

Variance Application

VAR-24-54

Submitted On: Aug 12, 2024

Applicant

 Adam Ingleson
 404-290-3884
 inglesonadam@gmail.com

Primary Location

1088 PARKVIEW PL SE
SMYRNA, GA 30080

Applicant Information

First Name

Adam

Last Name

Ingleson

Street Address

3810 Valley Green Dr

City

Marietta

State

GA

Zip Code

30068

Email

inglesonadam@gmail.com

Phone Number

404 290 3884

Are you the titleholder of the subject property?

No

Titleholder Information

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

Anne Costales Kala

Street Address

1088 Parkview Place SE

City

Smyrna

State

GA

Zip Code

30080

Email Address

ackala905@gmail.com

Phone Number

4042726893

Property Information

Property Address

1088 Parkview Place SE Smyrna GA 30080

Description of Requested Variances

Repairing and extending existing Deck at rear of home, modifying pergola to a covered porch. No additional foundation work will be required to support extension as existing load points will be utilized. Variance for Garage that was built as part of original home construction. Though no work is to be done on this part of the structure Owner would like to have a variance in place as it is currently non conforming.

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.

**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

true

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.

Existing residence was built in 2003 prior to the establishment of City of Smyrna Stream buffers. Upon municipal buffer adoption the rear of the home and deck became non conforming to the new city buffer requirements. The deck is now non conforming requiring a variance prior to the performance of any permitted work. As home owner would like to extend deck to the rear of property 4', the 50' undisturbed buffer becomes a second point of discussion. The Owner would also like the non conforming Garage of home to be part of variance so that it is recorded for future needs. Thus the variance is 3 fold - 1) repairing the non forming deck as part of the City of Smyrna Stream Buffer variance and 2) the extending of the deck as part of the 50' undisturbed stream buffer variance. and 3) provide variance for non conforming garage that was built prior to buffer requirements being put in place.

It MUST be noted that impervious surface will NOT be increased at all and that there will be NO ADDITIONAL FOUNDATION WORK required in ether buffer as existing concrete footings will suffice for proposed construction.

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 678-631-5387 / Fax 770-431-2808

I, ANNE COSTALES KALA, swear that I am the Property Owner of the property located at 1088 PARKVIEW PLACE, SE SMYRNA, GA 30080 as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): DRESSER AND ASSOCIATES

Business Contact Person: ADAM INGLESON

Business Address: 1871 OAK VILLAGE LANE, LAWRENCEVILLE, GA 30043

Contact Telephone: 706-490-2742

Contact Email: jay.dresser@m3as.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.)

Anne Costales Kala
Signature of Property Owner

1088 PARKVIEW PL, SE
Address

ANNE COSTALES KALA
Name of Property Owner (print clearly)

SMYRNA, GA. 30080
City, State, Zip

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by ANNE COSTALES Hala

Intends to make an application for a variance for the purpose of SEE ADDENDUM ATTACHED
HERE TO.

on the premises described in the application.

NAME

ADDRESS

X. [Signature]
ROBERT L. ALEXANDER, JR.
X. [Signature]
KILI D. ALEXANDER

1087 PARKVIEW PL, SE
1087 PARKVIEW PL, SE

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

AK KJ

ADDENDUM

Replacing, modifying and extending, by approximately four (4) feet, the deck in the rear of the house located at 1088 Parkview Place, SE, Smyrna, GA 30080 (the "Property"). In addition, asking the City of Smyrna to grant a variance allowing the current garage and modified deck to continue to encroach over the current 75-foot City of Smyrna Buffer and the 50-foot Undisturbed Stream Buffer located in the rear of the Property.

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HERETO.

on the premises described in the application.

NAME

ADDRESS

x Tobin L. North
TOBIN L. NORTH

1091 PARKVIEW PL SE

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TN

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HERETO.

on the premises described in the application.

NAME	ADDRESS
<u>Robert D. Rourke, Jr.</u>	<u>1090 PARKVIEW PL. SE</u>
<u>Jennifer S. Rourke</u>	<u>1090 PARKVIEW PL. SE</u>
_____	_____
_____	_____
_____	_____
_____	_____

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9589 0710 5270 1435 7408 65

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To Don Marino	
Street and Apt. No., or PO Box No. 1084 PARKVIEW AVE	
City, State, ZIP+4® SMYRNA, GA. 30080	

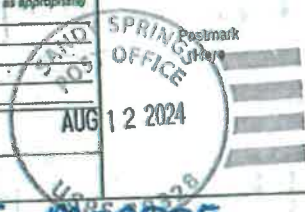
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1435 7408 72

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To DAVID S. MORRIS	
Street and Apt. No., or PO Box No. 3391 LARA LANE SW	
City, State, ZIP+4® MARIETTA, GA. 30060	

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



Real Estate (Your House or Land)[View Bill](#)[View bill image](#)**As of**

8/9/2024

Bill Year

2023

Bill

9060

Owner

KALA ANNE COSTALES

Parcel ID

17048800600

[View payments/adjustments](#)

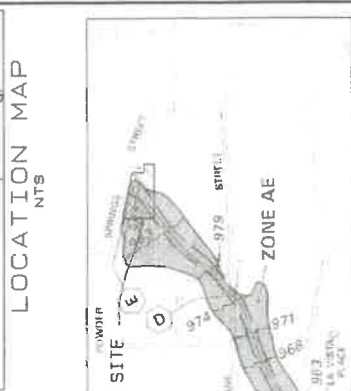
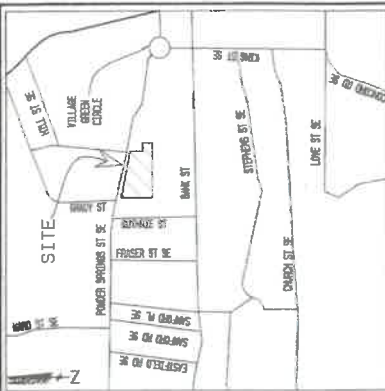
Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$2,418.13	\$2,418.13	\$0.00	\$0.00	\$0.00
TOTAL		\$2,418.13	\$2,418.13	\$0.00	\$0.00	\$0.00

Search: 17048800600

COUNTY TAX RECEIPT

24 records returned Page 1 of 2

Owner Name	Year	Parcel ID	Address	Bill Type	Paid	Due
KALA ANNE COSTALES	2024	17048800600	1088 PARKVIEW PL	Original	Unpaid	\$1,275.87
KALA ANNE COSTALES	2023	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2022	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2021	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2020	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2019	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2018	17048800600	1088 PARKVIEW PL	Adjusted	Paid	\$0.00
KALA ANNE COSTALES	2018	17048800600	1088 PARKVIEW PL	Original	N/A	N/A



ZONE	EXPLANATION
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	(UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) AE & X-UNSHADDED AS PER: COBB COUNTY FIRM COMMUNITY PANEL NO. 1305700075 F. AUGUST 18, 1992.

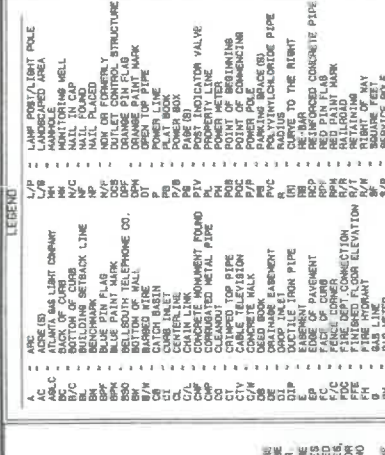
REVISIONS	DATE	DESCRIPTION
1	02/21/02	DATE SURVEYED: 02/21/02 & 04/10/02
2	05/03/03	DATE DRAFTED: 05/03/03
3	05/03/03	DATE DRAFTED: 05/03/03
4	05/03/03	DATE DRAFTED: 05/03/03
5	05/03/03	DATE DRAFTED: 05/03/03
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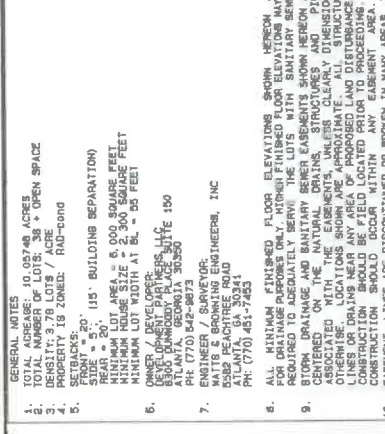
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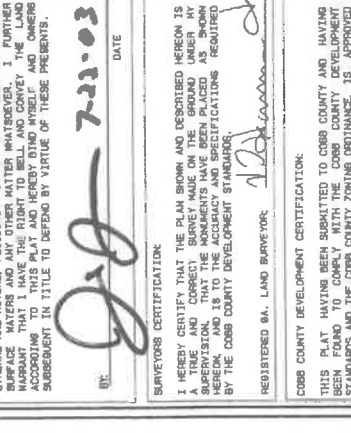
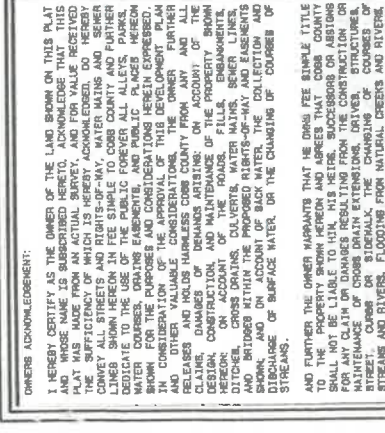
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ARC	RADIUS	DELTA	TANGENT	DEGREE OF CURVE
Q1.1	70.72'	100.00'	40.31'02"	57.17'45"
Q1.2	136.14'	150.00'	52.70'00"	31.51'
Q1.3	181.05'	150.00'	53.34'	116.01'
Q1.4	110.63'	100.00'	63.30'00"	105.24'
Q1.5	12.81'	151.68'	27.30'00"	72.51'

LOT	AREA (SQ FT)	LOT	AREA (SQ FT)
1	18311	20	5302
2	13646	21	7492
3	11165	22	6463
4	9076	23	7893
5	8071	24	7892
6	7141	25	8394
7	7853	26	8510
8	6095	27	10542
9	7551	28	8691
10	6950	29	8559
11	8077	30	8545
12	6997	31	8444
13	6067	32	8275
14	6008	33	8435
15	6000	34	8482
16	6000	35	8192
17	6000	36	8192
18	6000	37	7632
19	9919	38	10161
DEI	2652	39	3159
SUM	1	4597	

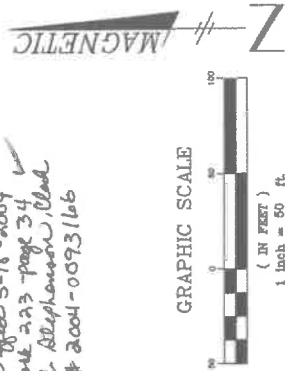
CUL-DE-SAC DETAIL
SCALE 1" = 50'

ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	44.43'	185.19'33"E	50.00'	50.34'36"
C2	20.14'	143.20'21"E	50.00'	23.04'26"
C3	20.14'	145.15'55"E	50.00'	23.04'26"
C4	50.70'	114.19'17"W	50.00'	50.05'59"
C5	43.71'	149.24'50"W	50.00'	50.05'59"
C6	57.26'	553.44'02"W	50.00'	57.37'06"
C7	16.57'	544.35'11"W	20.00'	47.27'22"
C8	5.43'	575.59'50"E	20.00'	45.34'05"

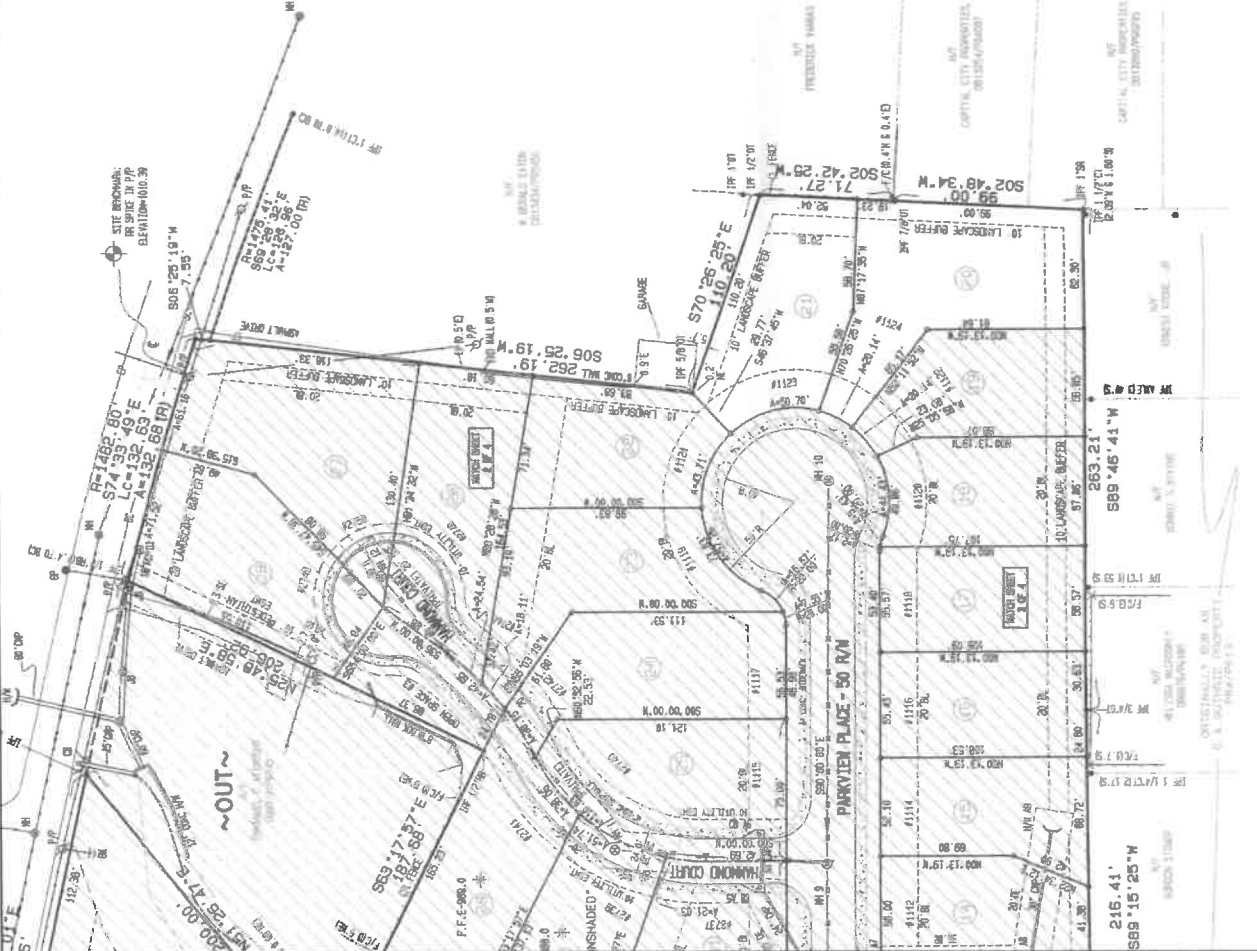
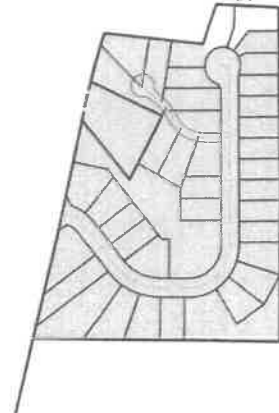
FILED IN OFFICE 03.09.05
PLAT BOOK 284 PAGE 15
JAY C STEPHENSON-CLERK
CF# 2005 0051085

FILED IN OFFICE AUG 8 2008
PLAT BOOK 285 PAGE 45
JAY C STEPHENSON-CLERK
CF# 2008 0140853

FILED IN OFFICE 5-18-2004
PLAT BOOK 223 PAGE 34
JAY C STEPHENSON-CLERK
CF# 2004 0093166



SHEET 4
SHEET INDEX



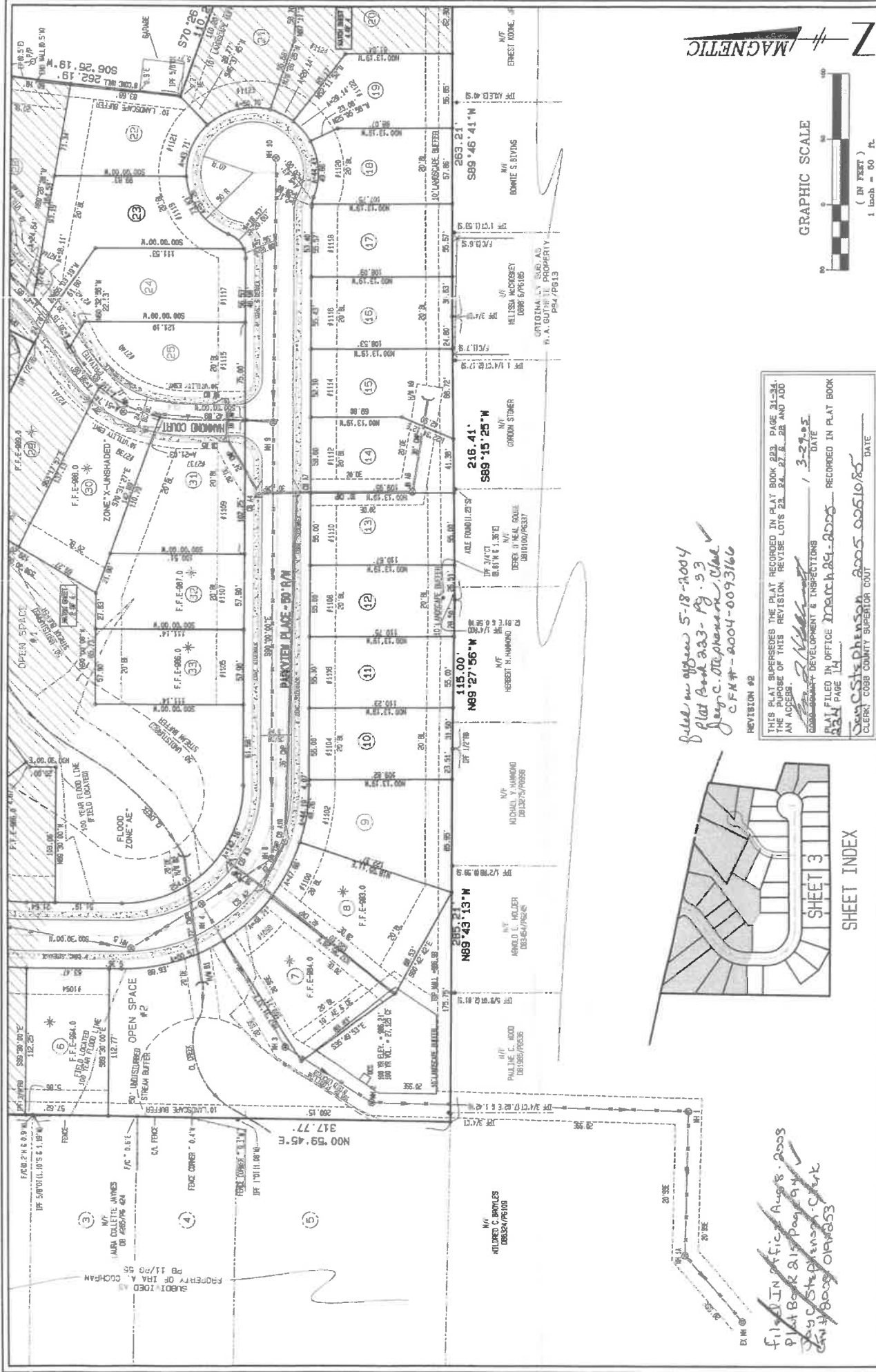
FINAL PLAT
OF
PARKVIEW VILLAGE
LOCATED IN
LAND LOT 488
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA



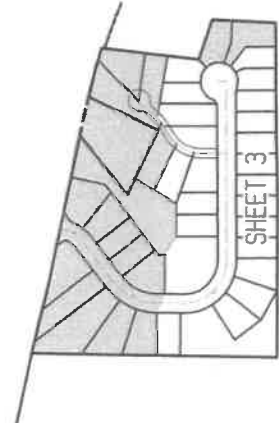
W & B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5562 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-4533
FAX: (770) 451-5655

NO.	DATE	DESCRIPTION
1.	02/21/06	SEE REVISION NOTE 1 & SHEET 2 OF 4
2.	02/21/06	SEE REVISION NOTE 2 & SHEET 3 OF 4

DATE SURVEYED:	02/21/02 & 04/18/02
DATE DRAFTED:	05/01/03
SURVEYED BY:	T. GREENE
DRAWN BY:	T. JONES
CHECKED BY:	N.H.
FIELD BOOK #:	2175
JOB NUMBER:	08119
CROSS FILE:	9819/0819
DISC FILE:	0. STIMULUS/0819
COUNTY:	COB
PLAT FILE:	9
SHEET:	4 OF 4



Filed in office 5-18-2004
 Plat Book 233 - Pg. 33
 Jay C. Stephens, Clerk
 C.F.N. # - 2004-0093166



Filed in office Aug 8, 2008
 Plat Book 241 - Pg. 14
 Jay C. Stephens, Clerk
 C.F.N. # - 2008-014653

REVISION #2
 THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 223, PAGE 31-34. THE PURPOSE OF THIS REVISION, REVISE LOTS 23, 24, 27, 28, 29 AND ADD AN ACCESS.
 DATE 3-28-05
 FILED IN OFFICE March 28, 2005 RECORDED IN PLAT BOOK 234 PAGE 14
 Jay C. Stephens, Clerk
 CLERK COBB COUNTY SUPERIOR COURT DATE 02/06/05

GRAPHIC SCALE



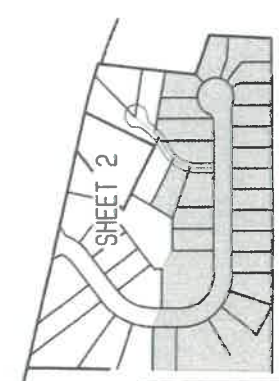
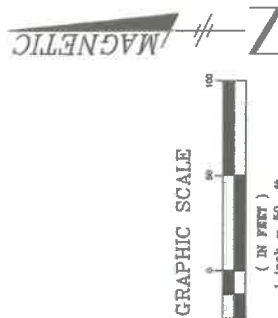
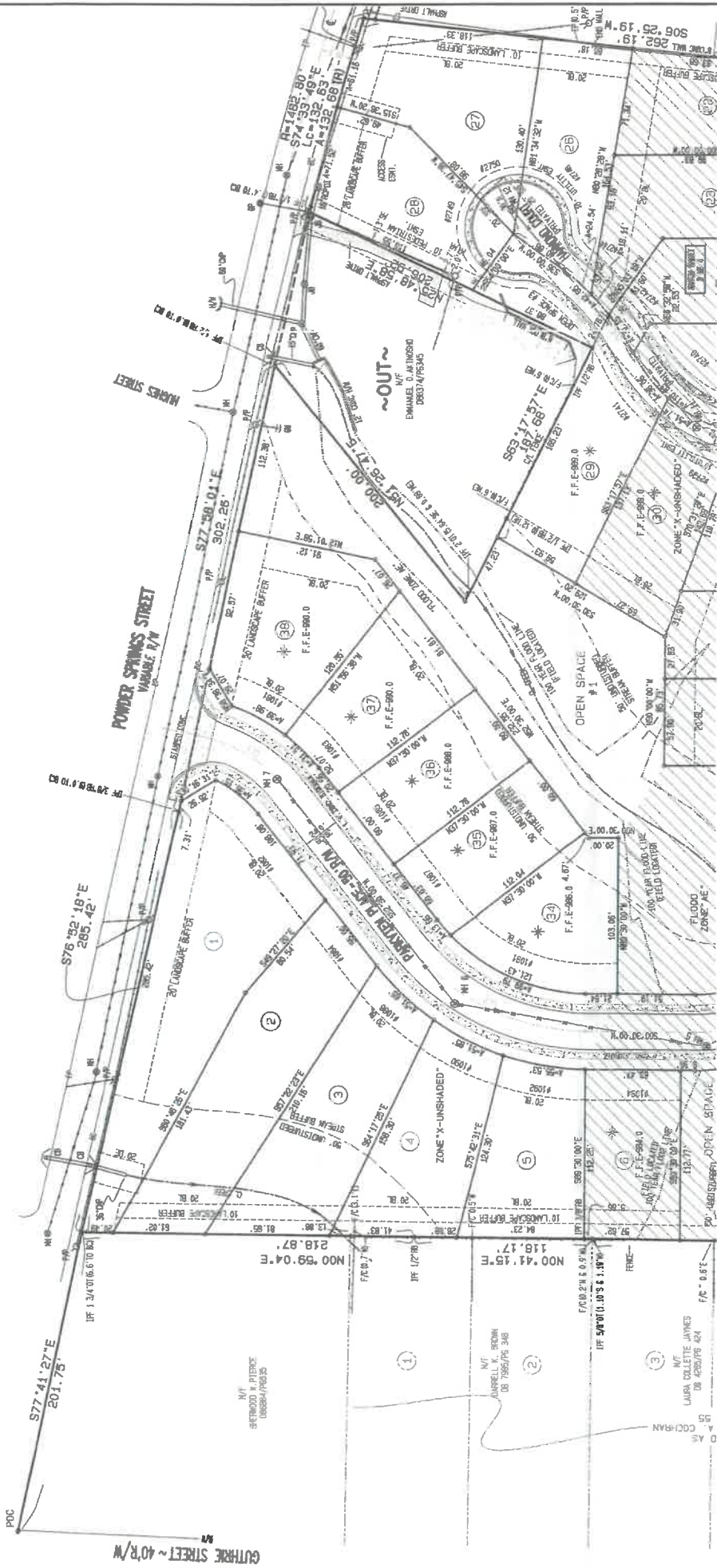
MAGNETIC

FINAL PLAT
 OF
PARKVIEW VILLAGE
 LOCATED IN
 LAND LOT 488
 17TH DISTRICT, 2ND SECTION
 CITY OF SMYRNA
 COBB COUNTY, GEORGIA



W&JB
WILLIAMS & BROWN ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5502 PEACHTREE ROAD
 ATLANTA, GEORGIA 30321-4953
 PHONE: (770) 451-7443
 FAX: (770) 455-3925

NO.	DATE	DESCRIPTION
1.	02/02/05	DATE SURVEYED: 02/02/05 & 04/10/02
2.	05/01/03	DATE DRAFTED: 05/01/03
3.	05/01/03	SURVEYED BY: J. W&JB
4.	05/01/03	DRAWN BY: J. W&JB
5.	05/01/03	CHECKED BY: J. W&JB
6.	05/01/03	FIELD BOOK #:
7.	05/01/03	JOB NUMBER: 080119
8.	05/01/03	FOLDER NUMBER: 080119
9.	05/01/03	CADD FILE: 080119
10.	05/01/03	CLERK FILE: 080119
11.	05/01/03	PLAT FILE: 080119
12.	05/01/03	SHEET: 3 OF 4



REVISION #1
THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 215, PAGE 82-83.
THE PURPOSE OF THIS REVISION, REVISE THE LOTS 1-3.

FILED IN OFFICE 08-29-05
PLAT BOOK 234 PAGE 13
DAY C STEPHENSON-CLARK
CTN# 2005 0051085

FILED IN OFFICE 5-18-04
DATE 5-18-04
RECORDED IN PLAT BOOK 233 PAGE 32
DAY C STEPHENSON-CLARK
CTN# 2005 0051085

SCALE:	1" = 50'
DATE SURVEYED:	02/21/02 & 04/10/02
DATE DRAFTED:	09/01/03
SURVEYED BY:	T. GREENE
DRAWN BY:	T. GREENE
CHECKED BY:	M.H.
FIELD BOOK #:	02019
FOLDER NUMBER:	02019
DEED FILE:	02019
COUNTY:	COBB
PLAT FILE:	02019
SHEET:	2 OF 4

NO.	DATE	DESCRIPTION
1.	05/04/04	SEE REVISION NOTE 11 THIS SHEET.
2.	03/21/05	SEE REVISION NOTE 12 SHEET 3 OF 4.

W&B

WATTS & BOWMAN ENGINEERS, INC.

CIVIL ENGINEERS & LAND SURVEYORS

5562 PEACHTREE ROAD

ATLANTA, GEORGIA 30341-4953

PHONE: (770) 453-9555

FAX: (770) 453-9555



PARKVIEW VILLAGE

FINAL PLAT
OF

LOCATED IN
LAND LOT 488
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA

FILED IN OFFICE AUG 8 2003
PLAT BOOK 234 PAGE 13
DAY C STEPHENSON-CLARK
CTN# 2005 0051085