



Variance Application

Applicant

Primary Location

VAR-23-20

Submitted On: May 5, 2023

 Richard Kolb
 404-518-3542
@ rkolb3553@aol.com

2484 ADAMS DR SE
SMYRNA, GA 30080

Applicant Information

First Name

Rick

Last Name

Kolb

Street Address

2332 Poplar Springs Drive

City

Brookhaven

State

GA

Zip Code

30319

Email

rkolb3553@aol.com

Phone Number

404-518-3542

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

Terry McCollister

Street Address

3901 Blustery Way

City

Marietta

State

GA

Zip Code

30066

Email Address

glennnda@ansleyatalanta.com

Phone Number

678-755-3711

Property Information

Property Address

2484 Adams Drive

Description of Requested Variances

A variance will be required in order to build a new home on a lot that is currently considered "non-conforming" based upon square footage, as well as reductions to the front and side setbacks.

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.

Acknowledgement

Applicant understands that if he/she swears to a false statement made in the application, he/she may be subject to prosecution for violation of the City of Chicago Code, Section 16-05-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) year and not more than five (5) years, both of which would deprive the applicant of reasonable use of the property for which the variance is sought.

Applicant Signature:

true

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.

The applicant believes the the requested variances are reasonable in that by granting them, the Board will be permitting a reasonable use of the property, based upon what is currently located on the adjacent lots, as well as many additional lots within close proximity.



**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

APPLICANT: Brookhaven Home Designs, LLC

Representative's Name (print): Rick Kolb

Address: 2332 Poplar Springs Drive, Brookhaven, GA 30319

Business Phone: _____ Cell Phone: 404-518-3542 Home Phone: _____

E-Mail Address: rkolb@remax.net

Signature of Representative: _____

A handwritten signature in black ink, appearing to read "Rick Kolb", written over a horizontal line.

TITLEHOLDER: Terry McCollister

Address: 3901 Blustery Way, Marietta, GA 30066

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Signature: Jane McCollister

dotloop verified
05/04/23 11:07 AM EDT
N9FL-KBWD-B4YF-UHFS

VARIANCE:

Present Zoning: R-20 Type of Variance: Requesting permission to build on a "non-conforming" lot,
as well as reduction to front and side setbacks.

Explain Intended Use: The applicant seeks permission to build a new 4BR/3BA home, approximately 2,650sf.

Location: 2484 Adams Drive, Smyrna, GA 30080

Land Lot(s): 15 District: 17th Size of Tract: 0.185 Acres

CONTIGUOUS ZONING

North: R-20

East: RDA

South: R-20

West: R-20

ZONING ORDINANCE SECTION 1403 VARIANCE REVIEW STANDARDS

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.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Applicant seeks to tear down the existing structure and construct a new 4BR/3BA home on the property. This lot is currently deemed "non-conforming" due to the total square footage, so applicant is requesting a variance allowing this construction to proceed. Applicant is also requesting a reduced front setback to 20' as well as reduced side setbacks of 7'6" on each side.

This is in line what has been approved previously on either side of this lot.

7021 1970 0000 6256 0596

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

Postage \$

Total Postage and Fees \$

Sent To
BBO Investments
Street and Apt. No., or PO Box No.
20 Hardy Rd.
City, State, ZIP+4®
Hiram, GA 30141

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Joel Smit
Street and Apt. No., or PO Box No.
2414 Adams Drive
City, State, ZIP+4®
Smyrna, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Michael & Pamela Cargal
Street and Apt. No., or PO Box No.
2461 Adams Drive
City, State, ZIP+4®
Smyrna, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage \$

Total Postage and Fees \$

Sent To
Ron Dickinsen
Street and Apt. No., or PO Box No.
2466 Adams Dr.
City, State, ZIP+4®
Smyrna, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Munis Self Service

Real Estate (Your House or Land)

View Bill

As of	5/2/2023
Bill Year	2022
Bill	11002
Owner	MCCOLLISTER TERRY
Parcel ID	17051900260

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2022	\$616.25	\$616.25	\$0.00	\$0.00	\$0.00
TOTAL		\$616.25	\$616.25	\$0.00	\$0.00	\$0.00

Real Estate (Your House or Land)

[Return to view bill](#)

Payments/Adjustments

As of 5/2/2023

Bill Year	2022
Bill	11002

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	10/14/2022	10/14/2022	2969498	MCCOLLISTER TERRY	\$616.25

[Return to view bill](#)



Printed: 5/2/2023

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:
Jane Mccollister

MCCOLLISTER TERRY

Payment Date: 9/25/2022

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17051900260	10/15/2022	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,747.65	\$0.00	



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

1) Field Data: Closure Prediction - 1/2021/09/ - Angular Error = 0.4781°

2) Measurements were taken with the Carlson BCX2 on 04/02/2021 and were balanced using the Carlson Rata.

3) Bearings are based on Reference 1.

4) Point Prediction: 17101.0000' N, 10267.0000' W

5) The coordinates of the station, which is a South Florida Area as indicated on F.L.R.A. Map, 120972021 are listed 00004020213.

6) There are State Wetlands or Wetlands located on site as shown hereon.

7) The public records referenced herein reflect only those records necessary to establish the boundaries hereon, and do not constitute a full search of the option.

As required by subsection (6) of O.C.G.A. Section 15-6-87, the plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or statements should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.

William J. Gaudin - Gen. PLS #2843

Dated: May 1, 2023



THE OWNER OF THE LAND SHOWN ON THIS PLAN ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER DRAIN EASEMENTS HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

OWNER

DATE

PREPARER'S ACKNOWLEDGEMENT

HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACADEMY AND SPECIFICATIONS REQUIRED BY THE CITY OF SARASOTA SIMMONSON REGULATIONS.

REGISTERED - WILLIAM J. GILBERT, GEORGIA RLS 2043

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO THE CITY OF SANFRA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SANFRA SUBDIVISION REGULATIONS AND THE CITY OF SANFRA ZONING REGULATIONS IS APPROVED SUBJECT TO INSTALLATION AND DEDICATION OF EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

DATE _____

COMMUNITY DEVELOPMENT DIRECTOR	DATE
--------------------------------	------

PLANNING AND ZONING COMMISSION	DATE
--------------------------------	------

ENGINEERING DEPARTMENT DATE

BUILDING INSPECTOR	DATE
--------------------	------

PLAT NOTES:

- 1) NUMBER 4 REPAIR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 2) TOTAL AREA: 0.185 ACRES
- 3) TOTAL NUMBER OF LOTS: 1
- 4) DENSITY --UNITS/ACRE
- 5) SETBACKS:

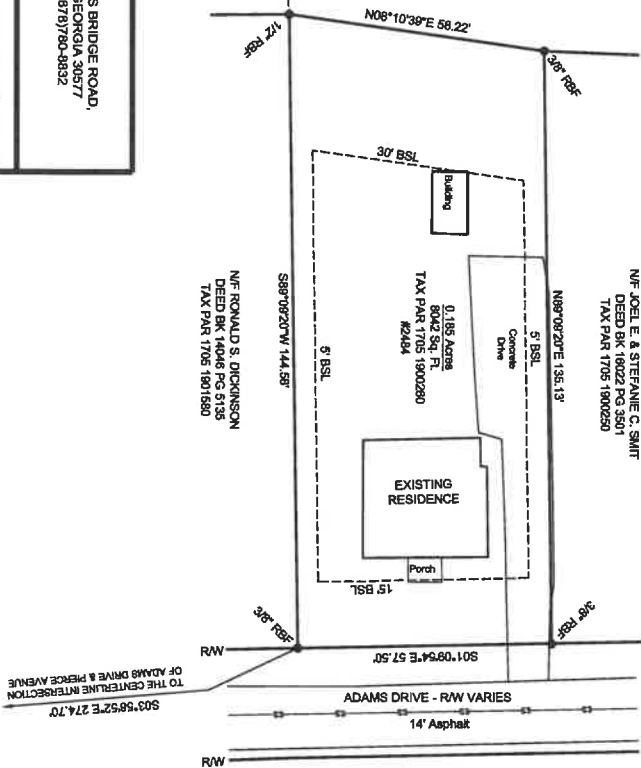
6.) EXISTING ZONING: RAD CONDITIONAL (ZZO-005)

8.) THERE ARE NO CULTURAL FEATURES, INCLUDING CELEBRITIES AND OR HISTORIC FEATURES ON THIS PROPERTY.

REFERENCE MATERIAL

1. A Part of The Property of J.H. Taylor by R.E. Smith dated 06/10/1944.
2. A Part of The Property of Henry Adams and J.M. Adams Ltd Hqs. 72-73 Bedford Square London by J.P. Phillips dated January 24, 1951

- | | | | |
|-----|-------------------------|-----|--------------------|
| BEL | BUILDING SETBACK LINE | POB | POINT OF BEGINNING |
| FF | IRON PIN FOUND | R/W | RIGHT-OF-WAY |
| PS | IRON PIN SET (4" REBAR) | WM | WATER METER |
| LL | LAND LOT | | SANITARY MANHOLE |
| LL | LAND LOT LINE | | CATCH BASIN |



landTec
Surveying

205 WILLIAMS BRIDGE ROAD
TOCCOA, GEORGIA 30057
PHONE: (878)780-9832

BOUNDARY SURVEY OF 24.86
ADAMS DRIVE FOR:
**BROOKWOOD HOME
DESIGNS, LLC**
LOCATED IN:
LAND LOT 519, 17TH DISTRICT, 2ND S
COBB COUNTY, GEORGIA

DRAWN:	JBG
CC:	WJG
DATE:	05/01/2023
SCALE:	1"=20'
JOB NUMBER:	23-051
SHEET NUMBER:	1 OF 1