

Variance Application

VAR-24-41

Submitted On: Jun 3, 2024

Applicant

👤 Christopher Tzegaegbe
☎ 404-552-0964
@ starcon11@yahoo.com

Primary Location

2255 GOODWOOD BLVD SE
SMYRNA, GA 30080

Applicant Information

First Name

Christopher

Last Name

Tzegaegbe

Street Address

2360 Park Estates Dr

City

Snellville

State

GA

Zip Code

30078

Email

starcon11@yahoo.com

Phone Number

4045520964

Are you the titleholder of the subject property?

No

Titleholder Information

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

Danielle Davis

Street Address

2255 Goodwood Blvd SE

City

Smyrna

State

GA

Zip Code

30080

Email Address

ddavis21@gmail.com

Phone Number

4047966495

Property Information

Property Address

2255 Goodwood Blvd SE

Description of Requested Variances

Variance application to increase the allowable impervious surface area due to Owners intent to add to the existing building on the right elevation of the property which will increase the impervious lot coverage beyond the maximum allowed of 30%. The proposed improvement will increase the impervious lot coverage to 38%

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.

Danielle Davis and Star Construction & Development Inc. would like to request a variance at 2255 Goodwood Blvd. The scope of the project would be to add a two-story side addition on the left side of the home, including an additional bedroom, full bathroom and walk-in closet. Also adding more curb appeal to the exterior of the house with added windows and painting the entire home giving the home a brand-new look. The project will change the lot coverage to 37.58%. To allow room for the addition, three trees will be removed and placed elsewhere on the lot per the site plan.

Danielle has lived in the home since 2010. Danielle has enjoyed living in the community and is a loyal resident to the city. She has really grown to absolutely love the neighborhood and all the wonderful neighbors around them. She recently married and Ray, her husband, and his two children moved into the home. Daniella and Ray are now very excited to be expecting their first child. Both Danielle and Ray work from home and need offices in addition to a nursery for the new baby and additional storage space. They love the house so much but are in need of a little more space to grow in. Given the very unique lot they live on, we have decided the only way to get more space is to extend the home.

The variance requested would include increasing the lot coverage to 37.58%. The proposed addition remains within the existing set back lines and will not encroach into any setbacks or neighboring yards.

The Proposed Variance Will:

1. Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable
2. The house is already complying. We are only asking to increase the lot coverage to make it more usable to the current homeowners of the property. They currently need an office, additional bedroom, and additional storage space.
3. Not alter the essential character of a neighborhood
4. Continue to blend in and match other existing homes and enhance the character of the neighborhood.

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 678-631-5387 / Fax 770-431-2808

I, Danielle Davis, swear that I am the Property Owner of the property located at 2255 Goodwood Blvd SE, Smyrna, GA 30080 as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): Star Construction & Development, Inc.

Business Contact Person: Christopher Tzegaegbe

Business Address: 2360 Park Estates Drive, Snellville, GA 30078

Contact Telephone: 404-552-0964

Contact Email: starcon11@yahoo.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.)

Danielle Davis
Signature of Property Owner

2255 Goodwood Blvd SE
Address

Danielle Davis
Name of Property Owner (print clearly)

Smyrna, GA 30080
City, State, Zip

9589 0710 5270 0293 977J 54

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Postage
 \$

Total Postage and Fees
 \$

Sent To 2298 Goodwood Blvd
 Street and Apt. No., or PO Box No.

City, State, ZIP+4® Smarna, GA 30080

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Postage

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From: [Mike Hickenbottom](#)
To: [Caitlin Crowe](#)
Subject: RE: 2255 Goodwood Blvd
Date: Monday, June 17, 2024 9:45:23 AM

Hey Caitlin,

Yes all the taxes are paid in full.

Thank you,

Mike Hickenbottom
City of Smyrna
678-631-5325

From: Caitlin Crowe <ccrowe@smyrnaga.gov>
Sent: Tuesday, June 11, 2024 10:38 AM
To: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Subject: 2255 Goodwood Blvd

Good morning Mike,

Can you let me know if 2255 Goodwood Blvd is up to date on their taxes?

Thank you!

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



Printed: 6/5/2024

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:
TRUIST

DAVIS DANIELLE D

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	17070200920	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	\$3,660.73	\$0.00



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