



City of Smyrna, GA


11/3/2023

**VAR-23-39**


Variance Application

Status: Active

Submitted On: 9/14/2023

**Primary Location**2995 REED ST SE  
SMYRNA, GA 30080**Owner**COFFELT AMANDA R &  
WALLACE STEVEN  
REED ST SE 2995 SMYRNA,  
GA 30080**Applicant** Bradley Hall 678-823-7530

BHALL@HALLDESIGNBUILD.COM

 2114 JARROD PLACE SE  
SMYRNA, GA 30080

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**Applicant Information****First Name\***

Bradley

**Last Name\***

Hall

**Street Address\***

2114 Jarrod Place SE

**City\***

Smyrna

**State\***

GA

**Zip Code\***

30080

**Email\***

Bhall@halldesignbuild.com

**Phone Number\***

678-283-7530

**Are you the titleholder of the subject property?\***

No

## Titleholder Information

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

Amanda Coffelt and Steven Wallace

Street Address\*

2995 Reed Street

City\*

Smyrna

State\*

GA

Zip Code\*

30080

Email Address

acoffelt1@gmail.com

Phone Number\*

404-414-2238

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## Property Information

Property Address\* 

2995 Reed Street, Smyrna, GA 30080

**Description of Requested Variances\* ⓘ**

BUILDING A MASTER SUITE, PORCH AND FRONT COVERED PORCH. THE EXISTING HOUSE

IS ALREADY OUTSIDE OF THE BUILDING SETBACKS ON THE NORTH, SOUTH AND WEST

SIDES. WE ARE ASKING FOR A VARIANCE FOR THE EXISTING HOUSE AS WELL AS THE

ADDITION WHICH WILL ENCROACH ON THE NORTH SETBACK BUT IN KEEPING WITH THE

EXISTING ENCROACHMENT PRESENT ON NORTH PROPERTY LINE OF EXISTING HOUSE.

THE FRONT PORCH WILL EXTEND 4'5" BEYOND EXISTING HOUSE TOWARDS REED

STREET. WE WILL ALSO BE REDUCING LOT IMPERVIOUS LOT COVERAGE BY REMOVING

SHED, REDUCING THE SIZE OF THE DRIVEWAY AND REMOVING SEVERAL CONCRETE

AREAS AS SHOWN ON SITE PLAN.

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## 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 buildable limits on this property do not allow for a home that is in keeping with homes in this area. The existing house already encroaches on the North, South and West property setbacks.

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## 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:\***

 **BRADLEY HALL**  
Jul 26, 2023

**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, AMANDA COFFELT & STEVEN WALLACE, swear that I am the Property Owner of the property

located at: 2995 REED STREET, 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): BRADLEY HALL

Address: 2114 JARROD PLACE SE, SMYRNA, GA 30080

Telephone: 678-283-7530 Email: Bhall@halldesignbuild.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.)

DocuSigned by:  
  
971664008F8E4CA...

DocuSigned by:

Amanda Coffelt

9DF68A318C98438

Signature of Property Owner

2995 Reed Street

Address

AMANDA COFFELT & STEVEN WALLACE

Name of Property Owner (print clearly)

Smyrna, GA 30080

City, State, Zip

**U.S. Postal Service**  
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**SMYRNA, GA 30080**

Certified Mail Fee \$4.35 0676 1050

Extra Services & Fees (check box, add fee)  
☐ 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 \$0.66

Total Postage and Fees \$5.01

Sent To **BPE BPF Enterprises LLC**  
 Street and Apt. No. or PO Box No. **1251 Love Street**  
 City, State, ZIP+4® **SMYRNA, GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$0.66

Total Postage and Fees \$5.01

Sent To **Stephen Stinson & Love St Gifts**  
 Street and Apt. No. or PO Box No. **1295 Concord Road**  
 City, State, ZIP+4® **SMYRNA, GA 30080**

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Total Postage and Fees \$5.01

Sent To **Holle Men WM**  
 Street and Apt. No. or PO Box No. **1218 Love Street**  
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Postage \$0.66

Total Postage and Fees \$5.01

Sent To **Pue-mann Kallianne Lord**  
 Street and Apt. No. or PO Box No. **2976 Reed Street**  
 City, State, ZIP+4® **SMYRNA, GA 30080**

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To **Theresa & Jill Cheetham**  
 Street and Apt. No. or PO Box No. **2985 Reed Street**  
 City, State, ZIP+4® **SMYRNA, GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

*Type or Print Clearly*

**APPLICANT:** BRADLEY HALL

Representative's Name (print): BRADLEY HALL

Address: 2114 JARROD PLACE SE, SMYRNA, GA 30080

Business Phone: \_\_\_\_\_ Cell Phone: 678-283-7530 Home Phone: \_\_\_\_\_

E-Mail Address: BHALL@HALLDESIGNBUILD.COM

Signature of Representative:  DocuSigned by: 0DBC688A8F7D4A3...

**TITLEHOLDER:** AMANDA COFFELT & STEVEN WALLACE

Address: 2995 REED STREET

Business Phone: \_\_\_\_\_ Cell Phone: 404-414-2238 Home Phone: \_\_\_\_\_

Signature:  DocuSigned by: 9DF66A318C98438...

**VARIANCE:**  DocuSigned by: 971664008F8E4CA...

Present Zoning: R-15 Type of Variance: BUILDING SETBACK ENCROACHMENT

Explain Intended Use: RESIDENTIAL

Location: 2995 Reed Street, Smyrna, GA 30080

Land Lot(s): 522 District: 17th Size of Tract: 0.19 Acres

**CONTIGUOUS ZONING**

North: \_\_\_\_\_

East: \_\_\_\_\_

South: \_\_\_\_\_

West: \_\_\_\_\_



## **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**

BUILDING A MASTER SUITE, PORCH AND FRONT COVERED PORCH. THE EXISTING HOUSE

IS ALREADY OUTSIDE OF THE BUILDING SETBACKS ON THE NORTH, SOUTH AND WEST SIDES. WE ARE ASKING FOR A VARIANCE FOR THE EXISTING HOUSE AS WELL AS THE ADDITION WHICH WILL ENCROACH ON THE NORTH SETBACK BUT IN KEEPING WITH THE EXISTING ENCROACHMENT PRESENT ON NORTH PROPERTY LINE OF EXISTING HOUSE.

THE FRONT PORCH WILL EXTEND 4'5" BEYOND EXISTING HOUSE TOWARDS REED

STREET 23'7" FROM REED STREET PL AND THE NORTH PL EXISTING HOUSE IS ALREADY ENCOACHING AS SHOWN ON SITE PLAN. WE WILL ALSO BE REDUCING LOT IMPERVIOUS LOT COVERAGE BY REMOVING

SHED, REDUCING THE SIZE OF THE DRIVEWAY AND REMOVING SEVERAL CONCRETE AREAS AS SHOWN ON SITE PLAN.



- Home
- Citizen Self Service
- Business License
- Non-Emergency Requests
- Permits and Inspections
- Personal Property (Boats, etc.)
- Real Estate (Your House or Land)
- View Bill
- Charge
- Property Detail
- Owner Information
- Assessment
- Assessment History
- Tax Rates
- All Bills
- Contact Us
- Search Results

## Real Estate (Your House or Land)

View Bill [View bill image](#)

As of	7/26/2023
Bill Year	2022
Bill	3412
Owner	COFFELT AMANDA R & WALLACE STEVEN
Parcel ID	17052200310

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2022	\$385.67	\$385.67	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$385.67</b>	<b>\$385.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



Printed: 7/26/2023

## 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:  
CENTRAL LOAN ADMINISTRATION

**COFFELT AMANDA R & WALLACE STEVEN**

**Payment Date: 10/7/2022**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17052200310	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	\$2,419.11	\$0.00	



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bill



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VICINITY MAP  
N.T.S.

BOUNDARY & TOPOGRAPHIC SURVEY FOR:  
AMANDA COFFETT  
LOT 1, G.T. HAMBY SUBDIVISION,  
LAND LOT 522, 17TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

AREA  
8,121 sq.ft.  
0.19 acres

EXISTING LOT COVERAGE	153 SF
WEST STONE DRIVE & STEP	359 SF
SOUTH ASPHALT DRIVE & CONC. APRON	436 SF
CAR PORT & CONC. AREAS	1,183 SF
DWELLING (FOOTPRINT)	207 SF
WOOD DECK & STEPS	95 SF
SHED	4 SF
AC PADS	19 SF
WALLS	2,462 SF (30.31%)
TOTAL EXISTING =	

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

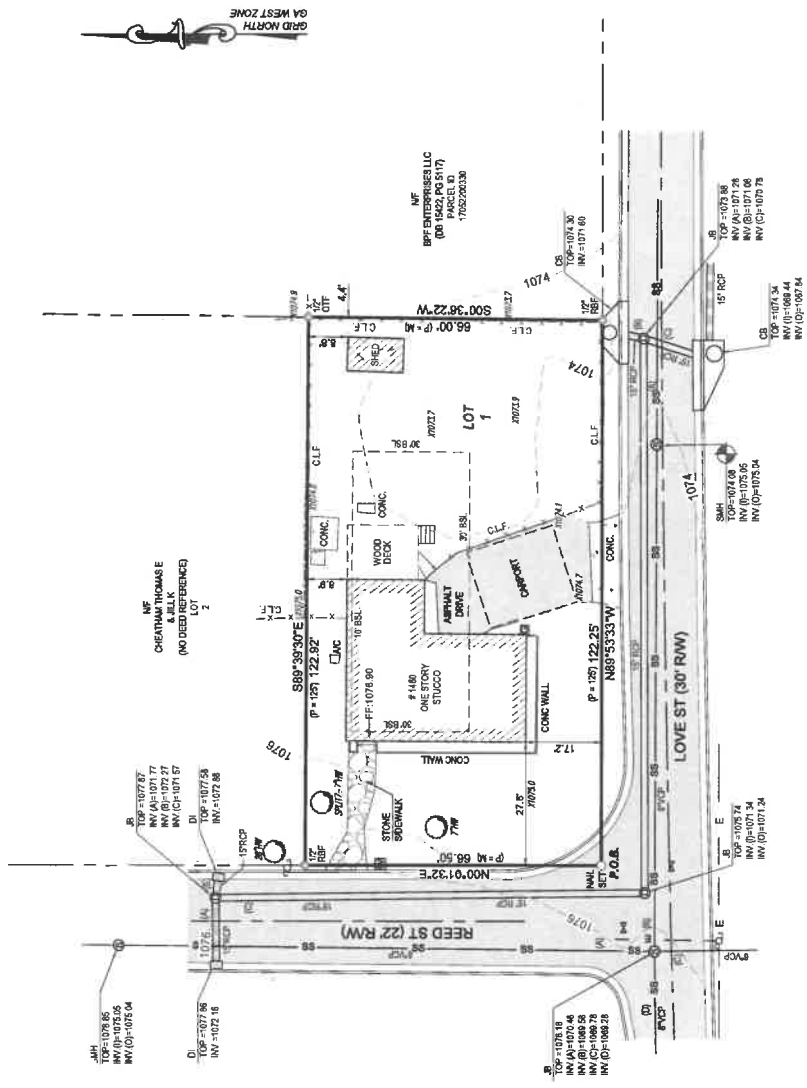
CURRENT ZONING  
ZONED: R-15 (CITY OF SNYDER DISTRICT)  
MIN. YARD ADJACENT TO PUBLIC STREET  
FRONT YARD: 30 FEET (PER LOT)  
SIDE YARD: 10 FEET  
REAR YARD: 30 FEET  
MAX. LOT COVERAGE: 35%

- LEGEND
- POWER POLE
  - FIRE HYDRANT
  - WATER METER
  - SANITARY SEWER MANHOLE
  - DROP INLET
  - SMALL WING CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - CURB INLET
  - GAS VALVE
  - ELECTRIC TRANSFORMER
  - 12" IRON PIPE SET (IPS)
  - CONC. MONUMENT FOUND (CMF)
  - CL.F. CHAIN LINK FENCE
  - OTF OPEN TOP PIPE FOUND
  - IRON PIN OR IRON ROD FOUND

TREE LEGEND:

OAK	WILLOW
POPLAR	ELM
PINE	CHESTNUT
SWEETGUM	HARDWOOD

- SURVEY NOTES
- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
  - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
  - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 170,421 FEET.
  - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
  - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 138020, THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
  - THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM NAD 83 AND PER FULTON COUNTY GIS TILE NUMBER C06\_7324.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED SURVEYOR NAMING SAID PERSON.



**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY LOCAL ORDINANCES, OR ANY OTHER REQUIREMENTS, STANDARDS OR PURPOSES OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN O.C.G.A. SECTION 44-1-1, AND THAT THE SURVEYOR IS A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AND AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

Allen Preston Hardee  
REGISTERED LAND SURVEYOR #1144, LSF 001321  
3/07/2023  
DATE