

Variance Application

VAR-24-30

Submitted On: Apr 15, 2024

Applicant

 Kevin Lee  
 404-931-7852  
@ kevin@triangleatl.com

Primary Location

1900 SADLER DR SE  
SMYRNA, GA 30080

Applicant Information

First Name

Kevin

Last Name

Lee

Street Address

2615 George Busbee Pkwy St 11-316

City

Kennesaw

State

Ga

Zip Code

30144

Email

Kevin@triangleatl.com

Phone Number

404-931-7852

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

Zehal Shroff

Street Address

1900 Sadler Dr

City

Smyrna

State

Georgia

Zip Code

30080

Email Address

Zehal.shroff@gmail.com

Phone Number

704-287-6827

Property Information

Property Address

1900 Sadler Dr Smyrna Ga. 30080

Description of Requested Variances

We are enclosing an existing deck and requesting a various for impervious square footage.

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. 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.**

The existing deck is encroaching into the rear setback of 30 feet. By enclosing the deck it increases impervious Square footage but does not affect the surrounding properties or their sight lines. We are requesting a variance because strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property. The variance is also the minimum variance possible that allows reasonable use of the property. This request is not in disregard or ignorance of the provisions set forth. Similar properties in the same district also have enclosed decks and this enclosure will be visually consistent with the other properties in the neighborhood.

## 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

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080  
Office Phone 678-631-5387 / Fax 770-431-2808

I, Zehal Shroff, swear that I am the Property Owner of the property  
located at 1900 Sadler Dr.  
as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): Triangle Contracting Inc.

Business Contact Person: Kevin Lee

Business Address: 2615 George Busbee Pkwy Ste 11-316 Kennesaw Ga. 30144

Contact Telephone: 404-931-7852

Contact Email: Kevin@TriangleAtl.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Signature of Property Owner

1900 Sadler Dr

Address

Zehal Shroff

Name of Property Owner (print clearly)

Smyrna, Georgia, 30080

City, State, Zip

# NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified to Nishant & Zehal Shroff  
1900 Sadler Drive, Smyrna, GA 30080  
 Intends to make an application for a variance for the purpose of addition of sunroom  
where current deck is located, similar structure to  
1903 Sadler Drive. Enclosed space  
 on the premises described in the application.

NAME

ADDRESS

Greg & Darci Poole

1902 Sadler Drive David Poole

Tejesh & Reena Patel

1901 Sadler Drive Tejesh Patel

Valdesha De Jean

1910 Sadler Drive Valdesha De Jean

4051 Vining Mill Trl

certified mail - HOA property

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.

9589 0710 5270 1281 8389 69

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Atlanta, GA 30318	
Certified Mail Fee \$4.40	0676 1050
Extra Services & Fees (check box, add fee if applicable)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	04/16/2024
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.68	
Total Postage and Fees \$8.73	
Sent To 1465 Northside Drive Suite 128	
Street and Apt. No., or PO Box No. Atlanta GA 30318	
City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions	

## Parcel Find

PARCEL: 17-0673-0-1020  
LOCATION: 1900 SADLER DR  
NAME: \*\* VARIOUS \*\*

EFF DATE: 01/22/2024

YEAR	CAT	BILL #	SC REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	15784	Y 1900 SADLER DR	1,339.36	0.00	0.00
2022	RE-R	15534	Y 1900 SADLER DR	1,501.18	0.00	0.00
2021	RE-R	15272	Y 1900 SADLER DR	1,501.18	0.00	0.00
2020	RE-R	15166	Y 1900 SADLER DR	1,459.18	0.00	0.00
2019	RE-R	15089	Y 1900 SADLER DR	1,459.18	0.00	0.00
2018	RE-R	14954	Y 1900 SADLER DR	1,459.18	0.00	0.00
2017	RE-R	14895	Y 1900 SADLER DR	1,459.18	0.00	0.00
2016	RE-R	14555	Y 1900 SADLER DR	1,459.18	0.00	0.00
2015	RE-R	14442	Y 1900 SADLER DR	1,459.18	0.00	0.00
2014	RE-R	14388	Y 1900 SADLER DR	1,459.18	0.00	0.00
2013	RE-R	14191	Y 1900 SADLER DR	1,459.18	0.00	0.00
2012	RE-R	1156217	Y 1900 SADLER DR	179.80	0.00	0.00
2011	RE-R	1138847	Y 1900 SADLER DR	359.60	0.00	0.00
2010	RE-R	1121247	Y 1900 SADLER DR	413.06	0.00	0.00
2009	RE-S	1113212	Y 1900 SADLER DR	593.34	0.00	0.00
TOTAL DUE NOW				0.00	0.00	0.00
TOTAL UNPAID				0.00	0.00	0.00

\*\* END OF REPORT - Generated by Mike Hickenbottom \*\*



Printed: 1/22/2024

## 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:  
Zehal Shroff

**SHROFF ZEHAL**

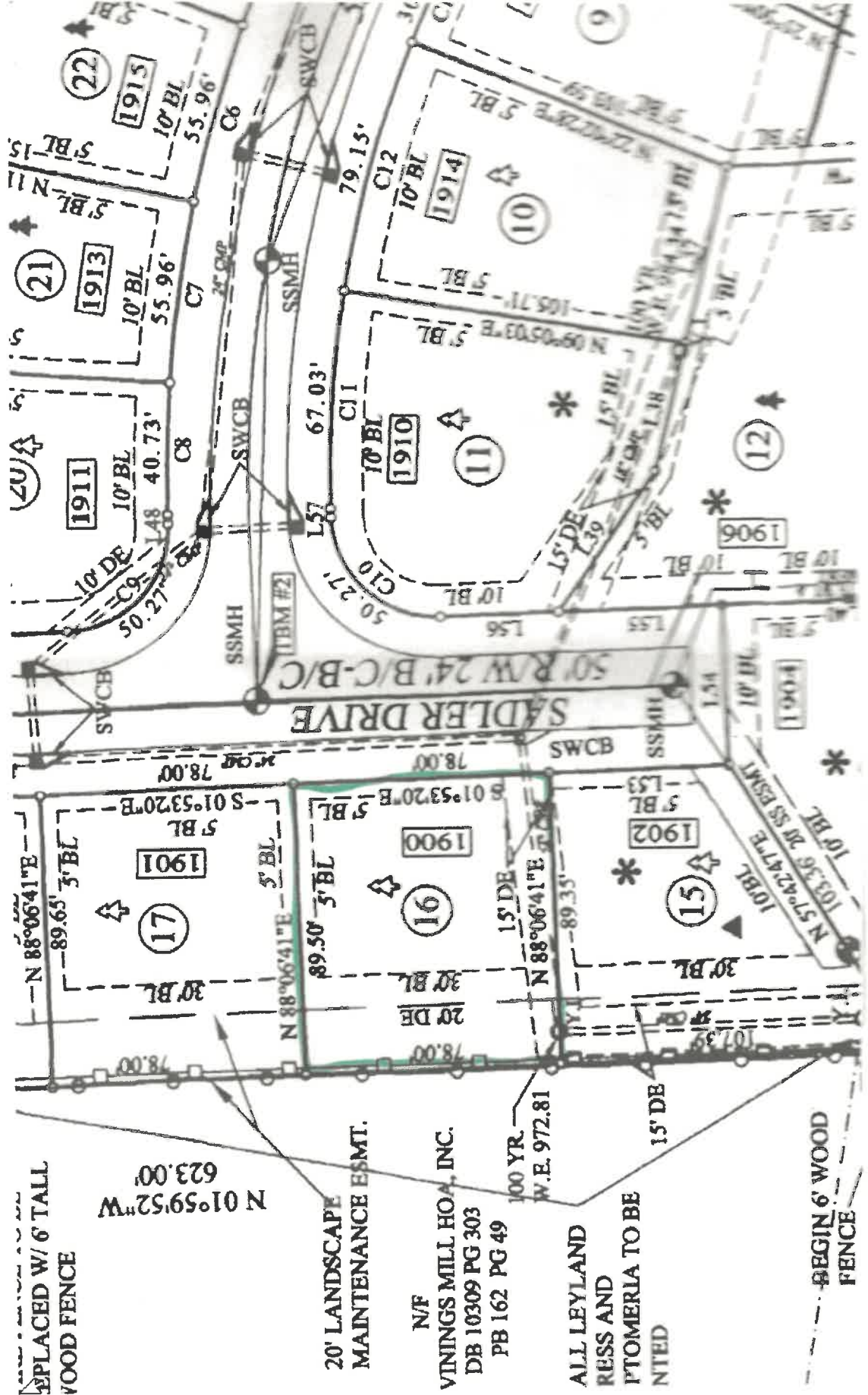
**Payment Date: 8/23/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17067301020	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$5,808.74	\$0.00	



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





REPLACED W/ 6' TALL  
WOOD FENCE

N 01°59'52\"W  
623.00'

20' LANDSCAPE  
MAINTENANCE ESMT.

N/F  
VINGS MILL HOA, INC.  
DB 10309 PG 303  
PB 162 PG 49

ALL LEYLAND  
RESS AND  
PTOMERIA TO BE  
NTED

BEGIN 6' WOOD  
FENCE