



Variance Application

VAR-24-39

Submitted On: May 20, 2024

Applicant

 VIRENDER VARMA
 404-985-0946 ext. 0
@ virenvarma@yahoo.com

Primary Location

5011 DUXFORD DR SE
SMYRNA, GA 30082

Applicant Information

First Name

VIRENDER

Last Name

VARMA

Street Address

5011 DUXFORD DR SE

City

SMYRNA

State

GA

Zip Code

30082

Email

virenvarma@yahoo.com

Phone Number

4049850946

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

5011 DUXFORD DR SE SMYRNA GA 30082

Description of Requested Variances

The variance application is been submitted for the below;

- 1) Setback Reduction
- 2) Increase in impervious area.

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.

false

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.

We want to build the sunroom in the backyard on the patio, which we grandfathered when we bought the house in **March 2020**. The decision to build the sunroom is driven by the recently death of my mother In Feb 2024, who lived in India along with my father. My mother's death has impacted by father and I did not want to leave him alone and therefore I have decided to bring my father to the US to stay with us. He is 83 years old.

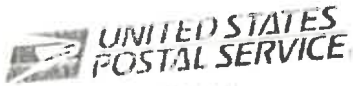
The Sunroom would allow my father additional outdoor space, sunlight , fresh air and the warm weather without having to worry about bugs. mosquitos, insects or rain. I believe it will good for this mental health and will help him recover from the trauma of losing his wife. In winters too he can sit out in the afternoons and enjoy the sun and fresh air whenever possible. The sunroom will also allow extra space for my family to spend time together and also with my dad.

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



AXERS HILL
2901 COBB PARK SE STE 300
ATLANTA, GA 30339-0997
(800) 325-8777

11:55 AM

05/20/24

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

Smyrna, GA 30082

Weight: 0.50 oz

Estimated Delivery Date

Mon, 05/20/24

Tracking #

9514 7065 7436 4141 7372 59

1st Class Mail \$4.40

Service Fee \$3.65

Service Fee \$8.73

Total \$8.73

Grand Total \$8.73

Tax \$8.73

Credit Card Month \$8.73

Card Name: VISA

Account #: XXXXXXX-XXXX8357

Approval #: 704240

Transaction #: 805

Receipt #: 000875

AID: 14000000000000

All VISA Credit

PIN Not Required

Chip

Text your tracking number to 28777 (2USPS)
to get the latest status. Standard Message
and Data rates may apply. You may also
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93300006
8" x 9" Envelope
4.40



152
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VIRENDER VARMA
5011 DUXFORD DRIVE SE
SMYRNA GA 30082

0.50 oz
RDC 99

RETURN RECEIPT REQUESTED

SHIP TO:
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5008 DUXFORD DRIVE SE
SMYRNA GA 30082

USPS CERTIFIED MAIL®

9514 7065 7436 4141 7372 35



UNITED STATES
POSTAL SERVICE

ATPWS MILL
2907 CUMBERLAND SE STE 300
ATLANTA, GA 30339-5997
(404) 275-4777

05/20/24 11:52 AM

Product	Qty	UNIT	Price
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First-Class Mail®	1		\$0.88
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Letter:
Smyrna GA 30082
Weight 0.50 oz
Estimated Delivery Date
Wed 05/22/24
Tracking #:
9514 7065 7436 4141 7372 35 \$4.40
Certified Mail® \$2.65
Return Receipt® \$8.73

Total \$8.73

Grand Total \$8.73

Credit Card Remit
Card Name: VISA
Account # XXXXXXXXXX8357
Approval # 807800
Transaction # 504
Receipt # 000004
AID: A0000000001010
AL: VISA CREDIT
PIN: Not Required

Test your tracking number to 2877 (USPS)
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

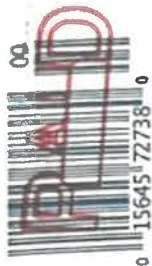
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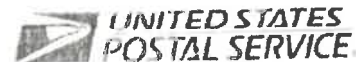


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	USPS FIRST-CLASS MAIL®
VIRENDER VARMA 5011 DUXFORD DR SE SMYRNA GA 30082-5059	
0.50 oz RDC 99	
RETURN RECEIPT REQUESTED	
R009	
SHIP TO: SOAD SLAIBI 5009 DUXFORD DR SE SMYRNA GA 30082-5059	
USPS CERTIFIED MAIL®	
9514 7065 7436 4141 7372 73	



WHERS WILL
2097 WBB PARK SE STE 300
ATLANTA, GA 30339-9997
(800) 275-8777

05/20/2024 12:05 PM

Product	Qty	Unit	Price
---------	-----	------	-------

First-Class Mail®	1		\$0.68
-------------------	---	--	--------

Letter

Smyrna, GA 30082

Weight: 0.50 oz

Estimated Delivery Date

Wed 05/22/2024

Tracking # 9514 7065 7436 4141 7372 73

Certified Mail® \$4.00

Return Receipt \$3.65

Total \$3.73

Grand Total \$3.73

Credit Card Result \$3.73

Card Name: VISA

Account # XXXXXXXXXXXX8357

Approval # 009130

Transaction # 000

Receipt # 000000

AID: AM000000000000

ALL VISA CREDIT

PIN Not Required

Text your tracking number to 28777 (USPS)

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.

Preview your Mail

Track your Packages

Sign up for FREE W

<http://info.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 <http://postalexperience.com>

or scan this code with your mobile device



1-800-950-5500
1-800-950-5500



AKERS HILL
2097 2088 PAIRY SE STE 300
ATLANTA, GA 30339-9997
(800)275-8777

05/20/24 11:47 AM

Product	Qty	Unit	Price
---------	-----	------	-------

First Class Mail®	1		\$0.68
-------------------	---	--	--------

Letter
Smyrna GA 30082
Weight: 0.50 oz
Estimated Delivery Date
Wed 05/20/24
Tracking #
9514 7065 7438 4141 7372 11

Domestic Mail®	\$4.40
Return Receipt	\$3.65
Total	\$8.73
Grand Total	\$8.73
Credit Card Month	\$8.73

Credit Card Month
Card Name: VISA
Account #: XXXXXXXXXXXX8357
Approval #: 054290
Transaction #: 903
Receipt #: 100403
ADD: ADD00000031010
All VISA CREDIT
PIN: NOT Required

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/USPSTracking or call
1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
info.usps.com/firstclassdelivery.usps.com
All rates final on stamps and postage
payments for guaranteed services only.
Thank you for your business.

Tell us about your experience
Go to attus.usps.com/experience or
scan this code with your mobile device.



510-5360
848-13306(1-5422-97-1

UNITED STATES POSTAL SERVICE
9502100-41
Product Code B
www.usps.com
A product of the United States
MADE IN THE



US POSTAGE (M) 879540520114636 200092232
BSK
FCH
05/20/24 Mailed from 30338 028M2311114

USPS FIRST-CLASS MAIL®

VIREN VARMA
5013 DUXFORD DRIVE SOUTH EAST
SMYRNA GA 30082

0.50 oz
RDC 99

RETURN RECEIPT REQUESTED

SHIP TO:

CHUCK R
5013 DUXFORD DRIVE SOUTH EAST
SMYRNA GA 30082

USPS CERTIFIED MAIL®



9514 7065 7438 4141 7372 11



#0 6 x 10 IN.
BUBBLEMAILER

US POSTAGE (M) R51240521134421 2000302242
\$4.73
SSK
FCH

05/21/24 Mailed from 30087 028W2311275

USPS FIRST-CLASS MAIL®
VIRENDER VARMA
5011 DUXFORD DR SE
SMYRNA GA 30082-5059

0.70 oz
RDC 99

RETURN RECEIPT REQUESTED

SHIP TO:
THE RESIDENT
5010 DUXFORD DR SE
SMYRNA GA 30082-5057

USPS CERTIFIED MAIL®
9514 7065 7351 4142 6449 83



05/21/2024
MAIL ROOM
DAILY MAIL
DAILY MAIL
DAILY MAIL

Product	Qty	Unit Price	Total
First-Class Mail	1		\$0.58
Letter			
Weight: 0.70 oz			
Estimated Delivery Date			
Thru 05/21/2024			
Tracking #			
9514 7065 7351 4142 6449 83			
Certified Mail®			\$4.40
Return Receipt			\$1.00
Total			\$5.98

Grand Total \$5.98
Credit Card Rec'd
Card Name: VISA
Account #: 4444444444444444
Approval #: 801640
Transaction #: 1451
Receipt #: 0000000000000000
AID: A1C0000000000000
ALL VISA CREDIT
PIN: Not Required

Text your tracking number to 34786 (USPS) to get the latest status. Standard shipping and delivery rates may apply. You may also visit usps.com/track or call 1-800-275-3787.

Provide your Mail.
Track your Packages.
Sign up for more.
<https://usps.com/track>

All sales, taxes, and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to <https://usps.com/feedback> or call 1-800-275-3787.



USPS
Return # 9514 7065 7351 4142 6449 83

Parcel Find

PARCEL: 17-0617-0-0580
LOCATION: 5011 DUXFORD DR
NAME: ** VARIOUS **

EFF DATE: 05/20/2024

YEAR	CAT	BILL	#SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	17989	N	5011 DUXFORD DR	2,092.83	0.00	0.00
2022	RE-R	17643	N	5011 DUXFORD DR	1,798.65	0.00	0.00
2021	RE-R	17371	N	5011 DUXFORD DR	1,798.65	0.00	0.00
2020	RE-R	17274	N	5011 DUXFORD DR	1,244.25	0.00	0.00
2019	RE-R	14808	N	5011 DUXFORD DR	1,244.25	0.00	0.00
2018	RE-R	14665	N	5011 DUXFORD DR	1,244.25	0.00	0.00
2017	RE-R	14614	N	5011 DUXFORD DR	1,244.25	0.00	0.00
2016	RE-R	14262	N	5011 DUXFORD DR	1,244.25	0.00	0.00
2015	RE-R	3143	N	5011 DUXFORD DR	1,136.84	0.00	0.00
2014	RE-R	3071	N	5011 DUXFORD DR	916.40	0.00	0.00
2013	RE-R	3043	N	5011 DUXFORD DR	916.40	0.00	0.00
2012	RE-R	1158823	N	5011 DUXFORD DR	1,136.84	0.00	0.00
2011	RE-R	1148006	N	5011 DUXFORD DR	1,136.84	0.00	0.00
2010	RE-R	1130478	N	5011 DUXFORD DR	1,136.84	0.00	0.00
2009	RE-R	1113054	N	5011 DUXFORD DR	1,323.29	0.00	0.00
2008	RE-R	1095584	N	5011 DUXFORD DR	1,251.37	0.00	0.00
2007	RE-R	1077709	N	5011 DUXFORD DR	1,251.37	0.00	0.00
2006	RE-R	1060267	N	5011 DUXFORD DR	1,276.43	0.00	0.00
2005	RE-R	1043694	N	5011 DUXFORD DR	1,332.11	0.00	0.00
2004	RE-R	1027921	N	5011 DUXFORD DR	1,343.24	0.00	0.00
2003	RE-R	1012369	N	5011 DUXFORD DR	1,427.80	0.00	0.00
TOTAL DUE NOW						0.00	0.00
TOTAL UNPAID						0.00	0.00

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



CobbTax Home

Owner Information

VARMA VIRENDER KUMAR & RUBINA VIRENDER
5011 DUXFORD DR SE
SMYRNA, GA 30082

Payment Information

Status Paid
Last Payment Date 10/12/2023
Amount Paid \$5,032.87

Search for Additional Records

Property Information

Parcel Number 17046177000000
Acres 0.16
Assessed Value \$248,124
Fair Market Value \$815,310
Tax District 6 - City of Smyrna
Homestead Exemption 111 Basic

Bill Information

Record Type Parcel
Bill Type Original
Tax Year 2023
Due Date 10/15/2023

Taxes

Base Taxes	\$5,032.87
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address

5011 DUXFORD DR

LOT AREA DATA C/L CURVE DATA

LOT #	SOFT	NO.	DATA
1	78601	Δ	14.30°
2	37371	ρ	314.43°
3	37371	τ	40.00°
4	37371	τ	40.00°
5	37371	τ	40.00°
6	42151	Δ	7130°
7	10001	ρ	168.85°
8	10001	τ	140.50°
9	25801	Δ	7130°
10	25801	ρ	168.85°
11	10004	τ	50.00°
12	10004	τ	50.00°
13	10004	τ	50.00°
14	37371	Δ	78.94°
15	37371	ρ	122.10°
16	37371	τ	150.50°
17	37371	τ	150.50°
18	78601	Δ	67.50°
19	78601	ρ	122.10°
20	10342	τ	72.00°
21	27171	Δ	14.30°
22	27171	ρ	314.43°
23	27171	τ	40.00°
24	27171	τ	40.00°
25	27171	τ	40.00°
26	10014	Δ	14.30°
27	10014	ρ	314.43°
28	10014	τ	40.00°
29	10014	τ	40.00°
30	10014	τ	40.00°
31	10014	τ	40.00°
32	10014	τ	40.00°
33	10014	τ	40.00°
34	10014	τ	40.00°
35	10014	τ	40.00°
36	10014	τ	40.00°
37	10014	τ	40.00°
38	10014	τ	40.00°
39	10014	τ	40.00°
40	10014	τ	40.00°
41	10014	τ	40.00°
42	10014	τ	40.00°
43	10014	τ	40.00°
44	10014	τ	40.00°
45	10014	τ	40.00°
46	10014	τ	40.00°
47	10014	τ	40.00°
48	10014	τ	40.00°
49	10014	τ	40.00°
50	10014	τ	40.00°
51	10014	τ	40.00°
52	10014	τ	40.00°
53	10014	τ	40.00°
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57	10014	τ	40.00°
58	10014	τ	40.00°
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67	10014	τ	40.00°
68	10014	τ	40.00°
69	10014	τ	40.00°
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71	10014	τ	40.00°
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82	10014	τ	40.00°
83	10014	τ	40.00°
84	10014	τ	40.00°
85	10014	τ	40.00°
86	10014	τ	40.00°
87	10014	τ	40.00°
88	10014	τ	40.00°
89	10014	τ	40.00°
90	10014	τ	40.00°

TOTAL AREA = 20.71 ACRES
TOTAL NO. OF LOTS = 63
DENSITY / YIELD = 3.04 LOTS PER ACRE
PRESENT ZONING - R40 (CONDITIONAL) 3-15-99
MIN. FRONT YARD = 15'
MIN. SIDE YARD = 5' (19' BETWEEN HOUSES)
MIN. REAR YARD = 25'
MIN. HOUSE SIZE = 2300 sq







STREET NAME	LENGTH IN L.F.
ARGO ROAD	157
HARLINGTON ROAD	1589
DUXFORD DRIVE	729
DUXFORD WALK	238
HEATHY DRIVE	147

[illegible]

ABBREVIATIONS LEGEND

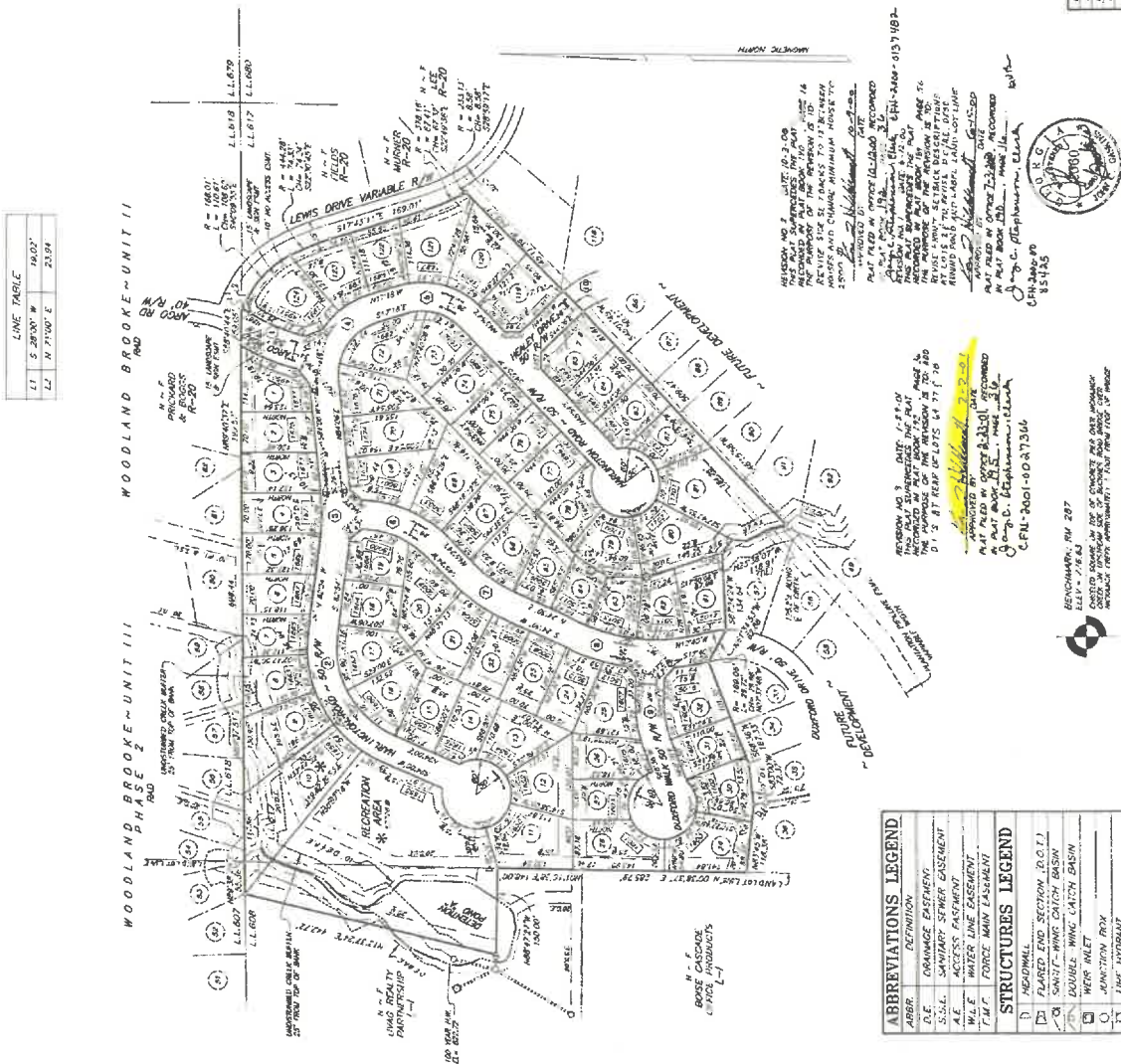
ABBR.	DEFINITION
O.E.	ORANGE EASTWAY
S.E.L.	SANITARY SEWER ELEMENT
A.E.	ACCESS EASTWAY
W.E.	WATER LINE ELEMENT
T.M.F.	FORCE MAIN ELEMENT

STRUCTURES LEGEND

D	MANHOLE
	FLARED END SECTION (P.C.I.)
	SMITH-WALKER CATCH BASIN
	DOUBLE WING CATCH BASIN
	WELL INLET
	JUNCTION BOX
	LINE THERMIST

NOTE: ALL STORM DRAINS ARE BULKHEADS
 UNLESS NOTED OTHERWISE. ALL SANITARY
 DRAINS ARE 15" UNLESS NOTED OTHERWISE.

COMED (NR) 5/28 W/ ALIENATED/2/20 (NR) 5/28
ME 1/4 PAGE 1 (NR) 1 LINE 55 (NR) 5/28

[illegible]

BENCHMARK: RM 287

STREET SQUARE IN TOP OF CONCRETE PIER OVER WINDMILL
BOX IN UPRIVER SIDE OF BUCKEN ROAD BRIDGE OVER
WINDMILL CREEK APPROXIMATELY 1/2 MILE FROM PIER IN BRIDGE

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X. ACCORDING TO FEMA (F.I.R.)
NO. 10712. AUGUST 8, 1971. NO ADJACENT
LANDS ARE IN FLOOD PLAIN.

1 308700017 DATED AUGUST 18, 1995

10

LOCATION MAP 1" = 2000'

[illegible]

DATE	TIME	LOCATION	REMARKS
5-14-00	5:14 PM	1000 ft. E. of station	1000 ft. E. of station
5-17-00	5:17 PM	1000 ft. E. of station	1000 ft. E. of station
5-20-00	5:20 PM	1000 ft. E. of station	1000 ft. E. of station
5-23-00	5:23 PM	1000 ft. E. of station	1000 ft. E. of station
5-26-00	5:26 PM	1000 ft. E. of station	1000 ft. E. of station
5-29-00	5:29 PM	1000 ft. E. of station	1000 ft. E. of station
5-31-00	5:31 PM	1000 ft. E. of station	1000 ft. E. of station

0442

BUILDING: EXTERIOR THAT THE PLAT SHOWS AND DESCRIBED AROUND A HILL
AND COMPLETED SHOWN MADE ON THE AROUND BY ME ON JUNE 18, 1902
THAT THE APPROVED AND BEING PLACED IN THE CITY OF
IN THE CITY OF CHICAGO, ILLINOIS, BEING THE CITY OF
CHICAGO, ILLINOIS, BEING THE CITY OF CHICAGO, ILLINOIS.

John C. Anderson

5-19-02

DATE

JOHN C. ANDERSON, GEORGE R. L. 1902

PLAT FILED IN OFFICE ON 6-2-78 ⁰⁴⁴⁸⁶
RECORDED IN PLAT BOOK 189 PAGE 154
J. C. S. Thompson, Clerk of CFM# 2000-007182B

OWNER/DEVELOPER
HALSTAIN GLEN
1784 LAKE FOREST DRIVE
SUITE 190
ATLANTA, GEORGIA 30328

SCALE IN FEET

FINAL PLAT OF
WOODLAND GATE
UNIT I

LOCATED IN LL 808 & 017
1714 DISTRICT, 2ND SURF. IN
CORR. SECTION
COUNT 114
7177 AC SURFACE

SKINS SURVEYING CO.

1348 POMONA BLVD. AND
MARTIN L. GILSON, SGRS.
(757) 424-7400
