

## 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 Lochloman 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 Lochloman 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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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

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Adult Signature Required

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Adult Signature Restricted Delivery

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Postage

\$

**Total Postage and Fees**

\$

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2970 Elmwood Dr

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SMYRNA, GA 30080

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JUN 17 2024

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Adult Signature Required

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Adult Signature Restricted Delivery

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Postage

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

1936 Cochran Ln

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COMMUNA, CA 20060

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PLANTAGA

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Adult Signature Restricted Delivery

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City, State, ZIP+4®

SMYRNA, GA 30080

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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$10.68

Total Postage and Fees

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Alec & Hayley Miller

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

1845 Lochloman Ln

City, State, ZIP+4®

Lawrenceville, GA 30046

0077 47

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06/17/2024

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\$0.00

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Postage

\$0.68

2024

Postmark Here

06/17/2024

Total Postage and Fees

\$0.00

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PHYLLIS RITHMIRE

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

1625 LOCKHORN LN

City, State, ZIP+4®

SMYRNA, GA 30080

26 8987 9772 0225 0720 6856

## 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
<b>TOTAL</b>		\$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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mobile phone to view  
this bill!!!