



Variance Application**VAR-24-43**

Submitted On: Jun 17, 2024

Applicant

 Zachary Leshner
 7708624822
@ zlesher18@gmail.com

Primary Location

1837 LOCHLOMAND LN SE
SMYRNA, GA 30080

Applicant Information**First Name**

Aleksandra

Last Name

Leshner

Street Address

1837 Lochlomand Ln SE

City

Smyrna

State

GA

Zip Code

30080

Email

zlesher18@gmail.com

Phone Number

7708624822

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

1837 Lochlomand Ln SE

Description of Requested Variances

We would like to add a portion of roof for our back deck to provide sun and mosquito covering that does not encroach on the water and/or property line of either of our neighbors. The proposed renovation would not be at risk for issue with water/storm runoff and would simply be increasing slightly the square footage of the deck, adding a gabled roof, replacing the existing deck where boards have rotted, and adding screens. The existing deck is in need of repair and we did not believe the original site plan had any issue that would render it nonconforming.

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.

1. There are no extraordinary or exceptional conditions applying to the property in question or intended use of the property in question.
2. There is no 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. We do consider this to be reasonable use of the property for which the variance is sought, and as such believe that there should be allowance for the variance of the relevant provisions of the zoning code.
4. The variance proposed is the minimum variance which makes possible the reasonable use of the property.

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

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Total Postage and Fees

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2970 ELMWOOD DR

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1936 Lochloman Ln

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SMYRNA, GA 30080

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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Total Postage and Fees

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1845 Lochlornand Ln

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Lawrenceville GA 30046

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06/17/2024

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PHYLLIS RITHMIRE

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

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SMYRNA, GA 30080

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2024

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06/17/2024

Real Estate (Your House or Land)

View Bill

View bill image

As of	6/14/2024
Bill Year	2023
Bill	7758
Owner	HODGES ALEKSANDRA BRITTAIN & LESHER
Parcel ID	17066700130

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$1,126.19	\$1,126.19	\$0.00	\$0.00	\$0.00
TOTAL		\$1,126.19	\$1,126.19	\$0.00	\$0.00	\$0.00



Printed: 6/14/2024

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:
SHELLPOINT MORTGAGE SERVICES

**HODGES ALEKSANDRA BRITTAIN &
LESHER
ZACHARY**

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17066700130	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	\$3,003.90		\$0.00



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