



City of Smyrna, GA

12/27/2022

VAR-22-43

Variance Application

Status: Active**Date Created:** Dec 16, 2022

Applicant

Hal Simpson
halsimpson@gmail.com
3316A South Cobb Dr
Suite 157
Smyrna, GA 30080
7702314900

Applicant Information

First Name

Hal

Last Name

Simpson

Street Address

3316A South Cobb Dr. Suite 157

City

Smyrna

State

GA

Zip Code

30080

Email

halsimpson@gmail.com

Phone Number

770-231-4900

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

3279 CORD CIRCLE

Description of Requested Variances

Remedy "sub-standard" classification.

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.

A variance is sought to remedy the "sub-standard" classification of the lot at 3279 Concord Cir. The current R-15 zoning requires the lot be 15,000sf. As originally developed the lot is 13,849sf. The original house was demolished some years ago and it is my intention to build a new house. on the vacant property.

Variance Requests

Case Number

V23-002

Variance Request to:

Allow construction on a sub standard lot of record

Hearing Date

01/11/2023

Acknowledgement

Applicant Signature:

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.

Hal Simpson
12/16/2022