	16751
Owner	STROUPE DEBORAH A & JAMES R
Parcel ID	17045300790

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$1,080.56	\$1,080.56	\$0.00	\$0.00	\$0.00
TOTAL		\$1,080.56	\$1,080.56	\$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:
JAMES & DEBORAH A STROUPE

STROUPE DEBORAH A & JAMES R

Payment Date: 8/21/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17045300790	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	\$3,137.63	\$0.00	



Scan this code with your
mobile phone to view
this bill!!

