

Variance Application

VAR-24-42

Submitted On: Jun 16, 2024

Applicant

 Kimberly Bunch
 813-415-4711
 kimberlycbunch@gmail.com

Primary Location

1546 WALKER ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Kimberly

Last Name

Bunch

Street Address

5558 Brookgreen Dr. NW

City

Acworth

State

GA

Zip Code

30101

Email

kimberlycbunch@gmail.com

Phone Number

8134154711

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1546 Walker St. SE Smyrna, GA 30080

Description of Requested Variances

Variances will be required through the City for the encroachment into the City's 50-foot undisturbed stream buffer and the City's 75-foot impervious surface setback. A mitigation plan is required in conjunction with the variance application to show how the encroachment will be offset within the property.

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.

true

****If the request includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer, a stormwater mitigation plan is REQUIRED prior to submittal of the variance application.****

Please contact City Engineer, Mark Wolff with any questions relating to the stormwater mitigation plan; 678-631-5546 or mwolff@smyrnaga.gov.

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;

3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance;
6. Whether as a result of an exchange of buffer area the net buffer area is not reduced; and
7. Whether issuance of the variance is at least as protective of natural resources and the environment.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

Because the original footprint of the property encroaches on the buffer lines any exterior changes to this property will require the variance. While many current builders are choosing to simply tear down and rebuild multi-level properties in the area, my desire is to keep the original property and add square footage. Most homes in this neighborhood are now close to 2,000 sq. ft. or more. To increase this property's square footage would benefit all surrounding neighbors as the buyers in this neighborhood are now looking for homes that have more than 3 bedrooms which the original home has. The proposed addition includes the mitigation plan as requested to ensure that the encroachment on the stream buffer and the impervious setback will not be an issue. The addition is requested to see that the house conforms with the changing nature of the other homes in the area - benefiting all current and future neighbors.

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



APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

APPLICANT: Kimberly Bunch

Representative's Name(print): Kimberly Bunch

Address: 1546 walker St. SE Smyrna, GA 30080

Business Phone: Cell Phone: 813-415-4711 Home Phone:

E-Mail Address: Kimberllybunch@gmail.com

Signature of Representative: Kimberly Bunch (DocuSigned by: 69091D0BA01B484...)

TITLEHOLDER: Red Bird Builds, LLC

Address:

Business Phone: Cell Phone: 813-415-4711 Home Phone:

Signature: Kimberly Bunch (DocuSigned by: 69091D0BA01B484...) CEO, Red Bird Builds, LLC

VARIANCE:

Present Zoning: R-15 Type of Variance: A variance will be required through the City for the encroachment into the City's 50-foot undisturbed stream buffer and the City's 75-foot impervious surface setback.

Explain Intended Use: Small residential addition to 1546 walker St.

Location: 1546 walker St. SE Smyrna, GA 30080

Land Lot(s): 593 District: 17th Size of Tract: .3 Acres

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15

Parcel Find

PARCEL: 17-0593-0-0220
 LOCATION: ** MULTIPLE **
 NAME: ** VARIOUS **

EFF DATE: 06/17/2024

YEAR	CAT	BILL #	SC REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	12525	N 1546 WALKER ST SE	1,196.71	0.00	0.00
2022	RE-R	12288	N 1546 WALKER ST SE	1,118.39	0.00	0.00
2021	RE-R	17097	N 1546 WALKER ST SE	970.09	0.00	0.00
2020	RE-R	16998	N 1546 WALKER ST SE	822.37	0.00	0.00
2019	RE-R	16851	N 1546 WALKER ST SE	777.06	0.00	0.00
2018	RE-R	16549	N 1546 WALKER ST SE	724.27	0.00	0.00
2017	RE-R	16496	N 1546 WALKER ST SE	648.75	0.00	0.00
2016	RE-R	16108	N 1546 WALKER ST SE	643.22	0.00	0.00
2015	RE-R	16029	N 1546 WALKER ST SE	612.15	0.00	0.00
2014	RE-R	15898	N 1546 WALKER ST SE	569.68	0.00	0.00
2013	RE-R	15741	N 1546 WALKER ST SE	539.47	0.00	0.00
2012	RE-R	1155390	N 1546 WALKER ST SE	539.47	0.00	0.00
2011	RE-R	1137884	N 1546 WALKER ST SE	622.32	0.00	0.00
2010	RE-R	1120293	N 1546 WALKER ST SE	622.32	0.00	0.00
2009	RE-R	1102735	N 1546 WALKER ST	622.32	0.00	0.00
2008	RE-R	1085316	N 1546 WALKER ST	550.40	0.00	0.00
2007	RE-R	1067798	N 1546 WALKER ST	550.40	0.00	0.00
2006	RE-R	1052985	N 1546 WALKER ST	189.88	0.00	0.00
2005	RE-R	1036547	N 1546 WALKER ST	198.17	0.00	0.00
2004	RE-R	1020686	N 1546 WALKER ST	199.82	0.00	0.00
2003	RE-R	1005418	N 1546 WALKER ST	200.86	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: 6/15/2024

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:
FAY SERVICING LLC

NEXSTRATA LLC

Payment Date: 10/5/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17059300220	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	\$3,488.54	\$0.00



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