



Variance Application**VAR-25-10**

Submitted On: Jan 31, 2025

Applicant

 Marc McAfee
 678-230-0892
@ bulldog220@hotmail.com

Primary Location

3050 NICHOLS ST SE
SMYRNA, GA 30080

Applicant Information**First Name**

Marc

Last Name

McAfee

Street Address

3050 Nichols Street SE

City

Smyrna

State

Georgia

Zip Code

30080

Email

bulldog220@hotmail.com

Phone Number

6782300892

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

3050 Nichols Street SE

Description of Requested Variances

There is a shared sewer line and setback running through part of our back yard. We ask that we be allowed to encroach a few feet into that setback space in order to build a structure on top of the present impervious surface there now, which is our driveway. We don't have another spot to expand because of lot size and impervious surface restrictions.

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.

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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.

Because of the size of our lot and the existing impervious surface limits, our only choice to expand our home area is in the rear of our property over the existing driveway. If one looks at the location of the private sewer line there and its setback, as well as the site plan for the planned structure to be built on the present driveway, no structure will be built on top of the line itself or really encroaching into the setback more than a tiny corner measuring a few feet. We ask that we be allowed to build the corner of the structure slightly encroaching no more than 5 feet into that setback. We hope you will agree it is an exceptionally, extraordinarily small request.

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

NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified that Marc and Lauren McAfee

Intends to make an application for a variance for the purpose of Adding onto the back of our house and slightly encroaching on the setback of the shared sewer line
on the premises described in the application.

NAME	ADDRESS
<u>Laura Harty</u>	<u>3056 Nichols St</u>
<u>Mar Harty, Medlin Hsa President</u>	<u>1160 Medlin St</u>
<u>Jan G. Phelan</u>	<u>1171 Medlin St</u>
(Sent via confirmed mail)	<u>1164 Love St</u>
(Sent via confirmed mail)	<u>1170 Love St</u>
<u>John Harty</u>	<u>1184 Medlin St</u>

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 property on the same street.

UNITED STATES POSTAL SERVICE.
SMYRNA
850 WINDY HILL RD SE
SMYRNA, GA 30080-1910
(800) 275-8777

01/29/2025 01:42 PM

Product	Qty	Unit Price	Price
Priority Mail® Window FR Env Smyrna, GA 30080 Flat Rate Expected Delivery Date Fri 01/31/2025 Tracking #: 9505 5121 1547 5029 9985 91 Insurance Up to \$100.00 included	1		\$10.10
Total			\$0.00
Priority Mail® Window FR Env Smyrna, GA 30080 Flat Rate Expected Delivery Date Fri 01/31/2025 Tracking #: 9505 5121 1547 5029 9986 14 Insurance Up to \$100.00 included	1		\$10.10
Total			\$0.00
Grand Total:			\$20.20

Credit Card Remit
Card Name: MasterCard
Account #: XXXXXXXXXX9605
Approval #: 29504S
Transaction #: 957
AID: A0000000041010
AL: MASTERCARD
Contactless

Parcel Find

PARCEL: 17-0486-0-1310
LOCATION: 3050 NICHOLS ST
NAME: ** VARIOUS **

EFF DATE: 01/23/2025

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2024	RE-R	11169	N	3050 NICHOLS ST	925.30	0.00	0.00
2023	RE-R	11048	N	3050 NICHOLS ST	755.48	0.00	0.00
2022	RE-R	10933	N	3050 NICHOLS ST	917.30	0.00	0.00
2021	RE-R	10710	N	3050 NICHOLS ST	917.30	0.00	0.00
2020	RE-R	10585	N	3050 NICHOLS ST	875.30	0.00	0.00
2019	RE-R	10537	N	3050 NICHOLS ST	875.30	0.00	0.00
2018	RE-R	10495	N	3050 NICHOLS ST	875.30	0.00	0.00
2017	RE-R	10481	N	3050 NICHOLS ST	875.30	0.00	0.00
2016	RE-R	10229	N	3050 NICHOLS ST	1,245.37	0.00	0.00
2015	RE-R	10150	N	3050 NICHOLS ST	875.30	0.00	0.00
2014	RE-R	10060	N	3050 NICHOLS ST	875.30	0.00	0.00
2013	RE-R	9900	N	3050 NICHOLS ST	875.30	0.00	0.00
2012	RE-R	1155871	N	3050 NICHOLS ST	875.30	0.00	0.00
2011	RE-R	1138345	N	3050 NICHOLS ST	143.84	0.00	0.00
2010	RE-R	1123688	N	3050 NICHOLS ST	158.22	0.00	0.00
2009	RE-R	1097321	N	3050 NICHOLS ST	413.06	0.00	0.00
TOTAL DUE NOW						0.00	0.00
TOTAL UNPAID						0.00	0.00

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



Printed: 1/23/2025

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:
ROUNDPOINT MORTGAGE SERVICING CORP

**MCAFEE MARC WILSON & LAUREN
WEBSTER**

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	17048601310	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	\$5,456.19	\$0.00	

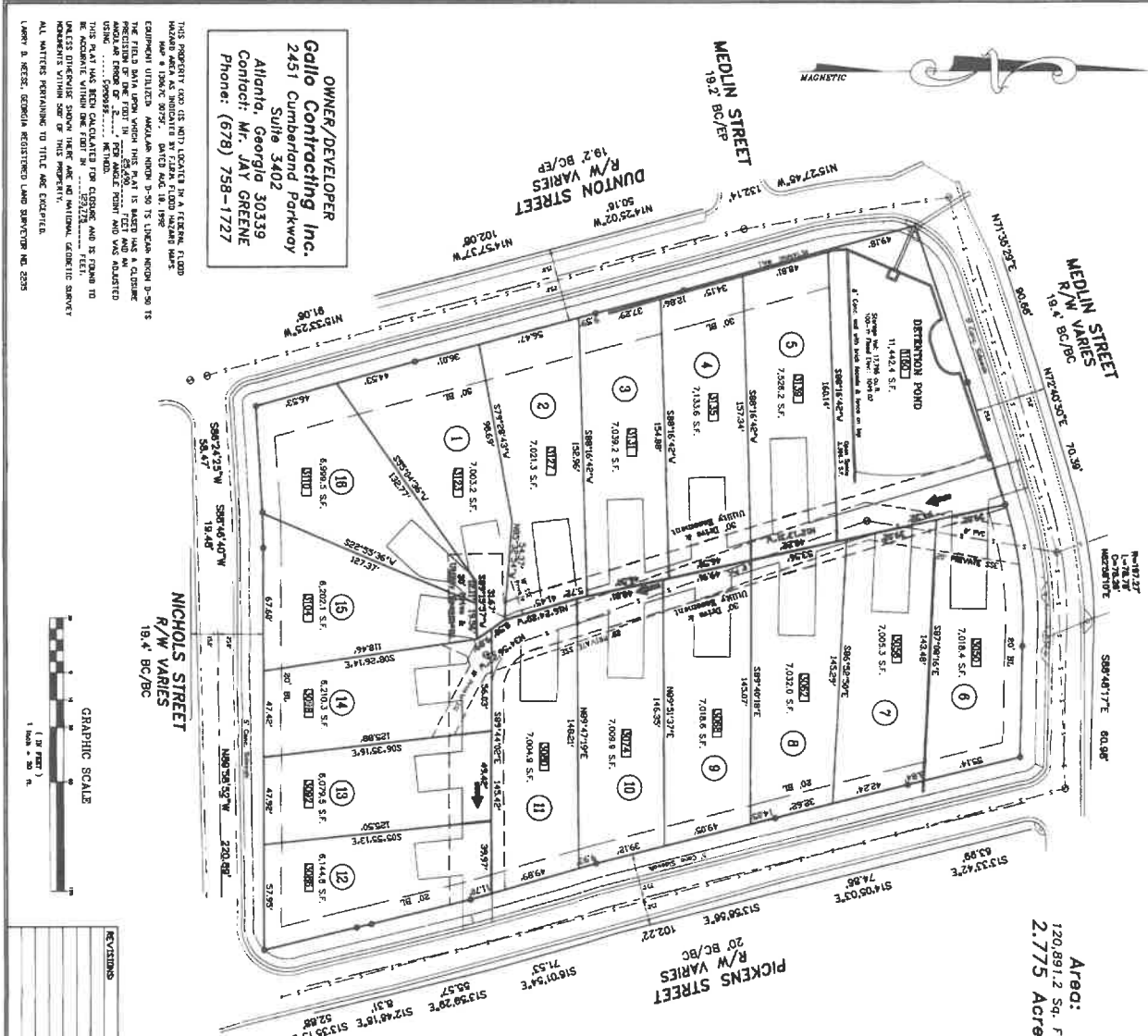


Scan this code with your
mobile phone to view
this bill!!



OWNER/DEVELOPER
Gallo Contracting Inc.
2451 Cumberland Parkway
Suite 3402
Atlanta, Georgia 30339
Contact: Mr. Jay Greene
Phone: (678) 758-1727

THIS PROPERTY AND ITS LOCATION IN A FUTURE FLOOD HAZARD AREA AS INDICATED BY FLOOD HAZARD MAPS. EQUIPMENT UTILITIES ARE SHOWN WITHIN 5-10 FEET. THE FIELD DATA FROM WHICH THIS PLAN IS BASED HAS A GROUND SURVEY OF THE LOT IN CONFORMANCE WITH THE STANDARD PRACTICES OF THE PROFESSION. THE PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. ALL METERS PERTAINING TO TITLE ARE EXCLUDED.



Area:
120,891.2 Sq. Ft.
2.775 Acres

- GENERAL NOTES:**
1. NUMBER & RE-BAR SET AT ALL LOT CORNERS UNLESS OTHERWISE SHOWN.
 2. TOTAL AREA: 2,775 ACRES
 3. TOTAL NUMBER OF LOTS: 16
 4. DENSITY: 5.77 Units/Acre
 5. SETBACKS: 20' FROM EADING R/W ON Medlin Street, Pickens Street, & Nichols Street and 20' from Eading R/W on Dutton Street.
 6. EXISTING ZONING AND CONFORMANCE
 7. BUILDING SETBACKS ALONG ROAD FRONTAGE MEASURED FROM ORIGINAL R/W. THERE ARE NO CULTURAL FEATURES, MONUMENTS AND HISTORIC FEATURES ASSOCIATED WITH THIS PROPERTY.

THIS PLAN WAS IN OFFICE 1-4-2007
RECORDED IN
PLAT BOOK 2516 PAGE 23
C-1481 80071-2007
DATE 11-13-06
SUBJECT TO PROTECTIVE COVENANTS RECORDED IN
Deed Book 14455 Pages 2129

OWNER'S ACKNOWLEDGMENT

I, the owner of the land shown on this plat, acknowledge that the plat was made from actual survey and deposits to the use of the public for the purpose and consideration herein expressed.

OWNER: [Signature] DATE: 11/13/06

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT STATEMENT OF THE LAND UNDER MY SUPERVISION, THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS AND REQUIREMENTS REQUIRED BY THE CITY OF SAVANNAH SUPERVISOR REGULATIONS.

DATE: 11-13-06

CITY OF SAVANNAH DEVELOPMENT CERTIFICATION

THE PLAT HAVING BEEN SUBMITTED TO THE CITY OF SAVANNAH AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SAVANNAH SUPERVISOR REGULATIONS AND THE DEPARTMENT OF ALL STREETS, UTILITIES, LANDSCAPE, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

CITY ENGINEER: [Signature] DATE: 11-13-06

PLANNING AND ZONING COMMISSION: [Signature] DATE: 11/20/06

PLANNING AND ZONING COMMISSION: [Signature] DATE: 11/20/06

PLANNING AND ZONING COMMISSION: [Signature] DATE: 11/20/06

REVISIONS	

WEST GEORGIA SURVEYORS, INC.
729 Sandhollow Road
Kennesaw, Georgia 30144
(770) 428-2122
FAX: (770) 422-8178

CROSS BY THE WEST GEORGIA SURVEYORS' BOARD
DATE: October 24, 2008

FINAL PLAT

Medlin Place @ Smyrna Heights

LAND LOT: 486
DISTRICT: 17th
COUNTY: Cobb
DATE: October 24, 2008
SCALE: 1"=50'

OWNER: Gallo Contracting Inc.
DESIGNER: Jay Greene
CHECKER: Jay Greene
DATE: 11/13/06