




Variance Application

Applicant

Primary Location

VAR-23-14

 Kyle Crump
 7704191280
 tiffany@bulldogelectricalinc.com

2433 VENTURA PL SE
SMYRNA, GA 30080

Applicant Information

First Name

Kyle

Last Name

Crump

Street Address

2433 Ventura Place SE

City

Smyrna

State

GA

Zip Code

30080

Email

Tiffany@bulldogelectricalinc.com

Phone Number

704191280

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

2433 Ventura PI SE

Description of Requested Variances

Allow existing gravel parking in the front of the building.

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.

1. When the property was first bought many years ago the front yard was a muddy mess. The gravel was an affordable solution with no maintenance and provided parking for guest.

2. We are a small business which has struggled since Covid. We have a very large expense to fix the back yard and not having to worry about the front yard would be amazing.
3. It would mean a costly repair that we honestly can't afford.
4. Yes it would be the minimum variance.

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 Bulldog Electrical Contractors

Intends to make an application for a variance for the purpose of Keeping the gravel in the front yard for parking

on the premises described in the application.

NAME

[Signature]
Ruth Thurmond
Charlotte Rhodes
[Signature]
Chilunias

ADDRESS

2165 Ventura Pl. Smyrna
2423 Ventura Place Smyrna
2445 South Cobb Dr
2431 South Cobb Dr
2445 VENTURA PLACE

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Bulldog will have
2 Shipping Containers bordering their property
Intends to make an application for a variance for the purpose of having 2 Shipping
Containers sitting on property

on the premises described in the application.

NAME

ADDRESS

MARK COMBS
[Signature]
John Thurmond
Charlotte Rhodes
[Signature]

2445 VENTURA PLACE
2465 Ventura Place
2423 Ventura Place
2445 South Cobb Drive
2431 South Cobb Dr

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

Caitlin Crowe

From: Mike Hickenbottom
Sent: Friday, August 11, 2023 12:04 PM
To: Caitlin Crowe
Subject: RE: 2433 Ventura Pl

Hey Caitlin,

Yes all the Smyrna taxes are paid in full.

Thank you,

Mike Hickenbottom
City of Smyrna
678-631-5325

From: Caitlin Crowe <ccrowe@smyrnaga.gov>
Sent: Friday, August 11, 2023 12:00 PM
To: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Subject: 2433 Ventura Pl

Hi Mike,

Can I please get verification that 2433 Ventura Pl is up to date on their taxes?

Thank you!

Caitlin Crowe
Planner I, Community Development
City of Smyrna
Phone: (678) 631-5360
ccrowe@smyrnaga.gov



Printed: 8/11/2023

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:
 BULLDOG ELECTRICAL CONTRACTORS,

**BULLDOG ELECTRICAL CONTRACTORS
 INC**

Payment Date: 10/14/2022

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17034600060	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	\$1,701.46	\$0.00	



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



REVISION NOTE

THIS PLAT SUPERSEDES PLAT DATED JUNE 12 1952 AND IS MADE TO CORRECT DIMENSIONS IN THE FOLLOWING LOTS:
LOT 22, BLOCK G; LOT 13, BLOCK H;
LOT 26, BLOCK K, AND LOTS 5, 7, 8,
13, 17 & 23 BLOCK E.

SUBDIVISION OF UNIT TWO BELMONT HILLS

CLERK'S OFFICE, SUPERIOR COURT
Cobb County, Ga.
Filed in office

LAND LOTS 346, 347, 374, 375 — 17TH DISTRICT
2ND SECTION, COBB COUNTY, GEORGIA

SCALE: 1"=100' JUNE 12, 1952

C. R. ROBERTS, REG. ENGR. NO. 572

REVISED NOV. 17 1952

Approved this 2nd
day of November
1952 by:

James K. Sullivan

Planning & Engineering Firm

This 19th day of November 1952