



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 is the defendant in a lawsuit where the defendant is denying a false statement made in the recent application for a subject to raise applicant to disqualification 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 12 months and applicant is not a resident of the State of Georgia. The provisions of the zoning code 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.



City, State, Zip



**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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Sent To **Joel Smit**  
Street and Apt. No., or PO Box No.  
**2414 Adams Drive**  
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**Smethers GA 30080**

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Sent To **Michael & Pamela Cargal**  
Street and Apt. No., or PO Box No.  
**2461 Adams Drive**  
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**Smethers GA 30080**

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Sent To **Ron Dickinsen**  
Street and Apt. No., or PO Box No.  
**2466 Adams Dr.**  
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**Smethers GA 30080**

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## 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	<b>\$0.00</b>	



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