



Variance Application

VAR-24-21

Submitted On: Mar 17, 2024

Applicant

 Chris Westerman
 770-480-1493
@ fstgsxr2002@yahoo.com

Primary Location

824 REED RD SE
SMYRNA, GA 30082

Applicant Information

First Name

Chris

Last Name

Westerman

Street Address

824 Reed Rd Se

City

SMYRNA

State

GA

Zip Code

30082

Email

FSTGSXR2002@YAHOO.COM

Phone Number

7704801493

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

824 REED RD SE

Description of Requested Variances

- 1: Need a variance for the garage I want to build being over the setback.
- 2: With the new garage the driveway must be on Green Forest and that requires driving over the Colonial Pipeline and they want a gravel driveway in case of repair on the pipeline.

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.

With the shape of the property we have little room to put a garage. We are sandwiched on a corner lot and have the Colonial Pipeline behind us that prevents using the backyard. The only space it leaves is on the side of the house. With the way Reed Rd curves our property curves with it and puts us over the setback. The plan has the garage flush with the front of the house. Due to using that location the only viable way to access it is through Green Forest Pkwy which would require putting the driveway over the Colonial Pipeline and they want a gravel driveway if they have to dig anything up where the driveway would be.

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 to Chris Westerman

Intends to make an application for a variance for the purpose of Gravel Driveway & over Boundary
Setback for A garage at 624 Reed Rd SE

on the premises described in the application.

NAME	ADDRESS
<u>MATTHEW LAFOY Matthew Lafoy</u>	<u>825 Reed Rd Smyrna Ga 30082</u>
<u>ANDREW MOYLAN Andrew Moylan</u>	<u>815 Reed Rd Smyrna GA 30082</u>
<u>Jessica Lyles Jessica Lyles</u>	<u>816 Reed Rd Smyrna GA 30082</u>
<u>JULIA AMATO Julia Amato</u>	<u>5000 GREEN FOREST PKWY SMYRNA 30082</u>
<u>JESSICA LYLES Jessica Lyles</u>	<u>5005 Green Forest Pkwy Smyrna 30082</u>
<u>Brenda ACETUNO Brenda Acetuno</u>	<u>4015 Green Forest Pkwy</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 properties directly across a street.



**UNITED STATES
POSTAL SERVICE.**

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

03/25/2024

12:06 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.68

Smyrna, GA 30082
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Wed 03/27/2024 \$4.40

Certified Mail® Tracking # 9589 0710 5270 1614 9794 99 \$5.08

Total \$5.08

Grand Total: \$5.08

Credit Card Remit \$5.08

Card Name: VISA
Account #: XXXXXXXXXXXX2232
Approval #: 020601
Transaction #: 069
AID: A000000980840 Contactless
AL: US DEBIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 128019-0675
Receipt #: 840-53000027-3-5662625-2
Clerk: 04

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

SMYRNA, GA 30082

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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 \$0.00

Total Postage and Fees

\$5.08 \$0.68

Sent To Residents

03/25/2024

Street and Apt. No., or PO Box No.

408 Green Forest Pkwy

City, State, ZIP+4®

SMYRNA GA 30082

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Real Estate (Your House or Land)

Payments/Adjustments

As of 3/17/2024

Bill Year		2023			
Bill		18671			
Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Adjustment	11/20/2023	11/20/2023	293322		\$
Payment	10/20/2023	10/24/2023	3240560	LERETA	\$1,03
Abatement	9/17/2023	9/18/2023	4182	HOMEOWNER TAX RELIEF GRANT	(\$161

[Return to view](#)



Printed: 3/17/2024

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:
DELTA COMMUNITY CREDIT UNION

WESTERMAN CHRISTOPHER D & KELLI J

Payment Date: 10/5/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17040800630	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	\$2,397.20	\$0.00



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

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CITY OF SMYRNA CERTIFICATION
THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY THE SUBDIVISION AND ZONING REGULATIONS, IS APPROVED SUBJECT TO THE INSTALLATION OF ALL STREETS, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

DATE 1/23/79
W. L. P. L. L.
ENGINEER
ZONING ADMINISTRATOR

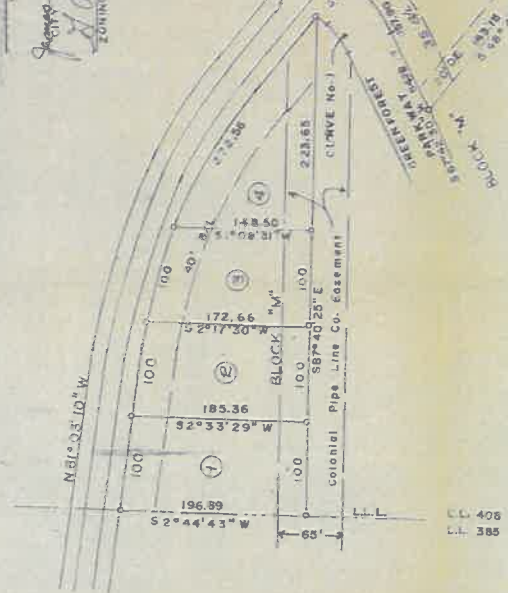
OWNERS ACKNOWLEDGEMENT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES, HEREIN SHOWN FOR THE USE AND CONSIDERATION HEREIN EXPRESSED.

DATE 1/23/79
OWNER

SURVEYORS ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE PINS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATION REQUIRED BY THE CITY OF SMYRNA.

DATE 1/23/79
GEORGE A. REGISTERED LAND SURVEYOR NO. 1473



PLAT OF
GREENFOREST SUBDIVISION UNIT 7
LAND LOTS 407 & 408-17th DISTRICT 2nd SECTION
CITY OF SMYRNA-COBB COUNTY, GEORGIA
W. L. P. L. L. SURVEYOR-REGISTRATION NO. 1473
JANUARY 23, 1979 SCALE 1"=100'

Unit 7

Approved by 1/23/79

Let No. 4 Map
Survey Block drawing
Showing these all the lot
approved by 1/23/79