




Variance Application

VAR-24-36

Submitted On: May 6, 2024

Applicant

 Ashley Dover
 404-863-2450
 ashley@georgiaclassicpool.com

Primary Location

2730 MORRIS CIR SE
SMYRNA, GA 30080

Applicant Information

First Name

Ashley

Last Name

Dover

Street Address

1301 Iron Mountain Road

City

Canton

State

GA

Zip Code

30115

Email

ashley@georgiaclassicpool.com

Phone Number

404-863-2450

Are you the titleholder of the subject property?

No

Titleholder Information

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

Michael & Erin Arrigo

Street Address

2730 Morris Circle SE

City

Smyrna

State

GA

Zip Code

30080

Email Address

msarrigo@gmail.com

Phone Number

404-909-6177

Property Information

Property Address

2730 Morris Circle SE

Description of Requested Variances

Request for variance on allowed lot coverage to increase from 35% to 41.6%.

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.

1. Currently, the property has an existing lot coverage of 34%. With a maximum of 35% lot coverage, this limits the ability to make much of any improvements on this property. This property is also a corner lot. Therefore, the house sits back off the street on two sides further than most properties. This also causes the need to have a large/long sidewalk coming off of Morris Circle and a driveway off of Walker St. The need for this causes an increase in lot coverage to account for those areas.
2. No streams located on this property.
3. No stream/buffers on this property.
4. We feel we are proposing the least amount of impervious adds as possible while still maintaining a good design aesthetic for this property. The pool itself, is fairly small - approx 336 sq ft. We are proposing to demo the existing brick patio and lay pool decking down in its place. Therefore, decreasing the existing lot coverage, then adding it back versus adding on top of that.
5. We have proposed a rain garden to assist with the water quality impacts. We have drains spaced evenly throughout the pool decking that are routed to a rain garden off the rear of the pool. This has been designed to account for the added impervious space we are proposing.
6. N/A: not encroaching into any buffer areas.
7. If the variance were approved, it would not negatively affect the natural resources or surrounding environment. We have proposed the installation of silt fencing to protect any runoff during construction. The site would be stabilized appropriately per city code and requirements. Any drainage would be directed to the rain garden as appropriate.

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, Mike Arrigo, swear that I am the Property Owner of the property

located at: 2730 Morris Circle 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): Ashley Dover

Address: 1301 Iron Mountain Road Canton, GA 30115

Telephone: 404-863-2450

Email: ashley@georgiaclassicpool.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.)

A handwritten signature in black ink, appearing to read "Mike Arrigo".

Signature of Property Owner

2730 Morris Circle SE

Address

Mike Arrigo

Name of Property Owner (print clearly)

Smyrna, GA 30080

City, State, Zip

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified ~~that~~ Mike and Erin Arrigo

Intends to make an application for a variance for the purpose of _____
Increasing their allowed max lot coverage from 35% to 41.6% in order to build a swimming pool.

_____ on the premises described in the application.

NAME	ADDRESS
<u>1ZA82C200302114110</u>	<u>2740 Morris Circle</u>
<u>1ZA82C200302114218</u>	<u>1396 Roswell St SE</u>
<u>1ZA82C200335447646</u>	<u>1390 Roswell St SE</u>
<u>1ZA82C200302114414</u>	<u>2729 Morris Circle</u>
<u>1ZA82C200302114512</u>	<u>1429 Walker Court</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.

From: [Mike Hickenbottom](#)
To: [Caitlin Crowe](#)
Subject: RE: 2730 Morris Cir
Date: Monday, May 6, 2024 2:54:48 PM

Hey Caitlin,

Yes, everything is paid in full.

Thank you,

Mike Hickenbottom
City of Smyrna
678-631-5325

From: Caitlin Crowe <ccrowe@smyrnaga.gov>
Sent: Monday, May 6, 2024 2:53 PM
To: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Subject: 2730 Morris Cir

Hi Mike,

Can you confirm if 2730 Morris Cir is current on their City taxes?

Thank you!

Caitlin Crowe
Planner I, Community Development
City of Smyrna
Phone: (678) 631-5360
ccrowe@smyrnaga.gov



Printed: 5/6/2024

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:
WELLS FARGO REAL ESTATE TAX SERVICE

ARRIGO MICHAEL & ERIN

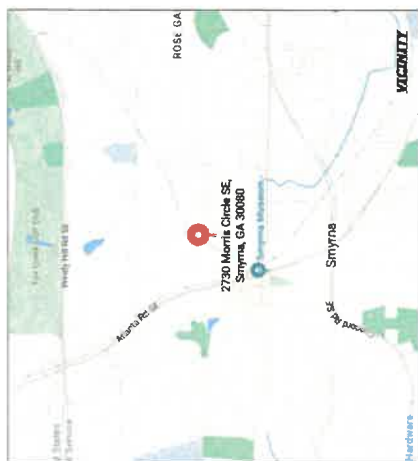
Payment Date: 9/30/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17056000120	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	\$7,429.46	\$0.00



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



LAND LOT 560
7TH DISTRICT, 2ND SECTION
COBB COUNTY, GA

CLASSIC
1501 IRON MOUNTAIN RD
CANTON, GA 30115
770-521-0706

24 HR CONTACT
ASHLEY DOWDY
GEORGIA CLASSIC POOL
404-363-3408
GeorgiaClassicPool.com

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EXISTING CONDITIONS
04/17/2024



**ALL PAGES TO BE PRINTED
ON 36" X 24" PAPER TO
BE TO SCALE.**



PROPOSED PROJECT

*** ALL PAGES RELEASED FOR CONSTRUCTION ***