

Variance Application

VAR-24-69

Submitted On: Nov 4, 2024

Applicant

 Marcela Streit
 706-955-5664
 marcelakstreit@gmail.com

Primary Location

834 TIMBERLAND ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Kenneth

Last Name

Streit

Street Address

834 Timberland St SE

City

Smyrna

State

GA

Zip Code

30080

Email

krstreit0013@gmail.com

Phone Number

6785217079

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

834 Timberland St SE, Smyrna, GA 30080

Description of Requested Variances

Building line setback request for a small corner of our front yard to allow for a home addition

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.

false

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 are in the early stages of deciding if a home addition would be a good idea for us to expand our primary bedroom to have more of a primary suite and additional office space to be able to work from home. We have worked with an architect to design the addition within the current building line but after getting quotes, we were told we should ask for a property variance to allow our design to have a less complex roofline which will allow us to have the addition be in our budget as it is not currently with the weird building line. Without this variance, we will not be able to do the addition.

I have attached the home addition layout on top of our home survey with the correct building lines after speaking with Caitlin Crowe. Thank you so much for your consideration.

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 by Kenneth Streit

Intends to make an application for a variance for the purpose of _____
Building Line Setback Variance Request for 834 Timberland Street SE, Smyrna, GA 30080

_____ on the premises described in the application.

NAME	ADDRESS
<u>Timothy O'Neill</u> Mailed certified	<u>827</u> 827 Timberland St
<u>[Signature]</u> Mailed certified	<u>827</u> 827 Timberland St - <u>Rebecca Sims</u>
<u>[Signature]</u>	<u>835 Timberland St</u>
	<u>844 Timberland St - <u>Linda Bostick</u></u>
	<u>2785 Crestwood Rd</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.

** Certified receipts attached!*

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

SMYRNA, GA 30080

Certified Mail Fee \$4.55

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.73

Total Postage and Fees \$9.63

Sent To Linda Bostick

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

844 Timberland St

City, State, ZIP+4®

SmYrna, GA, 30080

0675

8666-0800E

Postmark
Here

NOV 10 AM

011/04/2024

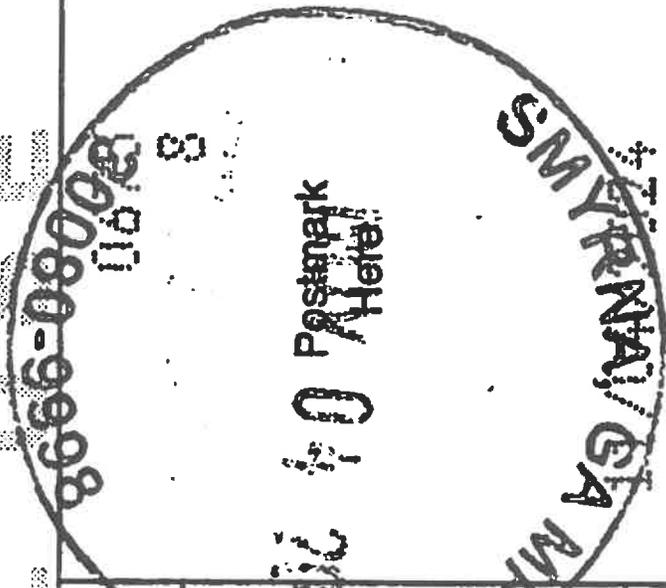
SMYRNA, GA
MPB
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U.S. Postal Service™
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SMYRNA, GA 30080

SMYRNA, GA 30080



Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add amount)	
<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	\$0.73
Total Postage and Fees	\$9.68

Sent To *Rebecca Sims*
 Street and Apt. No., or PO Box No. *820 Timberland St*
 City, State, ZIP+4® *Smyrna, GA, 30080*

50 9609 0727 0225 0720 6856

Munis Self Service

Real Estate (Your House or Land)

[Newer unpaid bill\(s\) exist](#) for this parcel.

View Bill

[View bill image](#)

As of	10/11/2024
Bill Year	2023
Bill	16716
Owner	STREIT KENNETH R
Parcel ID	17041600730

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$1,423.55	\$1,423.55	\$0.00	\$0.00	\$0.00
TOTAL		\$1,423.55	\$1,423.55	\$0.00	\$0.00	\$0.00



Printed: 11/4/2024

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:
 ROUNDPOINT MORTGAGE SERVICING CORP

STREIT KENNETH R

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2024	17041600730	12/15/2024	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$3,847.90	\$0.00



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

UNIT 3
CHENEY WOODS SUB.

LONG 203.371.46-370.415
17TH DIST 2ND SECT

CITY of SMYRNA
COOK COUNTY, GA
NOTES & DRAWING ENCES.

AUGUST 12, 1934 30x125/100

DEED RECORDED IN
DEEDS & MORTGAGES RECORDS
BOOK 171, PAGE 113 - COOK COUNTY RECORDS.
APPROVED THIS 12th DAY OF AUGUST 1934
SMYRNA LAND CO BY _____

APPROVED THIS 12th DAY OF _____ 1934
By _____

Chairman of Planning Comm. Smyrna, Ga.

