

**Variance Application**

**VAR-24-47**

Submitted On: Aug 4, 2024

**Applicant**

 Hunter Crigler  
 678-347-6806  
 @ hunter.crigler@yahoo.com

**Primary Location**

1031 OAKVIEW DR SE  
SMYRNA, GA 30080

**Applicant Information**

**First Name**

Hunter

**Last Name**

Crigler

**Street Address**

1031 Oakview Dr SE

**City**

Smyrna

**State**

Georgia

**Zip Code**

30080

**Email**

hunter.crigler@yahoo.com

**Phone Number**

6783476806

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

Yes

**Property Information**

**Property Address**

1031 Oakview Dr SE

**Description of Requested Variances**

Building a front covering/landing onto the existing concrete front steps

**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.**

1: We are attempting to add a small covering / front landing over top of the preexisting, (roughly 4ft), concrete patio in the front of the house. This will have a small roof-pitch that comes out the same distance as the stairs. It is the same exact original house as all the others in Smyrna Heights and various neighbors have done something similar & larger. If anything, this should bring more uniformity to the overall renovation, (increasing curb appeal).

2: We originally were not aware of a need for a variance as we assumed covering an existing structure would not cause problems. Upon further review via city ordinances & permit progression, it is our understanding that we will need a variance as the front covering intrudes on the front-setback. We are seeking this variance to be able to holistically complete our renovation while ensuring that everything is up to code.

3: This provision would deprive the homeowners of reasonable use of a covered, functional front landing that is protected from the elements. As part of the ongoing construction, a natural-wood front door is being installed and needs to be properly shielded from rain to prevent water damage.

4: The variance proposed is the minimum variance needed for reasonable use of the property. We are only covering the concrete landing that is there. The net-new roof covering over the porch shall not extend past the preexisting stairs that were there (Roof to come out roughly 4ft from front door/front of house)

**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

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

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# City of Smyrna



## Parcel Find

PARCEL: 17-0453-0-0740  
 LOCATION: \*\* MULTIPLE \*\*  
 NAME: \*\* VARIOUS \*\*

EFF DATE: 07/30/2024

YEAR	CAT	BILL #	SC REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	2792 N	1031 OAKVIEW DR SE	1,152.37	0.00	0.00
2022	RE-R	2715 N	1031 OAKVIEW DR SE	985.23	0.00	0.00
2021	RE-R	2653 N	1031 OAKVIEW DR SE	905.76	0.00	0.00
2020	RE-R	2613 N	1031 OAKVIEW DR SE	764.62	0.00	0.00
2019	RE-R	2619 N	1031 OAKVIEW DR SE	691.51	0.00	0.00
2018	RE-R	2541 N	1031 OAKVIEW DR SE	654.18	0.00	0.00
2017	RE-R	2506 N	1031 OAKVIEW DR SE	539.44	0.00	0.00
2016	RE-R	2472 N	1031 OAKVIEW DR SE	478.20	0.00	0.00
2015	RE-R	2438 N	1031 OAKVIEW DR SE	478.20	0.00	0.00
2014	RE-R	2386 N	1031 OAKVIEW DR SE	369.45	0.00	0.00
2013	RE-R	2371 N	1031 OAKVIEW DR SE	376.36	0.00	0.00
2012	RE-R	1158074 N	1031 OAKVIEW DR SE	376.36	0.00	0.00
2011	RE-R	1140483 N	1031 OAKVIEW DR SE	404.41	0.00	0.00
2010	RE-R	1122875 N	1031 OAKVIEW DR SE	404.41	0.00	0.00
2009	RE-R	1105430 N	1031 OAKVIEW DR	0.00	0.00	0.00
2008	RE-R	1085403 N	1031 OAKVIEW DR	201.41	0.00	0.00
2007	RE-R	1067886 N	1031 OAKVIEW DR	201.41	0.00	0.00
2006	RE-R	1050901 N	1031 OAKVIEW DR	205.44	0.00	0.00
2005	RE-R	1034597 N	1031 OAKVIEW DR	214.41	0.00	0.00
2004	RE-R	1018847 N	1031 OAKVIEW DR	216.20	0.00	0.00
2003	RE-R	1003553 N	1031 OAKVIEW DR	217.32	0.00	0.00
				TOTAL DUE NOW	0.00	0.00
				TOTAL UNPAID	0.00	0.00

\*\* END OF REPORT - Generated by Landon O'Neal \*\*



Printed: 7/29/2024

### 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:  
Jessica Carlin

**CARLIN PROPERTIES LLC**

**Payment Date: 8/21/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	17045300740	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	\$3,354.58	\$0.00



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