

Variance Application

Applicant

Primary Location

VAR-23-40

 Mason Meadows  
 4044356455  
@ meadowsdmason@gmail.com

1277 PIERCE AVE SE  
SMYRNA, GA 30080

Applicant Information

First Name

Mason

Last Name

Meadows

Street Address

2788 Horseshoe Knoll

City

Roswell

State

GA

Zip Code

30075

Email

MeadowsDMason@gmail.com

Phone Number

(404) 435-6455

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1277 Pierce Ave

Description of Requested Variances

Variance for a new construction home on a nonconforming lot.

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.

On July 21<sup>st</sup> my wife and I purchased the lot 1277 Pierce Ave with great aspirations to tear down the current residence, build our home, and enjoy the City of Smyrna. Before closing on the lot, we had a survey done on the land where they noted that the lot was zoned for R-20. We then cross-referenced this with the City of Smyrna website which clarified our lot was zoned under R-20. On September 6<sup>th</sup>, the City approved us for our Demo permit. All documents

showed the lot was under the zoning of R-20.

On September 14<sup>th</sup>, I submitted the New Construction application. It was here that we were notified that our lot was classified as a "nonconforming" lot and would need to be issued a variance to build our home. Our lot area is 19,866 sqft. and does not meet the R-20 standards of 20,000 sqft. Confused as to why I was just finding this out, I was encouraged to reach out to Community Developer, Caitlin Crowe.

Caitlin informed me that this is a very common circumstance in Smyrna for lots that were created in the 1950s and 1960s, before the Zoning Ordinance in 1976. Up until the home was altered or torn down, our home was "grandfathered" in.

Rachelle Adams informed us that our building permit would not be able to be approved until we receive this variance. Based on this information: Our Demo permit was approved, Caitlin Crowe's comments about this being quite common in Smyrna, and our plans not being able to be approved until the variance is approved, please approve the variance to build on our lot. Thank you for your consideration.

## 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



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

*Type or Print Clearly*

**APPLICANT:** Mason Meadows

Representative's Name (print): Mason Meadows

Address: 2788 Horseshoe Knoll Ln. Roswell GA 30075

Business Phone: \_\_\_\_\_ Cell Phone: (404) 435-6455 Home Phone: \_\_\_\_\_

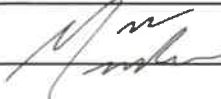
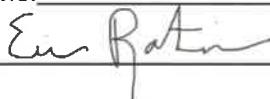
E-Mail Address: MeadowsDMason@gmail.com

Signature of Representative: 

**TITLEHOLDER:** Mason Meadows and Erin Ratchick

Address: 1277 Pierce Ave. Smyrna GA 30080

Business Phone: \_\_\_\_\_ Cell Phone: (404) 435-6455 Home Phone: \_\_\_\_\_

Signature:  

**VARIANCE:**

Present Zoning: R-20 Type of Variance: Build on a nonconforming lot

Explain Intended Use: We were approved for the Demo permit. We will be tearing down the existing home. We will be building a 2-story home.

Location: 1277 Pierce Ave Smyrna GA 30080

Land Lot(s): 519 District: 2nd Section Size of Tract: 456 Acres

**CONTIGUOUS ZONING**

North: 1278 and 1282 Belmont Ave

East: 1287 Pierce Ave

South: 1272 Pierce Ave

West: 1267 Pierce Ave

## ZONING ORDINANCE

### SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board shall consider the following factors:

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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

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**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified ~~at~~ 1277 Pierce Ave

Intends to make an application for a variance for the purpose of ~~Renovating~~ New Construction on old  
"nonconforming" lot.

on the premises described in the application.

**NAME**

**ADDRESS**

PICK AVE.  
LEON CHAPMAN SR  
Daniel Kelley

1287 PIERCE AVE Smyrna  
1272 Pierce Ave Smyrna  
1267 Pierce Ave Smyrna

Notified by mail  
Notified by mail

1278 Belmont Ave  
1282 Belmont Ave

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.

# Shipment Receipt: Page #1 of 1

THIS IS NOT A SHIPPING LABEL. PLEASE SAVE FOR YOUR RECORDS.

## SHIPMENT INFORMATION:

UPS GROUND RESIDENTIAL  
0.15 lb actual wt  
1.000 lb billable wt  
DIMS: 9.00X12.00X1.00 IN

SHIP DATE:  
MON 18 SEP 2023

EXPECTED DELIVERY DATE:  
TUES 19 SEP 2023 EOD

SHIP FROM:  
MASON MEADOWS  
2788 HORSESHOE KNOLL  
ROSWELL, GA 30075  
(404) 435-6455

TRACKING NUMBER: 1Z1X50F60314474311  
SHIPMENT ID: MHRSSUE64TUS  
SHIP REF 1: --  
SHIP REF 2: YB

DESCRIPTION OF GOODS:  
MAIL

SHIP TO:  
NANCY FLEHING  
1282 BELMONT AVE SE  
SHYRNA GA 30080-2169  
RESIDENTIAL

SHIPMENT CHARGES:  
GROUND RESIDENTIAL 11.76  
SERVICE OPTIONS 0.00  
CMS PROCESSING FEE 0.22

SHIPPED THROUGH:  
THE UPS STORE #2826  
ATLANTA, GA 30339  
(770) 952-5057

TOTAL \$11.98

COMPLETE ONLINE TRACKING: ENTER THIS ADDRESS IN YOUR WEB BROWSER TO TRACK:  
[HTTP://THEUPSTORE.COM](http://theupsstore.com) (SELECT TRACKING, ENTER SHIPMENT ID #) SHIPMENT  
QUESTIONS? CONTACT SHIPPED THROUGH ABOVE. NEED PACKAGE HELP? (LOST/DAMAGED): PROVIDE DETAILS SO WE CAN HELP!  
[HTTPS://ONLINE.UPS.COM/HELP](https://online.ups.com/help)

SHIPMENT ID: MHRSSUE64TUS

Powered by ShipTr  
05-15-2023 11:42 AM Pacific Time F

The UPS Store



See website for details regarding UPS Store, and access to features of facility. When placed by the shipper, additional UPS to use as forwarding agent for export services and  
international shipments. If received from the U.S. to overseas, the shipper must advise the destination. Technology or software used to generate this receipt is not a shipping label.  
Regulations: Customs forms to be filed (if applicable)

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MASON MEADOWS  
2788 HORSESHOE KNOLL  
ROSWELL, GA 30075  
(404) 435-6455

TRACKING NUMBER: 1Z1X50F60301143892  
SHIPMENT ID: MHRSSUK766N2  
SHIP REF 1: --  
SHIP REF 2: YB

DESCRIPTION OF GOODS:  
MAIL

SHIP TO:  
JOE BENAVIDEZ  
1278 BELMONT AVE SE  
SHYRNA GA 30080-2169  
RESIDENTIAL

SHIPMENT CHARGES:  
GROUND RESIDENTIAL 11.76  
SERVICE OPTIONS 0.00  
CMS PROCESSING FEE 0.22

SHIPPED THROUGH:  
THE UPS STORE #2826  
ATLANTA, GA 30339  
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TOTAL \$11.98

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[HTTPS://ONLINE.UPS.COM/HELP](https://online.ups.com/help)

SHIPMENT ID: MHRSSUK766N2

Powered by ShipTr  
05-15-2023 11:43 AM Pacific Time F

The UPS Store



See website for details regarding UPS Store, and access to features of facility. When placed by the shipper, additional UPS to use as forwarding agent for export services and  
international shipments. If received from the U.S. to overseas, the shipper must advise the destination. Technology or software used to generate this receipt is not a shipping label.  
Regulations: Customs forms to be filed (if applicable)

## Real Estate Paid Tax Statement

**Parcel:** 17-0519-0-0540  
**Location:** 1277 PIERCE AVE

|                            |                |         |
|----------------------------|----------------|---------|
| <b>Owner:</b>              | <b>Status:</b> |         |
| GOODRICH JILL              | Square         | 0       |
| 8249 PLEASANT HILL RD      |                |         |
| LITHONIA GA 30058          |                |         |
| <b>Land Valuation:</b>     |                | 80,000  |
| <b>Building Valuation:</b> |                | 175,360 |
| <b>Exemptions:</b>         |                | 0       |
| <b>Taxable Valuation:</b>  |                | 255,360 |

**Deed Date:** **Book/Page:**

| Year                | Type | Due Date     | Principal Due | Int/Pen      | Date       | Type | Amount        |
|---------------------|------|--------------|---------------|--------------|------------|------|---------------|
| 2022                | RE-R | 1 11/15/2022 | 709.38        | 10.41        | 01/17/2023 | PD   | 719.79        |
| <b>Bill # 6397</b>  |      |              | <b>709.38</b> | <b>10.41</b> |            |      | <b>719.79</b> |
| <b>Grand Totals</b> |      |              | <b>709.38</b> | <b>10.41</b> |            |      | <b>719.79</b> |

\*\* End of Report - Generated by Mike Hickenbottom \*\*



Printed: 9/15/2023

## 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:  
Jill Goodrich

**GOODRICH JILL**

**Payment Date: 1/17/2023**

| Tax Year | Parcel ID   | Due Date   | Appeal Amount | Taxes Due |
|----------|-------------|------------|---------------|-----------|
| 2022     | 17051900540 | 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    | \$2,031.10  | \$0.00  |



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