

## Variance Application

# VAR-24-62

Submitted On: Sep 30, 2024

## Applicant

 Dustin Arnold  
 7708452235  
 @ kody3114@gmail.com

## Primary Location

1019 MANOR DR SE  
SMYRNA, GA 30080

## Applicant Information

### First Name

Dustin

### Last Name

arnold

### Street Address

1019 Manor Drive SE

### City

Smyrna

### State

Ga

### Zip Code

30080

### Email

Kody3114@gmail.com

### Phone Number

7708452235

**Are you the titleholder of the subject property?**

Yes

## Property Information

### Property Address

1019 Manor Dr SE Smyrna Ga 30080

### Description of Requested Variances

we need a variance to allow us to extend out driveway to within the 5 foot distance of the property line, with a variance allowing us to be as close as 3 feet from the property line. Randy and Joe, with the city, came out and agreed this was acceptable.

**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.**

The city is currently trying to mitigate an issue with a standing storm catch basin and storm drain that the foundation of my neighbors driveway was poured on top of. The city realized there was no established easement to mitigate this issue and it involves me because the pipe travels across my property at some point. In mitigating the issue my fence, both fence gates, my driveway and sidewalk will be torn up. The city had agreed to repair and rebuild these structures for me to my liking. This variance will allow them to do this for my wife and I. What we need is a variance to allow us to extend out driveway to within the 5 foot distance of the property line, with a variance allowing us to be as close as 3 feet from the property line. Randy and Joe, with the city, came out and agreed this was acceptable.

**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.

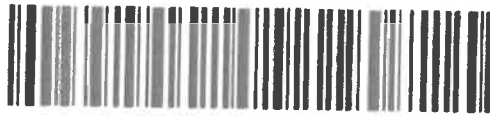
**Applicant Signature:**

true

D. Kody Arnold  
-  
1018 Manor Dr  
SMYRNA, GA 30080

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USPS CERTIFIED MAIL



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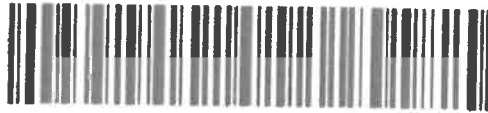
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Redbird Renovations, LLC  
-  
720 Reed Rd SE  
Smyrna, GA 30082-3360

D. Kody Arnold  
-  
1019 Manor Dr  
SMYRNA, GA 30080

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USPS CERTIFIED MAIL



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Ross Kevin Roads  
-  
1020 Ridgecrest Dr SE  
Smyrna, GA 30080-4231

D.Kody Arnold  
1019 Manor Dr  
SMYRNA, GA 30080

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USPS CERTIFIED MAIL



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Anthony B. Calfee & Anna M. Chaloux  
1028 Ridgecrest Dr SE  
Smyrna, GA 30080-4231

D. Kody Arnold  
-  
1019 Manor Dr  
SMYRNA, GA 30080

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USPS CERTIFIED MAIL



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Jordan Micah  
-  
1025 Manor Dr SE  
Smyrna, GA 30080-4215

D. Kody Arnold  
1019 Manor Dr  
SMYRNA, GA 30080

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Buda Joseph  
\*  
1020 Manor Dr SE  
Smyrna, GA 30080-4216

D. Kody Arnold  
-  
1019 Manor Dr  
SMYRNA, GA 30080

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USPS CERTIFIED MAIL



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Mary & Larry Mead  
-  
1010 Manor Dr  
Smyrna , GA 30080



# City of Smyrna



## Parcel Find

PARCEL: 17-0452-0-0690  
LOCATION: 1019 MANOR DR  
NAME: \*\* VARIOUS \*\*

EFF DATE: 09/30/2024

YEAR	CAT	BILL #	SC REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2024	RE-R	808	N	1,497.89	1,497.89	1,497.89
2023	RE-R	785	N	1,497.80	0.00	0.00
2022	RE-R	761	N	1,371.66	0.00	0.00
2021	RE-R	737	N	1,135.26	0.00	0.00
2020	RE-R	706	N	1,047.16	0.00	0.00
2019	RE-R	18306	N	1,045.57	0.00	0.00
2018	RE-R	17950	N	1,017.31	0.00	0.00
2017	RE-R	17907	N	889.90	0.00	0.00
2016	RE-R	883	N	526.74	0.00	0.00
2015	RE-R	864	N	526.74	0.00	0.00
2014	RE-R	831	N	347.95	0.00	0.00
2013	RE-R	831	N	347.95	0.00	0.00
2012	RE-R	1164896	N	347.95	0.00	0.00
2011	RE-R	1146762	N	347.95	0.00	0.00
2010	RE-R	1129137	N	347.95	0.00	0.00
2009	RE-R	1111961	N	347.95	0.00	0.00
2008	RE-R	1089339	N	500.38	0.00	0.00
2007	RE-R	1077029	N	500.38	0.00	0.00
2006	RE-R	1058947	N	372.85	0.00	0.00
2005	RE-R	1042189	N	512.25	0.00	0.00
2004	RE-R	1019456	N	373.49	0.00	0.00
2003	RE-R	1004145	N	273.23	0.00	0.00

TOTAL DUE NOW 1,497.89  
TOTAL UNPAID 1,497.89

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



Printed: 9/19/2024

## 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:  
WELLS FARGO REAL ESTATE TAX SERVICE

**ARNOLD DUSTIN KODY & MARLEE  
ALEXIS**

**Payment Date: 9/30/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17045200690	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	\$3,589.74	\$0.00	



Scan this code with your  
mobile phone to view  
this bill!!

No dwelling shall be erected any closer than 30 ft. street line or 15 ft. from street line where street is 30 ft. wide.

No dwelling shall be erected on any lot containing less than four rooms or less than 700 square feet.

Owner of subdivision shown & described shall take these streets to public use & be maintained in such to the County.

Owner hereby adopts this plan for subdivision.

Signed

Approved

Chairman Cobb County Planning Commission

PLAN OF SUBDIVISION

OF

SMYRNA HEIGHTS

Lot 401, 402, 403, 404, 405, 17th Dist. 2nd Sec.

COBB COUNTY GA.

Scale 1" = 100'

Nov. 1931

2. Cobb Co. Reg. 71 - 1 A Page 60 Reg. 71