

Variance Application**VAR-25-11**

Submitted On: Feb 2, 2025

Applicant

 Andrew Norman
 7703499096
 dnormangt@yahoo.com

Primary Location

3477 SHAWNEE TRL SE
SMYRNA, GA 30080

Applicant Information**First Name**

Andrew

Last Name

Norman

Street Address

3477 Shawnee Trl SE

City

Smyrna

State

Georgia

Zip Code

30080

Email

Dnormangt@yahoo.com

Phone Number

7703499096

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

3477 Shawnee Trl SE

Description of Requested Variances

There is an existing 2-level deck on the rear of house. The deck is old and unsafe. I have contracted with a deck builder to remove and replace the existing deck with new. The existing deck extends 10ft past the rear of my house and the proposed new deck will extend an additional 2ft (12ft total) off the backside of my house. After a recent survey of the property, it appears the existing deck corner encroaches 2-3ft into the side setback.

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.

--

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 existing deck structure has become unsafe. We are wanting the new deck to have a roof and be screened in so we can enjoy our wooded backyard safe from all the bugs and mosquitos. The existing deck is already encroaching the side setback.

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

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Andrew B Norman

Intends to make an application for a variance for the purpose of _____

Removal and replacement of existing 2-level deck with a new 2-level screened-in deck with roof.
New deck will extend back from the house 2ft further than the existing deck

on the premises described in the application.

NAME

ADDRESS

<u>Elizabeth Alexander</u>	<u>3474 Shawnee Trl SE</u>
<u>Milla V. Nalzyemura</u>	<u>3475 Shawnee Trl SE</u>
<u>Jim Hunter Spodgrass</u>	<u>3476 Shawnee Trl SE</u>
<u>Mark O. [unclear]</u>	<u>3479 Shawnee Trl SE</u>
<u>Chelsea Tate</u>	<u>1806 Creat Trl SE</u>
_____	_____
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

License and Variance Board Meeting for this variance request will take place on March 12th, 2025

Real Estate Paid Tax Statement

Parcel: 17-0627-0-0560
Location: 3477 SHAWNEE TRL SE

Owner: NORMAN ANDREW B & AMANDA 3477 SHAWNEE TRL SE SMYRNA GA 30080	Status: Square	0
	Land Valuation:	130,000
	Building Valuation:	306,200
	Exemptions:	0
	Taxable Valuation:	436,200

Deed Date: **Book/Page:**

Year	Type	Due Date	Principal Due	Int/Pen	Date	Type	Amount
2024	RE-R	1 11/15/2024	647.33	0.00	10/16/2024	PAID	647.33
Bill #	12782		647.33	0.00			647.33
Grand Totals			647.33	0.00			647.33

** End of Report - Generated by Mike Hickenbottom **



Printed: 1/31/2025

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:
DELTA COMMUNITY CREDIT UNION

NORMAN ANDREW B & AMANDA B

Payment Date: 10/3/2024

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2024	17062700560	10/15/2024	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$3,674.98	\$0.00



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



THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDAR CLIFFS UNIT 2, RECORDED IN THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA, BOOK 10, PAGE 100.

AS SHOWN ON THE PLAT

LOT NO.	ACRES	OWNER
1	0.10	...
2	0.10	...
3	0.10	...
4	0.10	...
5	0.10	...
6	0.10	...
7	0.10	...
8	0.10	...
9	0.10	...
10	0.10	...
11	0.10	...
12	0.10	...
13	0.10	...
14	0.10	...
15	0.10	...
16	0.10	...
17	0.10	...
18	0.10	...
19	0.10	...
20	0.10	...
21	0.10	...
22	0.10	...
23	0.10	...
24	0.10	...
25	0.10	...
26	0.10	...
27	0.10	...
28	0.10	...
29	0.10	...
30	0.10	...
31	0.10	...
32	0.10	...
33	0.10	...
34	0.10	...
35	0.10	...
36	0.10	...
37	0.10	...
38	0.10	...
39	0.10	...
40	0.10	...
41	0.10	...
42	0.10	...
43	0.10	...
44	0.10	...
45	0.10	...
46	0.10	...
47	0.10	...
48	0.10	...
49	0.10	...
50	0.10	...
51	0.10	...
52	0.10	...
53	0.10	...
54	0.10	...
55	0.10	...
56	0.10	...
57	0.10	...
58	0.10	...
59	0.10	...
60	0.10	...
61	0.10	...
62	0.10	...
63	0.10	...
64	0.10	...
65	0.10	...
66	0.10	...
67	0.10	...
68	0.10	...
69	0.10	...
70	0.10	...
71	0.10	...
72	0.10	...
73	0.10	...
74	0.10	...
75	0.10	...
76	0.10	...
77	0.10	...
78	0.10	...
79	0.10	...
80	0.10	...
81	0.10	...
82	0.10	...
83	0.10	...
84	0.10	...
85	0.10	...
86	0.10	...
87	0.10	...
88	0.10	...
89	0.10	...
90	0.10	...
91	0.10	...
92	0.10	...
93	0.10	...
94	0.10	...
95	0.10	...
96	0.10	...
97	0.10	...
98	0.10	...
99	0.10	...
100	0.10	...

AS SHOWN ON THE PLAT

LOT NO.	ACRES	OWNER
101	0.10	...
102	0.10	...
103	0.10	...
104	0.10	...
105	0.10	...
106	0.10	...
107	0.10	...
108	0.10	...
109	0.10	...
110	0.10	...
111	0.10	...
112	0.10	...
113	0.10	...
114	0.10	...
115	0.10	...
116	0.10	...
117	0.10	...
118	0.10	...
119	0.10	...
120	0.10	...
121	0.10	...
122	0.10	...
123	0.10	...
124	0.10	...
125	0.10	...
126	0.10	...
127	0.10	...
128	0.10	...
129	0.10	...
130	0.10	...
131	0.10	...
132	0.10	...
133	0.10	...
134	0.10	...
135	0.10	...
136	0.10	...
137	0.10	...
138	0.10	...
139	0.10	...
140	0.10	...
141	0.10	...
142	0.10	...
143	0.10	...
144	0.10	...
145	0.10	...
146	0.10	...
147	0.10	...
148	0.10	...
149	0.10	...
150	0.10	...



PHAL PLAT

CEDAR CLIFFS UNIT 2

L.L. NO. 204, 207 & 209 17th DIST 2nd SECTION
 DEKALB COUNTY, GEORGIA

DATE AUGUST 7, 1979 SCALE 1" = 100'

DEKALB COUNTY, GEORGIA
 PLAT NO. 1000
 1979

