

Variance Application

VAR-24-55

Submitted On: Aug 13, 2024

Applicant

 Joan Stuart
 404-310-3832
 montauker@charter.net

Primary Location

1191 BANK ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Joan

Last Name

Stuart

Street Address

1191 Bank Street SE

City

Smyrna

State

GA

Zip Code

30080

Email

montauker@charter.net

Phone Number

404-310-3832

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1191 Bank Street SE

Description of Requested Variances

My home is a small ranch home and I would like to add a bedroom.

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.

I respectfully request a variance so that I can add a bedroom to my small ranch home. I would like to age in place. I understand that because my home is on the corner of Bank and Hamby Streets both yards are considered front yards. The location of this bedroom addition was chosen because it is realistically the only place it can be added. Placing the addition on Bank Street side of home was ruled out because I have a gorgeous red maple in the front yard that I would like to preserve.
FYI, the exterior of the addition will match material on the existing home. I appreciate your consideration for approval.

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

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by Joan M. Stuart

Intends to make an application for a variance for the purpose of adding a bedroom / exercise
room

on the premises described in the application.

NAME

ADDRESS

Betty P. Kidd
Michael A. Hanson
Barbara Allen
Les Miller
Felicia Jan

1205 Bank Street
1186 Bank Street Smyrna 30080
2783 Hamby St SE, Smyrna 30080
1196 Bank St Smyrna 30080
2798 Hamby Street SE Smyrna 30080

→ 1181 Bank Street

9589 0710 5270 1735 6069 22

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Smyrna, GA 30080	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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	\$0.73
Total Postage and Fees	\$5.58
Sent To	Jennifer + Brad Cottrell
Street and Apt. No., or PO Box No.	9689 Prater Way
City, State, ZIP+4®	Smyrna GA 30080
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

acknowledge they are aware of your variance request. Adjacent
the subject property as well as any properties directly across a

Owner Information

STUART JOAN M REVOCABLE TRUST UD 9/11/13
STUART JOAN M TRUSTEE
1191 BANK ST
SMYRNA, GA 30080

Payment Information

Status	Paid
Last Payment Date	09/06/2023
Amount Paid	\$183.48

Property Information

Parcel Number	17048800520
Acres	0.3
Assessed Value	\$159,684
Fair Market Value	\$399,210
Tax District	6 - City of Smyrna
Homestead Exemption	413 Age 65, Basic, School

Bill Information

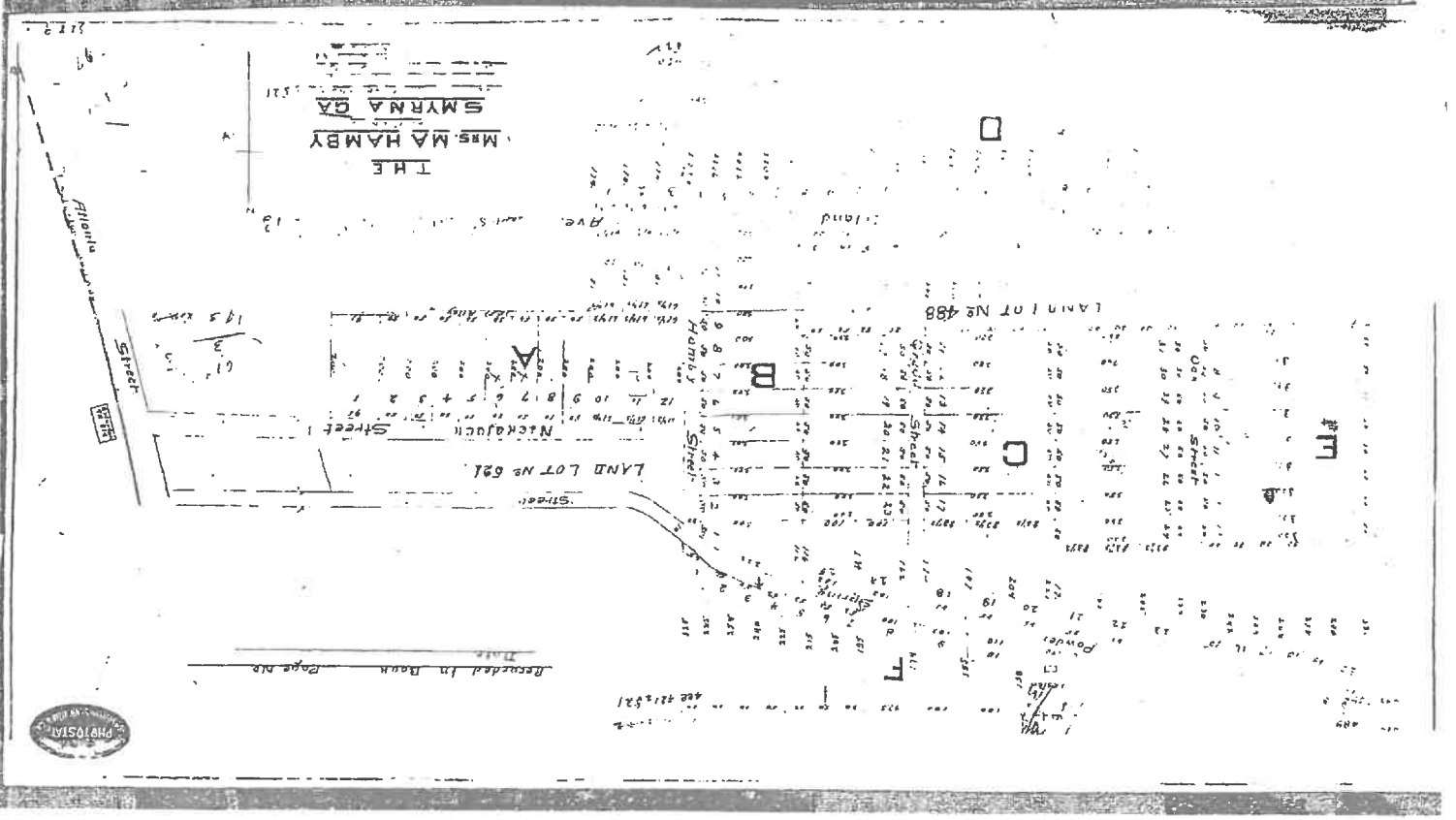
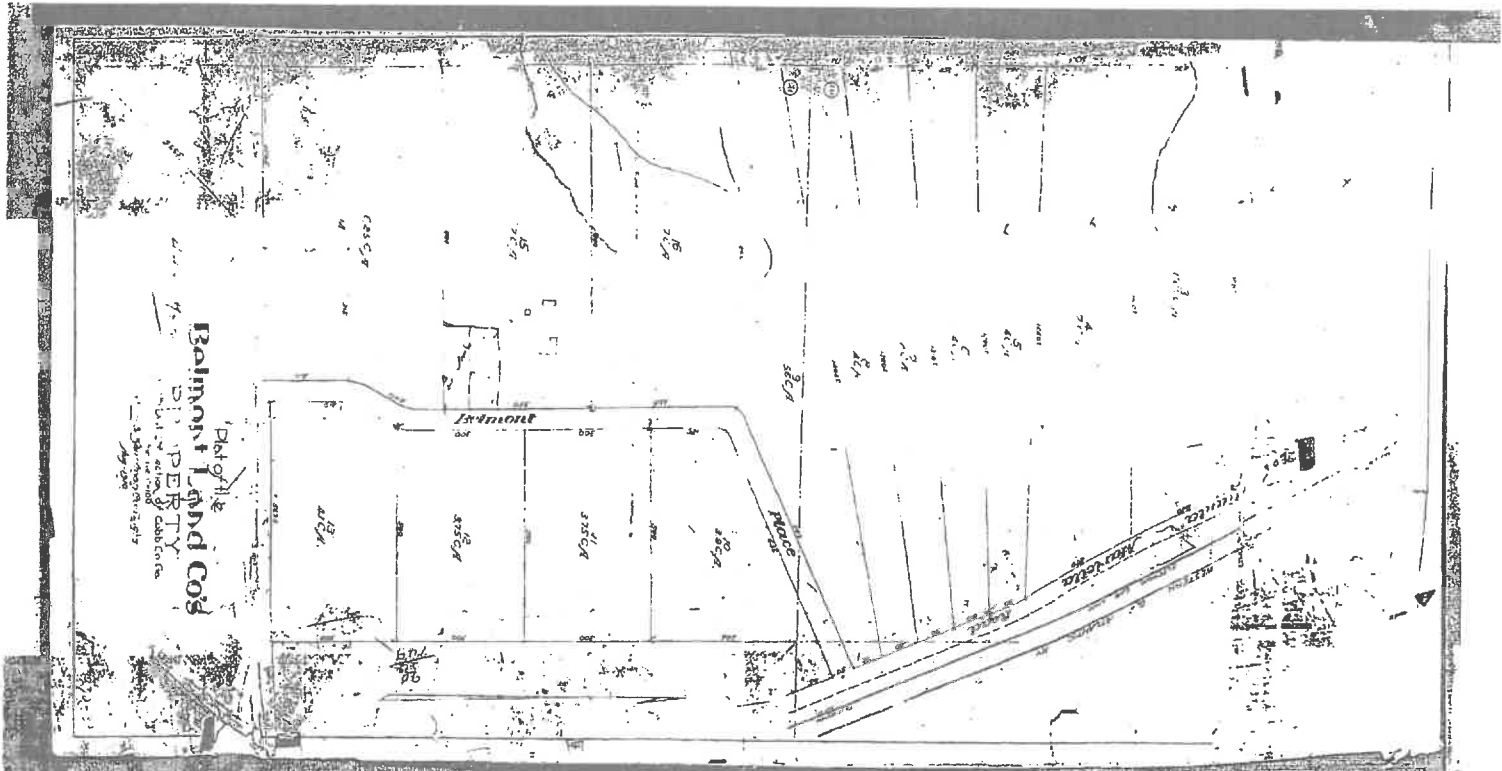
Record Type	Parcel
Bill Type	Original
Tax Year	2023
Due Date	10/15/2023

Taxes

Base Taxes	\$183.48
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address

1191 BANK ST



Recorded in Book Page No.