



## 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*

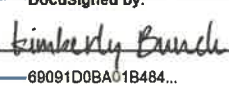
**APPLICANT:** Kimberly Bunch

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: Kimberlybunch@gmail.com

Signature of Representative:   
DocuSigned by: 69091D0BA01B484...

**TITLEHOLDER:** Red Bird Builds, LLC

Address: \_\_\_\_\_

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

Signature  CEO, Red Bird Builds, LLC  
DocuSigned by: 69091D0BA01B484...

### 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

## ZONING ORDINANCE

### SECTION 1403 VARIANCE REVIEW STANDARDS

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.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

#### COMPREHENSIVE NARRATIVE

~~In order to obtain a building permit for a small addition to the property at 1546 Walker St. 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.~~

~~Because the original footprint of the property encroaches on the buffer lines any 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 through an addition onto the back of the current property. 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.~~

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SHIPMENT RECEIPT: Page #1 of 1

SHIP DATE: Nov 17, 2024

EXPECTED DELIVERY DATE: TUES 18 JUN 2024 000

SHIP FROM: 5555 BROOKGREEN DR NW, ALBUQUERQUE, NM 87101-4001 (813) 415-4711

SHIP TO: 1555 SPRING ST SE, SUITE 600, ALBUQUERQUE, NM 87101-4001 (770) 528-0801

SHIPMENT CHARGES: Ground Residential, Service Option Fee, UPS Processing Fee

SHIPMENT TOTAL: \$19.42

SHIPMENT REFERENCE: 12570504427140015

SHIPMENT TRACKING: 1Z570504427140015

SHIPMENT STATUS: In Transit

SHIPMENT TYPE: Residential

SHIPMENT WEIGHT: 12.45 LB

SHIPMENT DIMENSIONS: 12.45 x 9.75 x 0.22

SHIPMENT VALUE: \$19.42

SHIPMENT INSURANCE: \$19.42

SHIPMENT SIGNATURE: [Signature]

SHIPMENT RECEIVED: [Signature]

SHIPMENT DATE: Nov 17, 2024

SHIPMENT TIME: 12:45 PM

SHIPMENT LOCATION: The UPS Store

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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!!