

Variance Application

VAR-24-57

Submitted On: Aug 21, 2024

Applicant

 Matthew Berry
 678-488-6389
 @ mattberry05@gmail.com

Primary Location

577 LAKEVIEW TER SE
SMYRNA, GA 30126

Applicant Information

First Name

Matthew

Last Name

Berry

Street Address

577 Lakeview Terrace

City

Smyrna

State

GA

Zip Code

30126

Email

mattberry05@gmail.com

Phone Number

6784886389

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

577 Lakeview Terrace

Description of Requested Variances

Setback variance and impervious surface increase related to completing a new covered deck to replace existing uncovered deck

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. 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.

We are seeking to replace our existing back deck, which was completed with the original construction of the home in 2003, with a gabled covered deck. The original deck was, for some reason, not included in the original construction permit, and is within the 25 foot rear setback (it is approximately 15 feet from the rear property line). We are seeking approval for the new structure to be built within the same footprint in this setback.

The deck also would increase the impervious surface amount of the property to about 50% of the lot. The property has extensive drainage improvement already in place which should completely mitigate any stormwater impact. The City Engineer has reviewed our drainage and agrees that it mitigates the issue.

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 by Matthew Berry

Intends to make an application for a variance for the purpose of Expansion into rear setback and increase in impervious surface area

on the premises described in the application.

NAME	ADDRESS
<u>[Signature]</u>	<u>575 Lakeview Ter</u>
<u>[Signature]</u>	<u>578 Lakeview Ter</u>
<u>[Signature]</u>	<u>579 Lakeview Ter</u>
<u>Jake Duffy</u>	<u>4905 Hillcrest Way</u>
<u>[Signature]</u>	<u>580 Lakeview Ter</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.

Munis Self Service

Real Estate (Your House or Land)

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Payments/Adjustments

As of 8/20/2024

Bill Year	2023
Bill	1558

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Gl Account Update	7/1/2024	7/1/2024	41144		\$0.00
Gl Account Update	7/1/2024	7/1/2024	23234		\$0.00
Adjustment	11/20/2023	11/20/2023	290049		\$0.00
Payment	10/24/2023	10/25/2023	3251493	CORELOGIC	\$1,137.05
Abatement	9/17/2023	9/18/2023	2809	HOMEOWNER TAX RELIEF GRANT	(\$161.82)

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Printed: 8/20/2024

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:
PLANET HOME LENDING

BERRY MATTHEW T & ELIZABETH

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	17033000600	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	\$4,608.26	\$0.00



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