

**Variance Application**

**Applicant**

**Primary Location**

**VAR-24-15**

 Nick Vinson  
 770853-7905  
 @ nick@ourmethod.com

986 OAKVIEW DR SE  
SMYRNA, GA 30080

Submitted On: Feb 15, 2024

**Applicant Information**

**First Name**

Nick

**Last Name**

Vinson

**Street Address**

970 Pinedale Dr SE

**City**

Smyrna,

**State**

Georgia

**Zip Code**

30080

**Email**

nick@ourmethod.com

**Phone Number**

770-853-7905

**Are you the titleholder of the subject property?**

No

**Titleholder Information**

**Full Name (i.e., First and Last Name, or Name of Entity)**

Harmony Home Builders LLC

**Street Address**

905 Liberty Hill Road

**City**

Marietta

**State**

Georgia

**Zip Code**

30066

**Email Address**

nick@ourmethod.com

**Phone Number**

770-853-7905

**Property Information**

**Property Address**

986 Oakview Dr SE Smyrna GA, 30080

**Description of Requested Variances**

Front Setback Reduction to accomodate new front porch.

**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.**

Presently engaged in a comprehensive remodel and addition at the address noted. We are seeking a variance to address the removal of the deteriorated stoop and stairs. Our intention is to reconstruct a front porch with stairs in alignment with our architectural plans. The current setback to the front of the right side of the house stands at 37.34'. Our proposal includes the installation of a 6'6" front porch, enhancing the aesthetics and providing potential sitting space for future occupants. We are requesting a front setback reduction to accomodate this request.

**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



**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080  
Office Phone 770-319-5387 / Fax 770-431-2808

I, Harmony Home Builders LLC, swear that I am the Property Owner of the property

located at: 986 Oakview Dr SE Smyrna, GA 30080

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Nick Vinson

Address: 970 Pinedale Dr SE Smyrna, GA 30080

Telephone: (770) 853-7905 Email: nick@ourmethod.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

DocuSigned by:

*Nick Vinson*

Signature of Property Owner

970 Pinedale Dr SE

Address

Nick Vinson

Name of Property Owner (print clearly)

Smyrna, Georgia, 30080

City, State, Zip

I trust this letter finds you well. I am reaching out as we embark on a comprehensive renovation and rebuild of 986 Oakview Dr SE. We have secured approved permits for a 790 sqft Owner's Suite addition and an attached carport rebuild.

As part of our ongoing permitting process, we aim to replace the deteriorated front stoop and stairs with a more welcoming front porch. Our vision includes constructing a 6'6" front porch, providing future homeowners with an inviting space to enjoy.

To align with the 35' front setbacks, we've submitted a variance to the City of Smyrna, seeking an adjustment of approximately 3'6" to accommodate the new front porch. This adjustment is crucial for enhancing the aesthetics of the property and contributing to the overall improvement of the neighborhood.

I am optimistic that our efforts will contribute to enhancing the appeal of the street and, in turn, elevate future home values. If you have any questions or concerns, please feel free to reach out to me via call or text at (770) 853-7905.

Wishing you a wonderful rest of your day!

Date For Hearing: 03/27/2024

Best regards,

Nick Vinson & Jeffrey Johnson

Harmony Home Builders LLC



APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

APPLICANT: Harmony Home Builders LLC

Representative's Name (print): Nick Vinson and Jeffrey Johnson

Address: 970 Pinedale Dr SE, Smyrna, GA 30080

Business Phone: (770) 853-7905 Cell Phone: (770) 853-7905 Home Phone: (770) 853-7905

E-Mail Address: nick@ourmethod.com

Signature of Representative: Nick Vinson

TITLEHOLDER: Harmony Home Builders LLC

Address: 905 Liberty Hill Road, Marietta, GA 30066

Business Phone: (770) 853-7905 Cell Phone: (770) 853-7905 Home Phone: (770) 853-7905

Signature: Harmony Homes Builders LLC

VARIANCE:

Present Zoning: R-15 Type of Variance: Front Setback Reduction for Front Porch

Explain Intended Use: Requesting a variance to facilitate the replacement of the collapsing stoop and stairs. We aim to reconstruct a front porch with a depth of 6'6" that will significantly enhance the visual appeal of the front facade of the home.

Location: 986 Oakview Dr SE, Smyrna, GA 30080

Land Lot(s): 20 Block J District: 17 Size of Tract: .2410 Acres

CONTIGUOUS ZONING

North: 979 Oakview Dr, 989 Oakview Dr

East: 998 Oakview Dr

South: 985 Oakdale Dr

West: 978 Oakview Dr

**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**

Presently engaged in a comprehensive remodel and addition at the address noted.

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We are seeking a variance to address the removal of the deteriorated stoop and stairs.

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Our intention is to reconstruct a front porch with stairs in alignment with our architectural plans. The current setback to the front of the right side of the house stands at 37.34'.

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Our proposal includes the installation of a 6'6" front porch, enhancing the aesthetics and providing potential sitting space for future occupants. We are requesting a front setback reduction to accomodate this request.

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7021 0350 0001 3271 8839

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™

AUSTELL, GA 30186

Certified Mail Fee	\$4.40
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 \$0.68

Total Postage and Fees \$5.08

Sent To **LISA MILLER**  
 Street and Apt. No., or PO Box No. **2880 GOLDEN CLUB BVD**  
 City, State, ZIP+4® **AUSTELL GA 30106**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 3271 8846

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™

SMYRNA, GA 30080

Certified Mail Fee	\$4.40
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 \$0.68

Total Postage and Fees \$5.08

Sent To **TERRY HOLMES**  
 Street and Apt. No., or PO Box No. **989 OAKVIEW DR SE**  
 City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 3271 8822

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™

SMYRNA, GA 30080

Certified Mail Fee	\$4.40
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 \$0.68

Total Postage and Fees \$5.08

Sent To **OLIVIA STEELE**  
 Street and Apt. No., or PO Box No. **179 OAKVIEW DR SE**  
 City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 3271 8815

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™

ALPHARETTA, GA 30005

Certified Mail Fee	\$4.40
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 \$0.92

Total Postage and Fees \$5.32

Sent To **TERRY & TAMMY UHRICH**  
 Street and Apt. No., or PO Box No. **590 WILLISTON WAY**  
 City, State, ZIP+4® **ALPHARETTA GA 30005**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 3271 8853

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™

SMYRNA, GA 30080

Certified Mail Fee	\$4.40
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 \$0.68

Total Postage and Fees \$5.08

Sent To **CINDY JORDAN**  
 Street and Apt. No., or PO Box No. **996 OAKVIEW DR SE**  
 City, State, ZIP+4® **SMYRNA GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**Real Estate Paid Tax Statement**

**Parcel:** 17-0453-0-0600  
**Location:** 986 OAKVIEW DR SE

<b>Owner:</b> LARRED RICARDO R 2495 HOPKINS RD POWDER SPRINGS GA 30127	<b>Status:</b> Square	0
	<b>Land Valuation:</b>	100,000
	<b>Building Valuation:</b>	204,150
	<b>Exemptions:</b>	0
	<b>Taxable Valuation:</b>	304,150

**Deed Date:** **Book/Page:**

Year	Type	Due Date	Principal Due	Int/Pen	Date	Type	Amount
2023	RE-R	1 11/15/2023	1,135.72	0.00	10/19/2023	PAID	1,135.72
<b>Bill #</b>	<b>9834</b>		<b>1,135.72</b>	<b>0.00</b>			<b>1,135.72</b>
<b>Grand Totals</b>			<b>1,135.72</b>	<b>0.00</b>			<b>1,135.72</b>

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



Printed: 2/13/2024

# 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:  
 Ricardo Larred

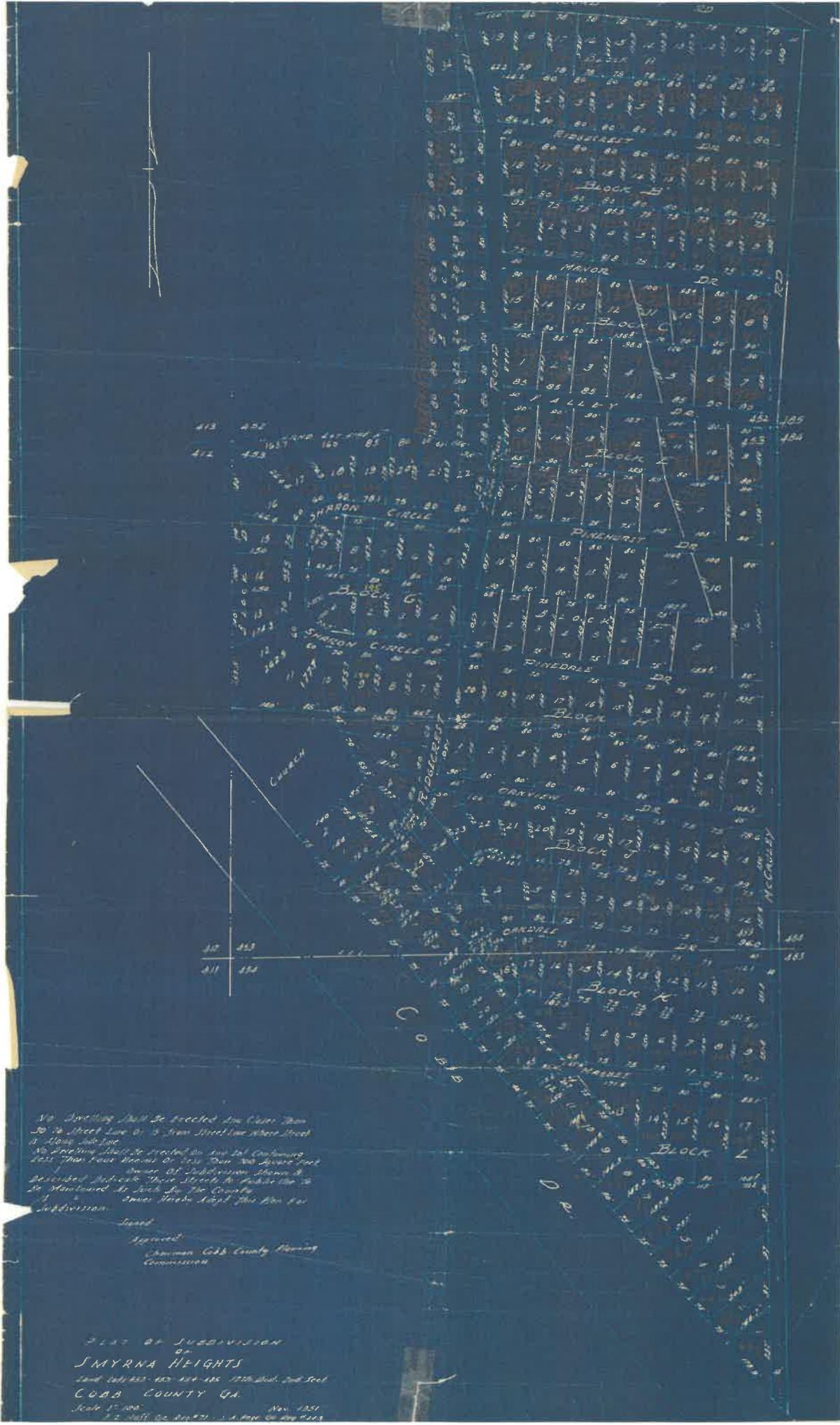
**LARRED RICARDO R**

**Payment Date: 10/4/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17045300600	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	\$3,304.28	\$0.00	



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



No dwelling shall be erected hereafter upon  
 -30' to street line or 5' from street line where street  
 is more than 100'  
 No dwelling shall be erected on any lot containing  
 less than four acres or less than 200 square feet  
 unless the owner of the subdivision shall have  
 described and marked these streets to public use to  
 be maintained as such by the County  
 and the owner shall deposit the same for  
 the subdivision.

Approved:  
 Chairman Cobb County Planning  
 Commission

PLAT OF SUBDIVISION  
 OF  
 SMYRNA HEIGHTS  
 LOTS 1-100-101-102-103-104-105 1000'x100' 2nd Sec  
 COBB COUNTY GA.  
 Scale 1" = 100' Nov. 1951  
 J. J. HALL, CO. REC'D 71 - 1 A. HALL, CO. REC'D 71