

## 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**



**9414 8149 0283 2231 0179 39**

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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



9414 8149 0283 2231 0179 22

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

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USPS CERTIFIED MAIL

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



9414 8149 0283 2231 0179 15

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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**



**9414 8149 0283 2231 0179 08**

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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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**USPS CERTIFIED MAIL**



**9414 8149 0283 2231 0178 92**

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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



9414 8149 0283 2231 0178 85

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

# City of Smyrna



## Parcel Find

PARCEL: 17-0452-0-0650  
 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 1019 MANOR DR	1,497.89	1,497.89	1,497.89
2023	RE-R	785	N 1019 MANOR DR	1,497.80	0.00	0.00
2022	RE-R	761	N 1019 MANOR DR	1,371.66	0.00	0.00
2021	RE-R	737	N 1019 MANOR DR	1,135.26	0.00	0.00
2020	RE-R	706	N 1019 MANOR DR	1,047.16	0.00	0.00
2019	RE-R	18306	N 1019 MANOR DR	1,045.57	0.00	0.00
2018	RE-R	17950	N 1019 MANOR DR	1,017.31	0.00	0.00
2017	RE-R	17907	N 1019 MANOR DR	889.90	0.00	0.00
2016	RE-R	883	N 1019 MANOR DR	526.74	0.00	0.00
2015	RE-R	864	N 1019 MANOR DR	526.74	0.00	0.00
2014	RE-R	831	N 1019 MANOR DR	347.95	0.00	0.00
2013	RE-R	831	N 1019 MANOR DR	347.95	0.00	0.00
2012	RE-R	1164896	N 1019 MANOR DR	347.95	0.00	0.00
2011	RE-R	1146762	N 1019 MANOR DR	347.95	0.00	0.00
2010	RE-R	1129137	N 1019 MANOR DR	347.95	0.00	0.00
2009	RE-R	1111961	N 1019 MANOR DR	347.95	0.00	0.00
2008	RE-R	1089339	N 1019 MANOR DR	500.38	0.00	0.00
2007	RE-R	1077029	N 1019 MANOR DR	500.38	0.00	0.00
2006	RE-R	1058947	N 1019 MANOR DR	372.85	0.00	0.00
2005	RE-R	1042189	N 1019 MANOR DR	512.25	0.00	0.00
2004	RE-R	1019456	N 1019 MANOR DR	373.49	0.00	0.00
2003	RE-R	1004145	N 1019 MANOR DR	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

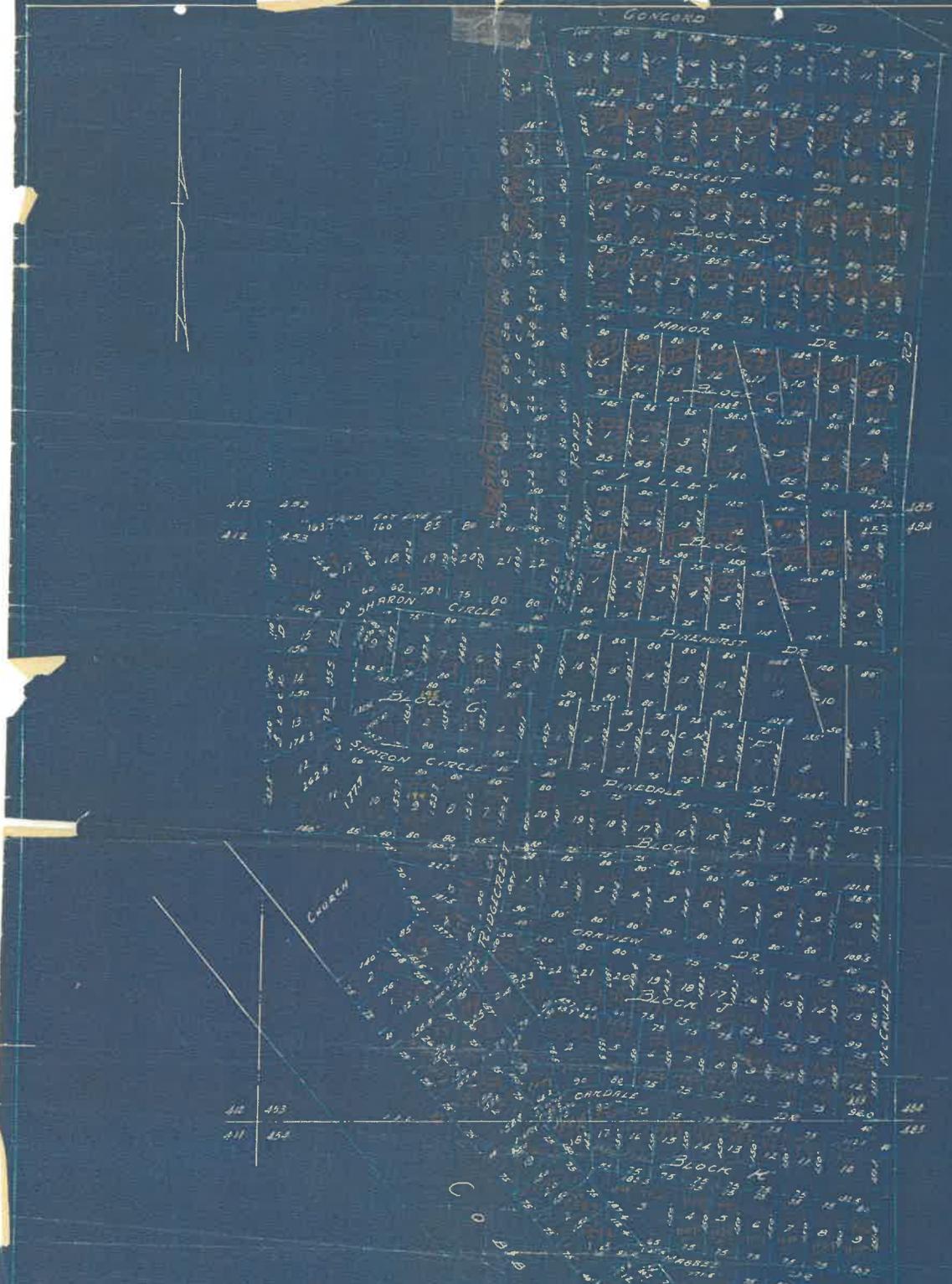
**ARNOLD DUSTIN KODY & MARLEE**  
**ALEXIS**

### 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' to Street Line or 15' from Street Line where Street is 30' or less wide.  
 No Dwelling shall be erected on any lot containing less than four Rooms or less than 700 Square Feet.  
 Dimensions of Lots, Dimensions shown & described shall take these Streets to which they shall be maintained in such to the County Engineer's Office and the Plan for Subdivision.

Signed  
 Approved:  
 Chairman Cobb County Planning Commission

PLAT OF SUBDIVISION  
 OF  
 SMYRNA HEIGHTS  
 Lots 451-453-454-455 17th Dist. 2nd Sect.  
 COBB COUNTY GA.  
 Scale 1" = 100' Nov. 1951  
 P. 2-1111 Co. Rep. 791 - 1 A Page Co. Rep. 4263