

Variance Application

Applicant

Primary Location

VAR-23-42

Submitted On: Oct 1, 2023

 Bradley Anderson
 4044564600
 canderson@hitt-gc.com

3393 PRETTY BRANCH DR SE
SMYRNA, GA 30080

Applicant Information

First Name

Bradley

Last Name

Anderson

Street Address

3393 Pretty Branch Dr SE

City

Smyrna

State

GA

Zip Code

30080

Email

canderson@hitt-gc.com

Phone Number

4044564600

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

3393 Pretty Branch Dr

Description of Requested Variances

1. Reducing the side setback to 7'-0" in lieu of 10'-0".
2. Increasing the max allowable building height for an accessory structure to 18'-8" in lieu of 15'.
3. Allow the max allowable accessory structure size increase from 25% to 43.61%.

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.

To: Whom it may concern

From: Craig & Carley Anderson

Subject: Comprehensive Narrative for Variance Application – 3393 Pretty Branch Dr

The Anderson's would like to request three variances for a new accessory structure at 3393 Pretty Branch Drive.

1. Reducing the side setback to 7'-0" in lieu of 10'-0". This request is due to the existing foundation that was retained for the renovation project completed in March of 2018. Due to the existing house location the front of the garage needs to align with the corner of the house for the ingress and egress of the garage to function properly. Utilizing the required setbacks would push the plan west wall of the new structure behind the house and create an unfortunate driveway detail. The setback reduction would keep the garage aligned with the southern edge (right side from the street) of the house and allow for symmetry and would not devalue the look from the street. The setback reduction would also help reduce the impact to the critical root zone of a large white oak tree in our back yard.

2. Increasing the max allowable building height for an accessory structure to 18'-8" in lieu of 15'. This request is to allow an unfinished attic in the top of the detached structure for storage. We would like to finish our basement some day to support our family's growth, and this would allow for general storage that is now utilized in the basement space. This will also allow the architecture of the garage to be similar to the house and not devalue to the look of the new structure on the property. This space will be used for storage only and will not be inhabited or rented out.

3. Allow the max allowable accessory structure size increase from 25% to 43.61%. This increase is due to the unfinished area on the second floor. If the second floor was , the structure would be at ~25%.

3393 Pretty Branch Accessory Structure SF

Analysis

Location	SF	% of Main
Main Dwelling	4274	
1st Floor Garage	1096	25.64%
2nd Floor Garage	768	17.97%
Total		43.61%

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

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Sent To William & Marissa Donnelly

Street and Apt. No. or PO Box No. 5105 Pretty Branch Dr

City, State, Zip+4 SmYrna GA 30080

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Billy Martin

Street and Apt. No. or PO Box No. 3820 Pine Tree Dr

City, State, Zip+4 SmYrna GA 30080

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Sent To Eric + Brianna Headle

Street and Apt. No. or PO Box No. 1405 Astor Lane Box C

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Sent To Cheryl Miller

Street and Apt. No. or PO Box No. 5105 Pretty Branch Dr

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Sent To Gary + Chirity Martin

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Munis Self Service

Real Estate (Your House or Land)

View Bill

[View bill image](#)

As of	9/7/2023
Bill Year	2022
Bill	589
Owner	ANDERSON BRADLEY CRAIG & CARLEY TATUM
Parcel ID	17055600100

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2022	\$3,606.18	\$3,606.18	\$0.00	\$0.00	\$0.00
Interest			\$68.43			\$0.00
TOTAL		\$3,606.18	\$3,606.18	\$0.00	\$0.00	\$0.00



Printed: 8/31/2023

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:
Bradley Anderson

**ANDERSON BRADLEY CRAIG & CARLEY
TATUM**

Payment Date: 8/17/2022

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17055600100	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	\$9,793.02	\$0.00	



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