

## Variance Application

# VAR-24-37

Submitted On: May 7, 2024

## Applicant

 PAULA CHAO  
 770-912-9954  
 paula@supertax.com

## Primary Location

2733 SANFORD RD SE  
SMYRNA, GA 30080

## Applicant Information

### First Name

RAUL

### Last Name

CHAO

### Street Address

2733 SANFORD RD

### City

SMYRNA

### State

GA

### Zip Code

30080

### Email

PAULA@SUPERTAX.COM

### Phone Number

7709129954

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

Yes

## Property Information

### Property Address

2733 SANFORD RD SMYRNA GA 30080

### Description of Requested Variances

Adding a front porch

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.**  
front porch

## **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



**APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA**  
*Type or Print Clearly*

**APPLICANT:** RAUL CHAO

Representative's Name (print): PAULA CHAO

Address: 2733 SANFORD RD SMYRNA GA 30080

Business Phone: 770-912-9954 Cell Phone: 770-912-9954 Home Phone: 770-333-1818

E-Mail Address: PAULA@SUPERTAX.COM

Signature of Representative: \_\_\_\_\_

**TITLEHOLDER:** RAUL CHAO

Address: 2733 Sanford Rd Smyrna Ga 30080

Business Phone: 770-912-9954 Cell Phone: 770-912-9954 Home Phone: 770-333-1818

Signature: \_\_\_\_\_

**VARIANCE:**

Present Zoning: \_\_\_\_\_ Type of Variance: NEW PORCH

New Porch in front of the house

Explain Intended Use: \_\_\_\_\_

Location: right side front Porch

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Size of Tract: \_\_\_\_\_ Acres

**CONTIGUOUS ZONING**

North: \_\_\_\_\_

East: \_\_\_\_\_

South: \_\_\_\_\_

West: \_\_\_\_\_

## ZONING ORDINANCE

### SECTION 1403 VARIANCE REVIEW STANDARDS

**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.

**Please include your narrative here, or you may submit a typed narrative as a supplement to this application.**

### COMPREHENSIVE NARRATIVE

**we would like to build a front porch in front of the house.**

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that

Calvin Rohaw

Intends to make an application for a variance for the purpose of

on the premises described in the application.

**NAME**

✓ Calvin Rohaw

**ADDRESS**

✓ 1181 LAUREL PL SE

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified at 2733 Sanford Rd  
Smyrna GA 30080

Intends to make an application for a variance for the purpose of To Build a Porche  
New Porche

on the premises described in the application.

**NAME**

**ADDRESS**

JORDAN ZAFFUTO  
[Signature]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2724 Sanford Rd.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified ~~at~~ 2733 Sargent rd  
Smyrna Ga 30080

Intends to make an application for a variance for the purpose of To Boilt a Pasade.  
new Porche

on the premises described in the application.

**NAME**

**ADDRESS**

Noah Bond

2743 Sargent Rd



Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified at 2733 Sanford Rd  
Smyrna GA 30080

Intends to make an application for a variance for the purpose of Build a new porch

\_\_\_\_\_

\_\_\_\_\_

on the premises described in the application.

**NAME**

**ADDRESS**

Steve Williams [Signature]

2732 Sanford Rd

\_\_\_\_\_  
\_\_\_\_\_  
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Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.



**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified at 2733 Sanford Rd

Intends to make an application for a variance for the purpose of buil new porch

on the premises described in the application.

NAME	ADDRESS
<u>X Kelly Shelt</u>	<u>2725 Sanford Rd</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

**From:** [Mike Hickenbottom](#)  
**To:** [Caitlin Crowe](#)  
**Subject:** RE: 2733 Sanford Rd  
**Date:** Tuesday, May 7, 2024 1:14:44 PM

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Hey Caitlin,

They are all paid in full.

Thank you,

Mike Hickenbottom  
City of Smyrna  
678-631-5325

**From:** Caitlin Crowe <ccrowe@smyrnaga.gov>  
**Sent:** Tuesday, May 7, 2024 1:11 PM  
**To:** Mike Hickenbottom <mhickenbottom@smyrnaga.gov>  
**Subject:** 2733 Sanford Rd

Hi Mike,

Can you confirm if 2733 Sanford Rd 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](mailto:ccrowe@smyrnaga.gov)



Printed: 5/7/2024

## 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:  
FLAGSTAR BANK NA

**CHAO RAUL**

**Payment Date: 10/12/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17044900570	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	\$2,987.92		\$0.00



Scan this code with your  
mobile phone to view  
this bill!!

