




Variance Application

VAR-23-19

Submitted On: Apr 25, 2023

Applicant

 Joshua Berry
 7652283835
 1217berrys@gmail.com

Primary Location

3083 NICHOLS ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Joshua

Last Name

Berry

Street Address

3083 Nichols Street

City

Smyrna

State

GA

Zip Code

30080

Email

1217berrys@gmail.com

Phone Number

7652283835

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

3083 Nichols Street SE Smyrna, GA 30080

Description of Requested Variances

Rear Setback Reduction

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.

In order to maximize the use of our property, we ask for a variance to place an aesthetically pleasing addition to our home. We desire to expand our family and, as both working adults work from home, we would like to increase the livable space within the home to allow for an additional bedroom, bathroom,

office space and associated storage areas.

The majority of available space in our property is located in the side yard, which comes to a narrow point near the corner of Nichols St and Laurel Way. We would like adjoin the structure to the home in the same plane as the back of the home, removing the the need for utility relocation. The approximate dimensions would be 20'x22', adding approximately 880 square feet across two floors. We would like to duplicate the craftsman architectural style and elements of the original home into the addition.

Given the irregular shape of the lot, we request a variance to the setback minimums to allow for the addition's construction.

Thank you for your consideration. If you have any questions, please let us know!

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



AMERS MAIL
2997 0056 HWY SE STE 300
ATLANTA, GA 30333 7997
(800)275-8777

05/21/2024

01:45 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.68
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Alpharetta, GA 30005
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Thu 05/23/2024

Certified Mail® Tracking #:			\$4.40
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9589 0710 5270 1036 1116 68

e-Return Receipt			\$2.32
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Total			\$7.40
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First-Class Mail® Letter	1		\$0.68
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Smyrna, GA 30080
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Thu 05/23/2024

Certified Mail® Tracking #:			\$4.40
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9589 0710 5270 1036 1116 51

e-Return Receipt			\$2.32
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Total			\$7.40
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First-Class Mail® Letter	1		\$0.68
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Smyrna, GA 30080
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Thu 05/23/2024

Certified Mail® Tracking #:			\$4.40
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9589 0710 5270 1036 1116 44

e-Return Receipt			\$2.32
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Total			\$7.40
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First-Class Mail® Letter	1		\$0.68
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Smyrna, GA 30080
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Thu 05/23/2024

Certified Mail® Tracking #:			\$4.40
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9589 0710 5270 1036 1116 75

e-Return Receipt			\$2.32
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Total			\$7.40
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Grand Total:			\$29.60
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Credit Card Remit			\$29.60
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Card Name: VISA
Account #: XXXXXXXXXXXX1032
Approval #: 021816
Transaction #: 993
ATD: A000000031010 Chip
AL: Visa Credit
PIN: Not Required

Use Tracking # for inquiry on Return Receipt (Electronic).

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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or call 1-800-410-7420.

UPH: 120510-0077
Receipt #: 640 53000306-3-710216-2
Click: 47

9589 0710 5270 1036 1116 75

Smart Mailbox



 教育部

☐ Return Receipt (hardcopy)☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ **Adult Signature Required**

☐ **Adult Signature Restricted Delivery**

Postage \$11.40

Total Postage and Fees

Sent To

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

City, State, ZIP+4

Chris & Miracle Burns
3080 Nichols St SE
Smarna GA 30080

[illegible]

Postmark
2024 Here

SECRET

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SMARNA GA 30080

Certified Mail Fee \$4.40

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$0.68

Total Postage and Fees \$7.40

Sent To

Jeff & Emily Smith

Street and Apt. No. or PO Box No.

3075 Nicholas St SE

City, State, ZIP+4®

Smarna GA 30080

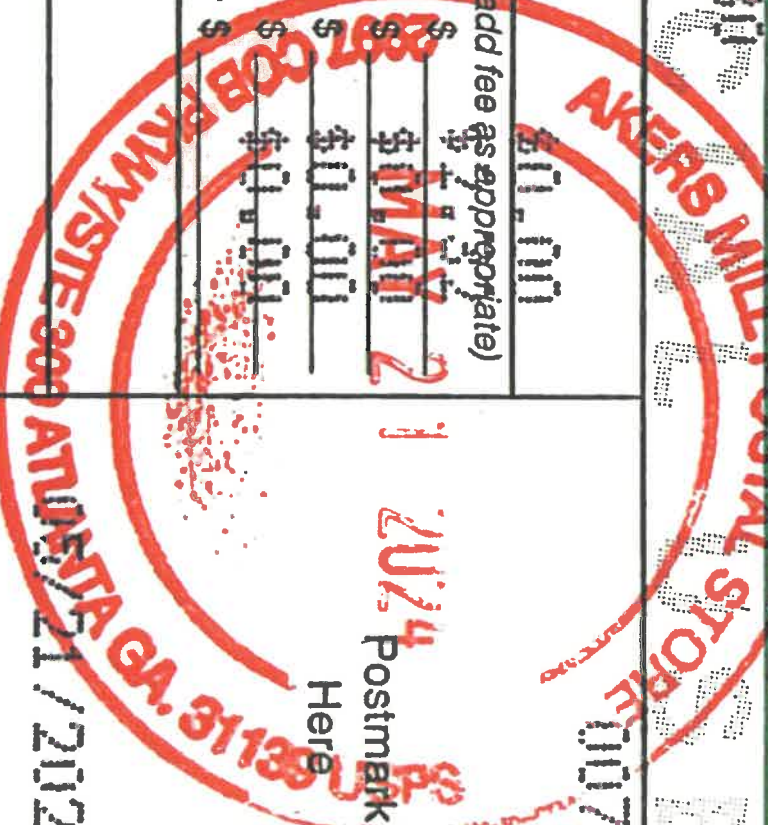
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☐ Return Receipt (electronic)

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\$0.00

☐ Certified Mail Restricted Delivery

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\$0.00

☐ Adult Signature Required

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\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$0.68

\$

Total Postage and Fees

\$7.48

\$

Sent To

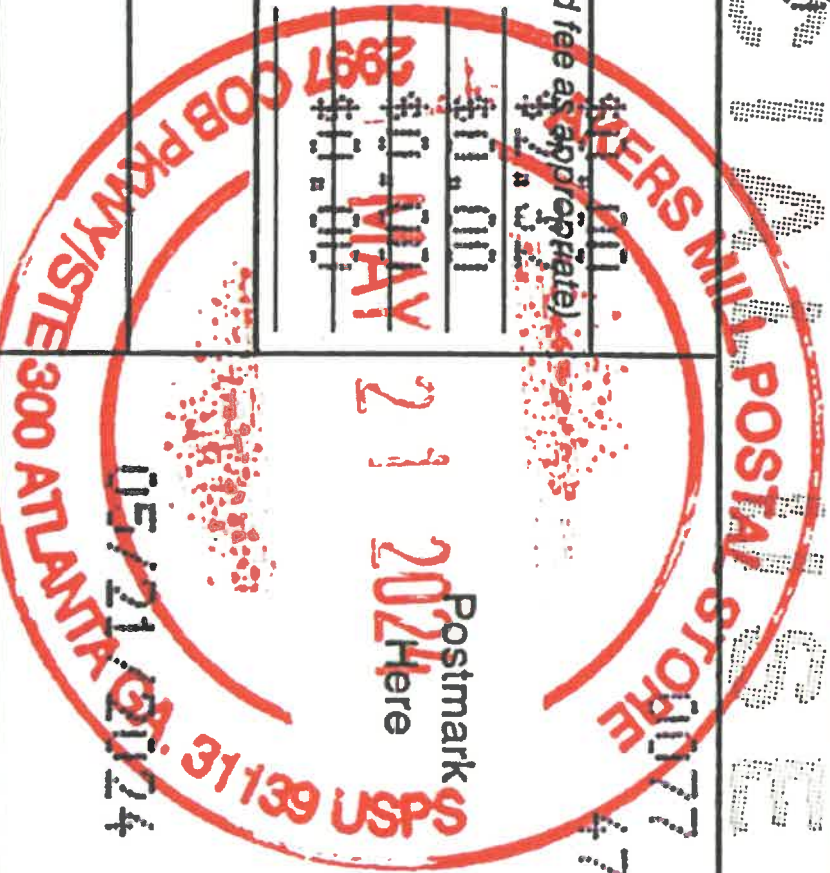
Street and Apt. No., or PO Box No.

Kevin Lindor + Rijk Berendsen

City, State, ZIP+4®

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Smyna GA 30080



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☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$11.68

Total Postage and Fees \$

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Street and Apt. No., or P.O. Box No.

City, State, ZIP+4[®]

Laurel Hill Community Association, Inc.
900 North Point Pkwy, Ste 325
Alpharetta GA 30605

0077

Postmark
Here

ALPHARETTA, GA 30605
JUN 21 2024
USPS

21 May 2024

To our Neighbor,

In order to maximize the use of our property, we will be asking the City of Smyrna for a variance to place an aesthetically pleasing addition to our home. We plan to duplicate the craftsman architectural style and elements of the original home into the addition. The intent of the addition is to increase the livable space within the home to allow for an additional bedroom, bathroom, gathering room and associated storage areas. The additional space need is due to both adults working from home.

The majority of available space in our property is located in the side yard, which comes to a narrow point near the corner of Nichols St and Laurel Way. We would like to adjoin the structure to the home in the same plane as the back of the home, removing the need for utility relocation. This will place the back corner of the addition in closer proximity to the rear lot line than current allowances.

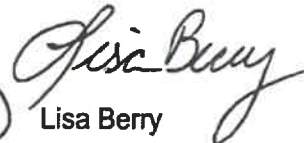
Given the irregular shape of the lot, we will be requesting a variance to the setback minimums to allow for the addition's construction.

The Planning & Zoning Commission meeting will be on 26 Jun 2024 at 10:00 am, in the A. Max Bacon City Hall, Council Chambers.

If you have any questions, please let us know!

Sincerely,


Joshua Berry


Lisa Berry

Real Estate (Your House or Land)

View Bill

View bill image

As of	5/21/2024
Bill Year	2023
Bill	1556
Owner	BERRY JOSHUA TYLER & LISA ANNE
Parcel ID	17048601540

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$1,480.04	\$1,480.04	\$0.00	\$0.00	\$0.00
TOTAL		\$1,480.04	\$1,480.04	\$0.00	\$0.00	\$0.00

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Printed: 5/21/2024

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:
LISA A BERRY

BERRY JOSHUA TYLER & LISA ANNE

Payment Date: 10/13/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17048601540	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	\$5,048.53	\$0.00



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