



Variance Application**VAR-25-6**

Submitted On: Jan 16, 2025

Applicant

 William Stoner
 6782834201
 dougstoner@gmail.com

Primary Location

2596 S COBB DR SE
SMYRNA, GA 30082

Applicant Information**First Name**

Silver Lodestone, Inc.

Last Name

Silver Lodestone, Inc.

Street Address

10 Garrison Street

City

Marietta

State

Georgia

Zip Code

30008

Email

dougstoner@gmail.com

Phone Number

678-283-4201

Are you the titleholder of the subject property?

No

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

Ming Cong Liao Property Inc

Street Address

2596 South Cobb Drive

City

Smyrna

State

Georgia

Zip Code

30080

Email Address

mingliao87@gmail.com

Phone Number

917-615-6614

Property Information**Property Address**

2596 South Cobb Drive Smyrna, GA 30080

Description of Requested Variances

1. Reduce the required parking spaces
2. Reduce the front setback from 50 ft to 2 ft
3. Reduce the side setback from 10 ft to 7 ft

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.

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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.

Mr. Ming Liao, owner, and officer of Ming Cong Liao Property, Inc., which owns the property at 2596 South Cobb Drive, Smyrna, GA 30080, Parcel ID 17034500240, currently operating as a Hibachi Express, approached Silver Lodestone, Inc. as to the possibility of placing an Ice Vending Machine as an addendum structure on his property. Silver Lodestone, Inc. operates and maintains Dairy Queens Restaurants, leased commercial retail space, carwashes, and ice vending machines.

As previous owners of 2596 South Cobb Drive, we understand that due to the nature of when the original property was developed and the square footage of the building built in 1966 are currently non-conforming under the present-day code. The property's non-conformity was grandfathered in when the current standards were adopted and applied. An addendum structure such as the size of the ice vending machine would not increase the non-conformity of the property by any substantial margin. The strict application of the applicable provisions and requirements may cause undue and unnecessary hardship and deprive the applicant of reasonable use of the property. Thus the request for the three variances from present-day standards.

PARKING VARIANCE

The variance request for parking is because the building's square footage requires 58 parking spaces under today's development standards, of which there have never been 58 parking spaces on the property from the time it was developed in 1966. The Hibachi Express currently has 17 marked parking spaces on the property, of which one will be lost by the placement of the ice vending machine. The majority of customers of Hibachi Express either order at the drive-thru, call in, or order online, and then pick up at the drive-thru window. Very few park and dine-in. Thus the current 17 parking spaces are rarely ever fully used by the Hibachi Express business patrons. One less will have a negligible impact on the Hibachi Express business. In addition, in our experience with ice vending machines, very rarely are more than one or two customers accessing the vending machine at the same time.

SETBACK VARIANCES

The variance requests for both the front setback and side setback are due to the location of water and power utilities on the property. Placing the ice vending machine within the setbacks shown on the proposed site plan would have the most minimal impact on the flow of traffic and parking concerning the rest of the property. Water and power utilities are only a few feet from the proposed location of the ice vending machine.

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, Ming Cong Liao Property, Inc., swear that I am the Property Owner of the property

located at: 2596 South Cobb Drive 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): Silver Lodestone, Inc.

Address: 10 Garrison Rd., Marietta, GA 30008

Telephone: 678-283-4201 Email: dougstoner@gmail.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.)

Signature of Property Owner

2596 South Cobb Drive

Address

Ming Cong Liao Property, Inc.

Name of Property Owner (print clearly)

Smyrna, GA 30080

City, State, Zip

Silver Lodestone, Inc.

9589 0710 5270 2466 7157 16

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
Atlanta, GA 30358	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<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	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Official Use
EMYRAG, GA MPO
JAN 15 2025
30080-0593

Khosrowjerdi Mohammad
P.O. Box 28531
Atlanta, GA 30358

2859 SOUTH Cobb DRIVE
Property Owner Mailing Address

Silver Lodestone, Inc.

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

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

Dacula, GA 30019

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<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
\$5.58

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

JAN 15 2025

OK Prime LLC
2251 Cain Commons Dr.
Dacula, GA 30019

2599 SOUTH Cobb Drive
Property Owner's Mailing Address

Silver Lodestone, Inc.

9589 0710 5270 2466 7156 93

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
Atlanta GA 30342	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, and 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	\$0.73
Total Postage and Fees	\$5.58
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Halpern Enterprises, Inc.
5200 Roswell Rd.
Atlanta, GA 30342

2552 SOUTH Cobb Drive
Property Owner's Mailing Address

Silver Lodestone, Inc.

9589 0710 5270 2466 7157 09

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	\$4.85
Extra Services & Fees (check box, add fee if appropriate)	
<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	\$5.58
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Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

SMYRNA
JAN 15 2025
0679 AMPO

TTC Properties LLC
2600 South Cobb Dr.
Smyrna, GA 30080

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Real Estate (Your House or Land)

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View bill As of date	1/13/2025
Bill Year	2024
Bill	11927
Owner	MINGCONG LIAO PROPERTY INC
Parcel ID	17034500240

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2024	\$2,418.66	\$2,418.66	\$0.00	\$0.00	\$0.00
Interest			\$44.52			\$0.00
TOTAL		\$2,418.66	\$2,418.66	\$0.00	\$0.00	\$0.00



Printed: 1/10/2025

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:
Ming Liao

MINGCONG LIAO PROPERTY INC

Payment Date: 12/28/2024

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2024	17034500240	10/15/2024	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$78.55	\$350.25	\$0.00	\$0.00	\$7,433.80	\$0.00



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