



Variance Application	Applicant	Primary Location
<b>VAR-24-2</b>	 Jordan Deeney  208-477-4975 @ jordan@ocgeorgia.com	3220 RIDGECREST RD SE SMYRNA, GA 30080
Submitted On: Jan 8, 2024		

Applicant Information

<b>First Name</b>	<b>Last Name</b>
Jordan	Deeney
<b>Street Address</b>	<b>City</b>
2341 Monterey Dr NE	Marietta
<b>State</b>	<b>Zip Code</b>
GA	30068
<b>Email</b>	<b>Phone Number</b>
jordan@ocgeorgia.com	208-477-4975

Are you the titleholder of the subject property?  
Yes

Property Information

**Property Address**  
3220 RIDGECREST RD, Smyrna, GA 30080

**Description of Requested Variances**  
Reduction of side setback (south side) from 10' to 8.9'.

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 would like to add a garage to this home along with rebuilding the entire home and making a size of house that is more functional for today's generation. We explored the option of putting the garage in the back:but there is not much room for a side entry, functionally it would block all of the light into the back

of the home in the main living areas, it would impact most all of the mature trees on the property, and it would greatly limit the backyard of this property. Our solution was to add a very modest, single car garage with a width of 12' to the left side of the home. Once you account for brick siding and the foundation, we are estimated to cross into this side setback by 1.1 feet.

## 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

9589 0710 5270 0747 1338 60

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Smyrna, GA 30080

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: Molly Nash & John Tyler  
Street and Apt. No., or PO Box No.: 984 Ridgcrest Dr SE  
City, State, ZIP+4: Smyrna, GA 30080

0671 14  
JAN 05 2024  
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Marietta, GA 30060

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: Maria & Charles Malone  
Street and Apt. No., or PO Box No.: 947 E Callaway Rd  
City, State, ZIP+4: Marietta, GA 30060

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Smyrna, GA 30080

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: Hannah & Brandon Lytle  
Street and Apt. No., or PO Box No.: 3230 Ridgcrest Rd SE  
City, State, ZIP+4: Smyrna, GA 30080

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: The First United Methodist Church of Smyrna  
Street and Apt. No., or PO Box No.: 940 Concord Rd SE  
City, State, ZIP+4: Smyrna, GA 30080

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JAN 05 2024  
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EAST COBB BRANCH

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Parcel Find

PARCEL: 17-0452-0-0980  
 LOCATION: \*\* MULTIPLE \*\*  
 NAME: \*\* VARIOUS \*\*

EFF DATE: 01/08/2024

YEAR	CAT	BILL	#SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	10503	N	3220 RIDGECREST RD SE	1,049.60	0.00	0.00
2022	RE-R	10397	N	3220 RIDGECREST RD SE	895.58	0.00	0.00
2021	RE-R	10169	N	3220 RIDGECREST RD SE	795.11	0.00	0.00
2020	RE-R	10058	N	3220 RIDGECREST RD SE	687.02	0.00	0.00
2019	RE-R	10025	N	3220 RIDGECREST RD SE	578.88	0.00	0.00
2018	RE-R	9980	N	3220 RIDGECREST RD SE	564.25	0.00	0.00
2017	RE-R	9957	N	3220 RIDGECREST RD SE	467.08	0.00	0.00
2016	RE-R	9714	N	3220 RIDGECREST RD SE	411.99	0.00	0.00
2015	RE-R	9615	N	3220 RIDGECREST RD SE	411.99	0.00	0.00
2014	RE-R	9532	N	3220 RIDGECREST RD SE	325.29	0.00	0.00
2013	RE-R	9379	N	3220 RIDGECREST RD SE	324.25	0.00	0.00
2012	RE-R	1165771	N	3220 RIDGECREST RD SE	324.25	0.00	0.00
2011	RE-R	1148228	N	3220 RIDGECREST RD SE	389.84	0.00	0.00
2010	RE-R	1130707	N	3220 RIDGECREST RD SE	389.84	0.00	0.00
2009	RE-R	1095803	N	3220 RIDGECREST RD	505.13	0.00	0.00
2008	RE-R	1078360	N	3220 RIDGECREST RD	505.13	0.00	0.00
2007	RE-R	1077938	N	3220 RIDGECREST RD	505.13	0.00	0.00
2006	RE-R	1060485	N	3220 RIDGECREST RD	375.02	0.00	0.00
2005	RE-R	1043891	N	3220 RIDGECREST RD	391.37	0.00	0.00
2004	RE-R	1026052	N	3220 RIDGECREST RD	434.12	0.00	0.00
2003	RE-R	1010543	N	3220 RIDGECREST RD	291.43	0.00	0.00
TOTAL DUE NOW						0.00	0.00
TOTAL UNPAID						0.00	0.00

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



Printed: 1/5/2024

## 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:  
NATIONSTAR MTG LLC

**LYNCH JACQUELINE R**

**Payment Date: 10/12/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17045200980	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	\$3,044.10	\$0.00



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