

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 to adjoin the structure to the home in the same plane as the back of the home, removing 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 Hill
2957 E 66th Pkwy SE Ste 300
Atlanta, GA 30333-1997
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Grand Total:			\$29.60
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Card Name: VISA Account #: XXXXXXXXXXXX1052 Approval #: 021816 Transaction #: 993 ATD: A000000031010 Chip AL: Visa Credit PIN: Not Required			

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Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$0.41

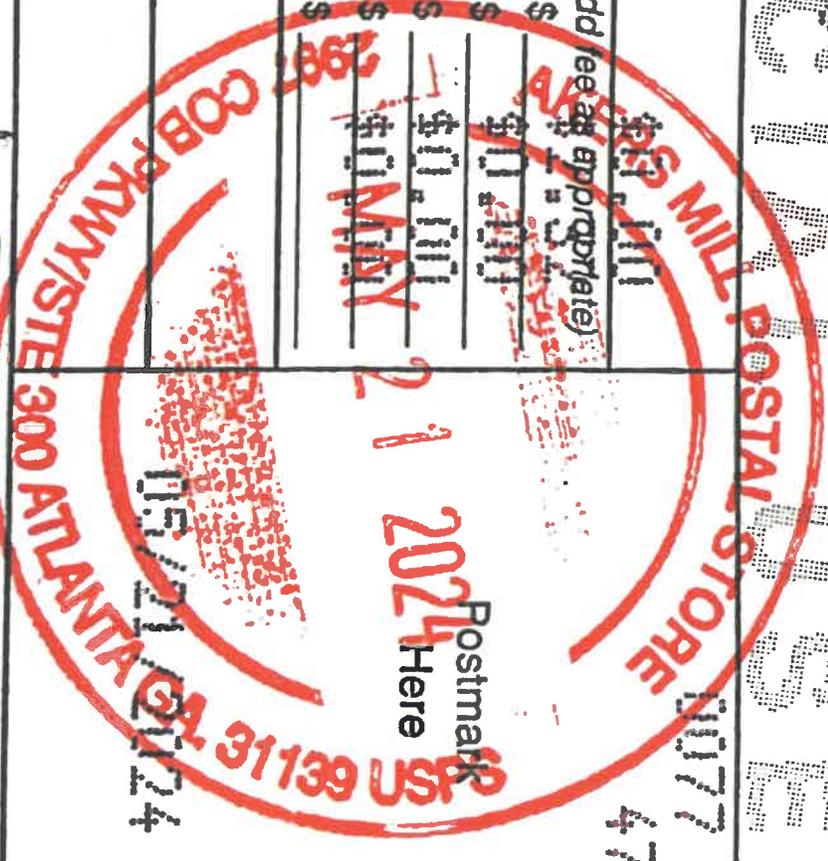
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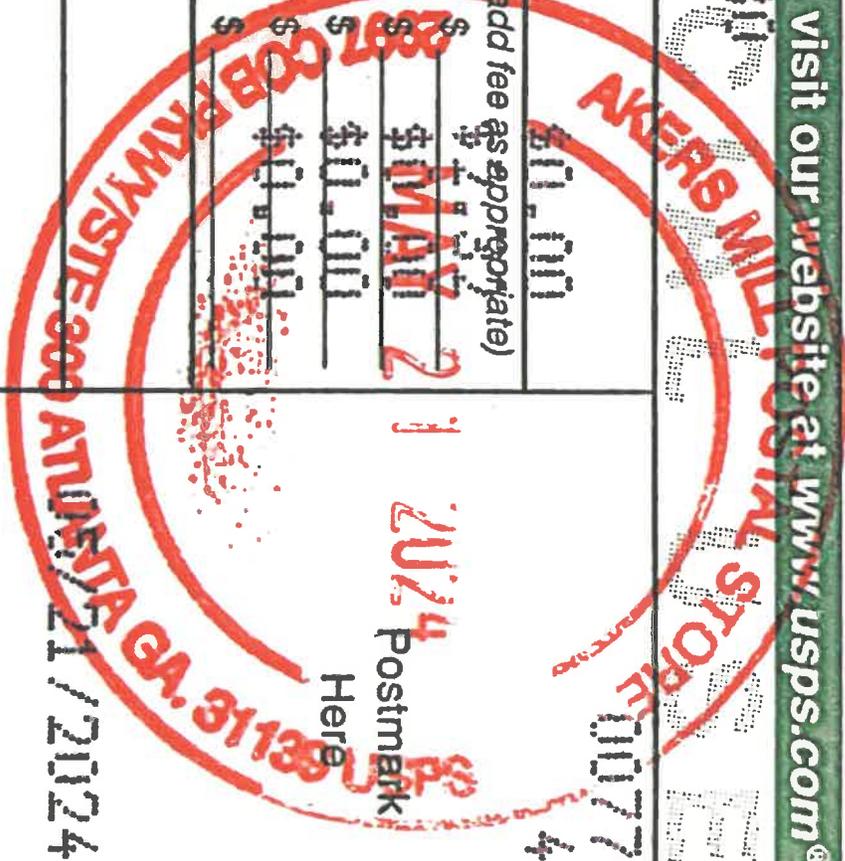
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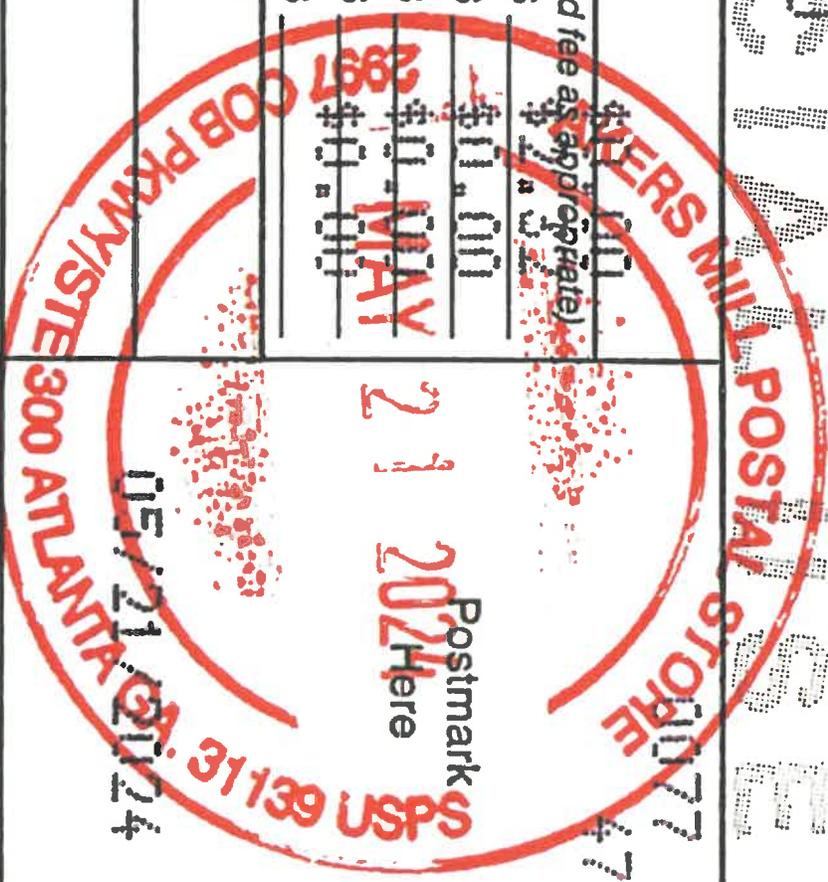
Kevin Lindor + Rijk Berendsen

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City, State, ZIP+4®

Smarna GA 30080



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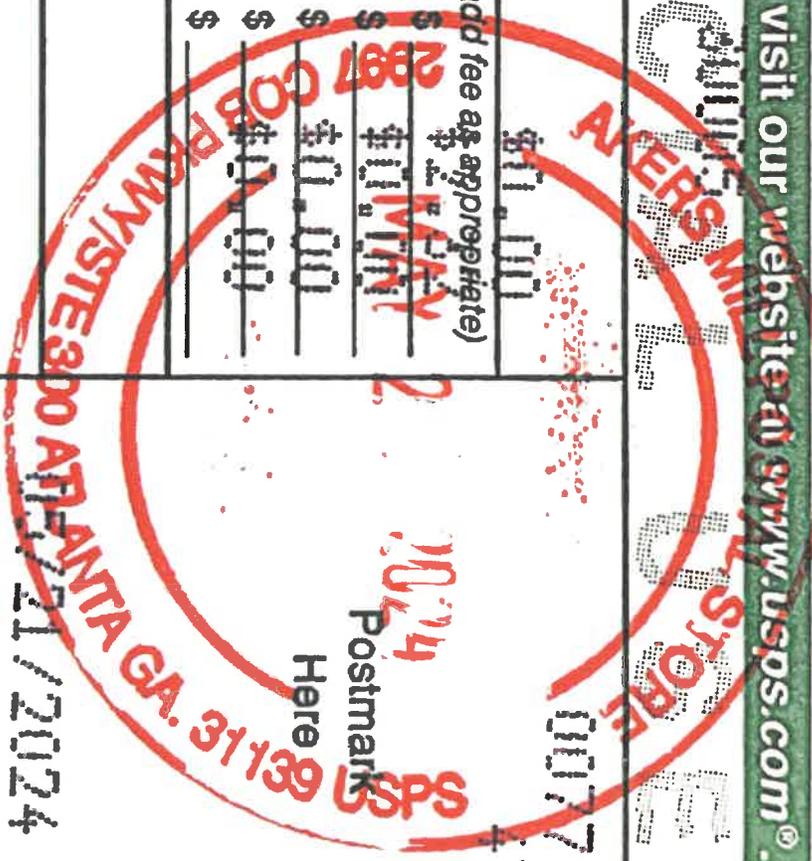
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Laurel Hill Community Association, Inc

City, State, ZIP+4

900 North Point Pluss, Ste 325
Alpharetta GA 30605



89 9771 9F01 0225 0120 605 655

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.

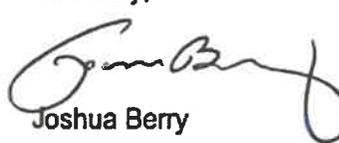
The majority of available space in our property is located in the side yard, which comes to a narrow point near the corner of Nichols St and Laurel Way. We would like to adjoin the structure to the home in the same plane as the back of the home, removing the need for utility relocation. This will place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

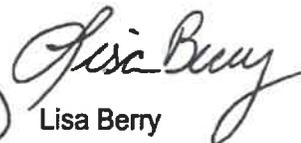
Given the irregular shape of the lot, we will be requesting a variance to the setback minimums to allow for the addition's construction.

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)

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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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