



Variance Application

VAR-24-38

Submitted On: May 16, 2024

Applicant

 Frank Pologruto  
 7702356929  
@ frank1deck@gmail.com

Primary Location

1153 RHYNE CHASE SE  
SMYRNA, GA 30082

Applicant Information

First Name

Frank

Last Name

Pologruto

Street Address

1153 Rhyne chase

City

Smyrna

State

GA

Zip Code

30080

Email

frank1deck@gmail.com

Phone Number

770-235-6929

Are you the titleholder of the subject property?

No

Titleholder Information

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

Sterling & Rosalyn Sheppherd

Street Address

1153 Rhyne Chase

City

Smyrna

State

GA

Zip Code

30080

Email Address

rozshepp77@gmail.com

Phone Number

770-880-7949

Property Information

Property Address

1153 Rhyne Chase Smyrna, GA 30080

Description of Requested Variances

the existng deck was built with the original home in 1998. We are simply requesting to remove the old deck and replace and build a new deck 12 ft x 24 ft. We are 83 feet form the rear property line and the total allowable Impervious surface 45 % = We currently at 32 % total Impervious surface.

we are encroaching the state water buffer by 6ft - 9ft

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.

false

## 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.**

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## 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, STERLING Sheppard, swear that I am the Property Owner of the property

located at: 1153 RHYNE CHASE Smyrna, GA 30082

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): STERLING Sheppard

Address: 1153 RHYNE CHASE Smyrna, GA 30082

Telephone: 770-712-0805 Email: ROZShepp77@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.)

STERLING Sheppard  
Signature of Property Owner

1153 RHYNE CHASE  
Address

STERLING Sheppard  
Name of Property Owner (print clearly)

Smyrna, GA 30082  
City, State, Zip

# **POSTAL SERVICE**

CONCORD SQUARE  
1315 S. COBB DR SE STE 700  
SMYRNA, GA 30080-9597  
(800) 275-8777

05/10/2024 12:59 PM

Product	Qty	Unit Price	Total
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First-Class Mail® Letter	1		\$4.40
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Marietta, GA 30090  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date:  
Wed 05/15/2024

Certified Mail® Tracking #:  
9589 0710 5270 0705 4312 43

Total			\$5.06
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First-Class Mail® Letter	1		\$4.40
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Smyrna, GA 30082  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date:  
Wed 05/15/2024

Certified Mail® Tracking #:  
9589 0710 5270 0705 4312 43

Total			\$5.06
-------	--	--	--------

First-Class Mail® Letter	1		\$4.40
--------------------------	---	--	--------

Smyrna, GA 30082  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date:  
Wed 05/15/2024

Certified Mail® Tracking #:  
9589 0710 5270 0705 4312 43

Total			\$5.06
-------	--	--	--------

First-Class Mail® Letter	1		\$4.40
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Smyrna, GA 30082  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date:  
Wed 05/15/2024

Certified Mail® Tracking #:  
9589 0710 5270 0705 4312 43

Total			\$5.06
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First-Class Mail® Letter	1		\$4.40
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Smyrna, GA 30082  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date:  
Wed 05/15/2024

Certified Mail® Tracking #:  
9589 0710 5270 0705 4312 43

Total			\$5.06
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First-Class Mail® Letter	1		\$4.40
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Smyrna, GA 30082  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date:  
Wed 05/15/2024

Certified Mail® Tracking #:  
9589 0710 5270 0705 4312 43

Total			\$5.06
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Grand Total			\$16.46
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Debit Card Refit			\$10.40
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Card Name: VISA  
Account #: XXXXXXXXXXXXXXX  
Approval #: 059900  
Transaction #: 1416

JAMES MALONE  
1151 RHYNE CHASE  
SMYRNA, GA 30082

1154 RHYNE CHASE  
SMYRNA, GA 30082

1155 RHYNE CHASE  
SMYRNA GA 30082

1156 RHYNE CHASE  
SMYRNA, GA 30082

COBB COUNTY PARKS + REC  
4145 King S Springs Road  
MARIETTA GA 30091-9611

1153 RHYNE CHASE  
SMYRNA GA 30082

# City of Smyrna

## Parcel Find

PARCEL: 17-0530-0-0180  
 LOCATION: \*\* MULTIPLE \*\*  
 NAME: \*\* VARIOUS \*\*

EFF DATE: 05/06/2024

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	15716	N	1153 RHYNE CHSE	577.16	0.00	0.00
2022	RE-R	15463	N	1153 RHYNE CHSE	577.16	0.00	0.00
2021	RE-R	15198	N	1153 RHYNE CHSE	577.16	0.00	0.00
2020	RE-R	15085	N	1153 RHYNE CHSE	535.16	0.00	0.00
2019	RE-R	15010	N	1153 RHYNE CHSE	535.16	0.00	0.00
2018	RE-R	14869	N	1153 RHYNE CHSE	535.16	0.00	0.00
2017	RE-R	14814	N	1153 RHYNE CHSE	535.16	0.00	0.00
2016	RE-R	14475	N	1153 RHYNE CHSE	535.16	0.00	0.00
2015	RE-R	14368	N	1153 RHYNE CHSE	535.16	0.00	0.00
2014	RE-R	14313	N	1153 RHYNE CHSE	535.16	0.00	0.00
2013	RE-R	14117	N	1153 RHYNE CHSE	535.16	0.00	0.00
2012	RE-R	1153472	N	1153 RHYNE CHSE	535.16	0.00	0.00
2011	RE-R	1135895	N	1153 RHYNE CHSE	535.16	0.00	0.00
2010	RE-R	1118339	N	1153 RHYNE CHSE	535.16	0.00	0.00
2009	RE-R	1100842	N	1153 RHYNE CHSE	535.16	0.00	0.00
2008	RE-R	1083473	N	1153 RHYNE CHSE	535.16	0.00	0.00
2007	RE-R	1065970	N	1153 RHYNE CHSE	463.24	0.00	0.00
2006	RE-R	1048991	N	1153 RHYNE CHSE	463.24	0.00	0.00
2005	RE-R	1032915	N	1153 RHYNE CHSE	472.51	0.00	0.00
2004	RE-R	1017195	N	1153 RHYNE CHSE	493.12	0.00	0.00
2003	RE-R	1001977	N	1153 RHYNE CHSE	497.25	0.00	0.00
					499.82	0.00	0.00
TOTAL DUE NOW					0.00	0.00	0.00
TOTAL UNPAID					0.00	0.00	0.00

\*\* END OF REPORT - Generated by Mike Hickenbottom \*\*

*ALL Taxes are paid in Full. Lobby's are paid in Full Also.*

*5-6-24*

*Mike Hickenbottom*



Michael D. Hickenbottom, CFO  
 Accounting Coordinator  
 678-631-5325  
 mhickenbottom@smyrnaga.gov

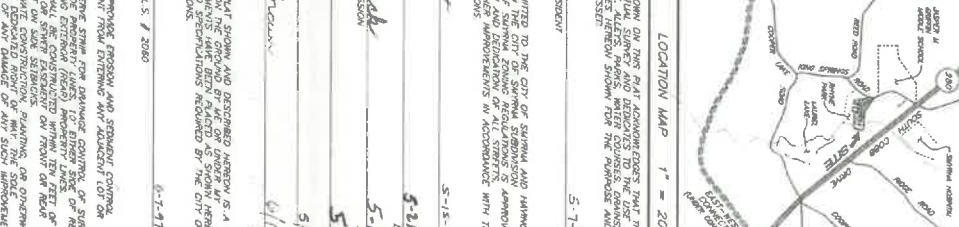
2800 King Street  
 Smyrna GA 30080

www.SmyrnaGa.gov  
 www.facebook.com/CityofSmyrnaGA  
 www.twitter.com/SmyrnaNews



LOCATED IN L.L. 530 & 51  
20TH DISTRICT, 2ND SECTION  
CITY OF  
F.K.A. (HINEMWOOD)  
**PACES SPRINGS**  
SOUTHERN PLANT OF  
100' 120'  
7'

HAS BEEN QUIT CLAIMED BY \_\_\_\_\_ PAGE \_\_\_\_\_

[illegible]