


Variance Application**VAR-25-33**

Submitted On: May 5, 2025

Applicant

 Joel Powell
 4048679549
@ joel@fairbanks-services.com

Primary Location

2721 FRASER ST SE
SMYRNA, GA 30080

Applicant Information**First Name**

Fairbanks

Street Address

2900 Alexander St

State

GA

Email

joel@fairbanks-services.com

Last Name

Construction Services

City

Smyrna

Zip Code

30080

Phone Number

4048679549

Are you the titleholder of the subject property?

No

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

Ray Wu

City

Smyrna

Zip Code

30080

Phone Number

(608) 335-4904

Street Address

2721 Fraser St SE

State

GA

Email Address

--

Property Information**Property Address**

2721 Fraser St

Description of Requested Variances

Increase in impervious surfaces, setbacks

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 the Engineering Plans Reviewer, Clara

Hodges, with any questions relating to the stormwater mitigation plan: 404-576-5401 or chodges@smyrnaga.gov (mailto:chodges@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.

The existing lot is currently non-conforming, so any changes to the lot will require a variance to the current zoning. Significant changes to the current property would be required to bring the lot into conformance. An approved variance and corresponding stormwater collection upgrades would be a more cost effective and preferable option.

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 770-319-5387 / Fax 770-431-2808

I, Ray Wu, swear that I am the Property Owner of the property

located at: 2721 Fraser St SE, Smyrna GA 30080

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Joel Powell

Address: 2900 Alexander St

Telephone: 4048679549

Email: joel@fairbanks-services.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

2721 Fraser St SE

Address

Ray Wu

Name of Property Owner (print clearly)

SMYRNA, GA, 30080

City, State, Zip

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 770-319-5387 / Fax 770-431-2808

I, Melissa Setz, swear that I am the Property Owner of the property

located at: 2721 Fraser St SE, Smyrna GA 30080

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Joel Powell

Address: 2900 Alexander St

Telephone: 4048679549 Email: joel@fairbanks-services.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.)

Melissa Setz
Signature of Property Owner

2721 Fraser St SE
Address

Melissa Setz
Name of Property Owner (print clearly)

SMYRNA, GA, 30080
City, State, Zip



SMYRNA

850 WINDY HILL RD SE
SMYRNA, GA 30080-1910
(800) 275-8777

05/06/2025 09:40 AM

Product Qty Unit Price

First-Class Mail® 1 \$0.73

Letter

SMYRNA, GA 30080
Weight: 0 lb 0.60 oz
Estimated Delivery Date
Thu 05/08/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2937 3534 09

Total \$5.56

First-Class Mail® 1 \$0.73

Letter

SMYRNA, GA 30080
Weight: 0 lb 0.60 oz
Estimated Delivery Date
Thu 05/08/2025

Certified Mail® \$4.85

Tracking #: 9589 0710 5270 2937 3533 53

Total \$5.56

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U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com

SMYRNA, GA 30080

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent to KUCKER

Street and Apt. No., or PO Box No.
2719 KRAUSE ST
City, State, ZIP+4®
SMYRNA, GA 30080

PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions

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SMYRNA, GA 30080

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**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by Fairbanks Construction Services

Intends to make an application for a variance for the purpose of _____
increasing allowable impervious surface and changing setbacks in order to construct
an addition to rear of house at 2721 Fraser St.

on the premises described in the application.

NAME

ADDRESS

JT Powell Peoples LLC
John C Powell

2720 Fraser St
1000 Powder Springs St

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.

Real Estate (Your House or Land)

View Bill

View bill image

- Home
- Citizen Self Service
- Personal Property (Boats, etc.)

Real Estate (Your House or Land)

As of	5/5/2025
Bill Year	2024
Bill	19521
Owner	WU RAY & SETZ MELISSA C
Parcel ID	17044900080

[View Payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2024	\$1,300.26	\$1,300.26	\$0.00	\$0.00	\$0.00
TOTAL		\$1,300.26	\$1,300.26	\$0.00	\$0.00	\$0.00

- View Bill
- Charges
- Property Detail
- Owner Information
- Assessment
- Assessment History
- Tax Rates
- All Bills
- Contact Us



Printed: 5/5/2025

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:
Ray Wu

WU RAY & SETZ MELISSA C

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	17044900080	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$4,625.35	\$0.00	



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