

Variance Application

VAR-24-66

Submitted On: Oct 10, 2024

Applicant

 Josh Oliver
 9182328961
 joliver1216@gmail.com

Primary Location

2805 EASTFIELD RD SE
SMYRNA, GA 30080

Applicant Information

First Name

Joshua

Street Address

2805 Eastfield Rd SE

State

GA

Email

joliver1216@gmail.com

Last Name

Oliver

City

Symrna

Zip Code

30080

Phone Number

9182328961

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

2805 Eastfield Rd SE Smyrna GA 30080

Description of Requested Variances

Stream buffer encroachment

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

true

****If the request includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer, a stormwater mitigation plan is REQUIRED prior to submittal of the variance application.****

Please contact City Engineer, Mark Wolff with any questions relating to the stormwater mitigation plan; 678-631-5546 or mwolff@smyrnaga.gov.

Comprehensive Narrative

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

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;

4. Whether alternative designs are possible which require less intrusion or no intrusion;

5. The long-term and construction water-quality impacts of the proposed variance;

6. Whether as a result of an exchange of buffer area the net buffer area is not reduced; and

7. Whether issuance of the variance is at least as protective of natural resources and the environment.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

Please see proposed impervious setback due to deck encroachment into stream buffer. Attached is an arial view of the proposal, along with a site survey done with the proposed setback.

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



Josh & Mary Kayla Oliver
2805 Eastfield Rd SE
Smyrna, GA 30080

October 10, 2024

Hello Neighbor,

This letter is to inform you that we are requesting a variance permit with the City of Smyrna due to the re-building of a structure within the restricted stream buffer area behind our home. One requirement of the permit application is to notify all adjacent and abutting properties, which includes your property. Your receipt of this variance application does not assume your approval, but rather is to inform you of the hearing on **November 13, 2024, at 10:00 AM**. If you have any questions, concerns, or objections, please feel free to attend this hearing.

Background:

In March of this year, two trees from a neighboring property fell and destroyed part of our home and our back deck. In the application process to rebuild our home and deck, it was realized that the deck was not initially permitted when built (by previous homeowner) and is within the restricted build area due to the small stream that runs behind our home.

Within this letter contains our application and drawings to submit to the City of Smyrna in which we propose to extend the stream buffer and impervious setback by the same area as the deck encroachment. This would allow us to rebuild the deck that was destroyed while adhering to all requirements of the City of Smyrna. There is no impact to your property in this request, nor should there be any negative impact to our neighborhood.

If you would like to reach out to me directly, please feel free to do so at 918-232-8961. We are anticipating moving back into our home by the end of October and look forward to rejoining our community.

Thank you,

Josh Oliver



APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

APPLICANT: Joshua & Mary Kayla Oliver

Representative's Name (print): N/A

Address: 2805 Eastfield Rd SE Smyrna GA 30080

Business Phone: N/A Cell Phone: 918-232-8961 Home Phone: N/A

E-Mail Address: joliver1216@gmail.com

Signature of Representative: Josh Oliver

Digitally signed by Josh Oliver Date: 2024.10.10 11:29:06 -04'00'

TITLEHOLDER: Joshua & Mary Kayla Oliver

Address: 2805 Eastfield Rd SE Smyrna GA 30080

Business Phone: N/A Cell Phone: 918-232-8961 Home Phone: N/A

Signature: Josh Oliver

Digitally signed by Josh Oliver Date: 2024.10.10 11:29:43 -04'00'

VARIANCE:

Present Zoning: R-15 Type of Variance: Stream buffer encroachment

Explain Intended Use: Proposed impervious setback due to deck encroachment into stream buffer.

Location: 2805 Eastfield Rd SE Smyrna GA 30080

Land Lot(s): 0416 District: 17 Size of Tract: 0.22 Acres

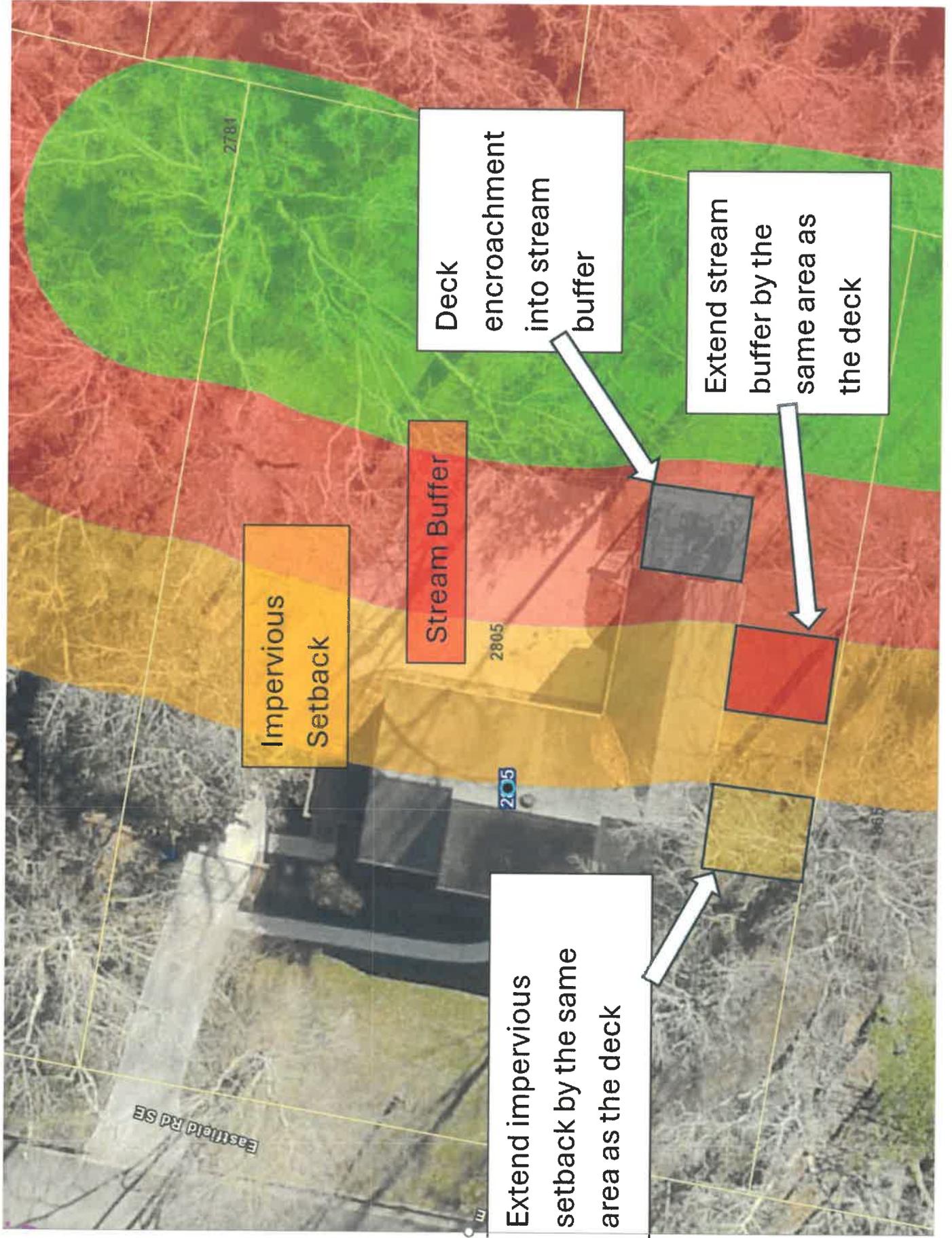
CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15



Munis Self Service

Real Estate (Your House or Land)

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Payments/Adjustments

As of 10/9/2024

| Bill Year | Bill | Reference # | Entered | Posted | Paid By/Reference | Amount |
|-----------|-------|-------------|------------|------------|-------------------|------------|
| 2023 | 12901 | | | | | |
| | | 44766 | 7/1/2024 | 7/1/2024 | | \$0.00 |
| | | 26519 | 7/1/2024 | 7/1/2024 | | \$0.00 |
| | | 293735 | 11/20/2023 | 11/20/2023 | | \$0.00 |
| | | 3253909 | 10/25/2023 | 10/24/2023 | CORELOGIC | \$1,725.86 |
| | | 4322 | 9/18/2023 | 9/17/2023 | | (\$161.82) |

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CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

OLIVER JOSHUA LEE & BROOKS MARY
KAYLA

Payer:
DOVENMUEHLE MORTGAGE INC

Printed: 10/9/2024

Cobb County Online Tax Receipt

Thank you for your payment!

Payment Date: 10/11/2023

| Tax Year | Parcel ID | Due Date | Appeal Amount | Taxes Due |
|----------|-------------|------------|---------------|-----------|
| 2023 | 17041600820 | 10/15/2023 | N/A or | \$0.00 |
| Interest | | | Amount Paid | Balance |
| \$0.00 | | | \$4,101.51 | \$0.00 |



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

UNIT-3
CHENEY WOODS SUB.
 17th DIST 2nd SECT
 LAND LOTS 379, 410, 378 & 415
 CITY OF SMYRNA
 COOK COUNTY, GA.
 WATER & SEWERING
 AUGUST 1934
 SCHEMATIC
 DEED RESTRICTIONS RECORDED
 DE 371-7210 COOK COUNTY RECORDS
 APPROVED THIS [unclear] 1934
 SMYRNA LAND CO BY [unclear]

APPROVED THIS [unclear] 1934
 By [unclear]
 Chairman of Planning Comm. Smyrna, Ga.



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 SOUTH
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