




Variance Application

VAR-24-28

Submitted On: Apr 1, 2024

Applicant

 Jessica Bock  
 404-803-9013  
 jessicalparks@gmail.com

Primary Location

3355 KATHY LN SE  
SMYRNA, GA 30080

Applicant Information

First Name

Jessica

Last Name

Bock

Street Address

2870 Elizabeth St SE

City

Smyrna

State

GA

Zip Code

30080

Email

jessicalparks@gmail.com

Phone Number

404-803-9013

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

3355 Kathy Lane, Smyrna, GA 30080

Description of Requested Variances

Stream buffer encroachment

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. 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.**

We are seeking a variance to allow for a slatted wood deck on the east side of the existing structure for our family to enjoy the beautiful wooded lot. There is an existing deck and permeable patio that we will replace, but it will push into the stream buffer.

**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

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Smyrna, GA 30080

Certified Mail Fee \$4.40

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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To MARY EDWARDS

Street and Apt. No., or PO Box No. 1513 Veneta Way

City, State, ZIP+4® Smyrna GA 30080

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Sent To THOMAS COLLINS

Street and Apt. No., or PO Box No. 3480 Vinings North Trl.

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Sent To Joel & Anna Wascher

Street and Apt. No., or PO Box No. 3360 KATHY LN SE

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Sent To JIM PARKS

Street and Apt. No., or PO Box No. 3583 KATHY LANE

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Postage \$0.68

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Sent To KATHERINE THYNE

Street and Apt. No., or PO Box No. 3345 KATHY LN SE

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Printed: 4/1/2024

## 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:  
Jacob Bock

**BOCK JACOB & JESSICA**

**Payment Date: 9/28/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17059800160	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	\$92.48	\$0.00	



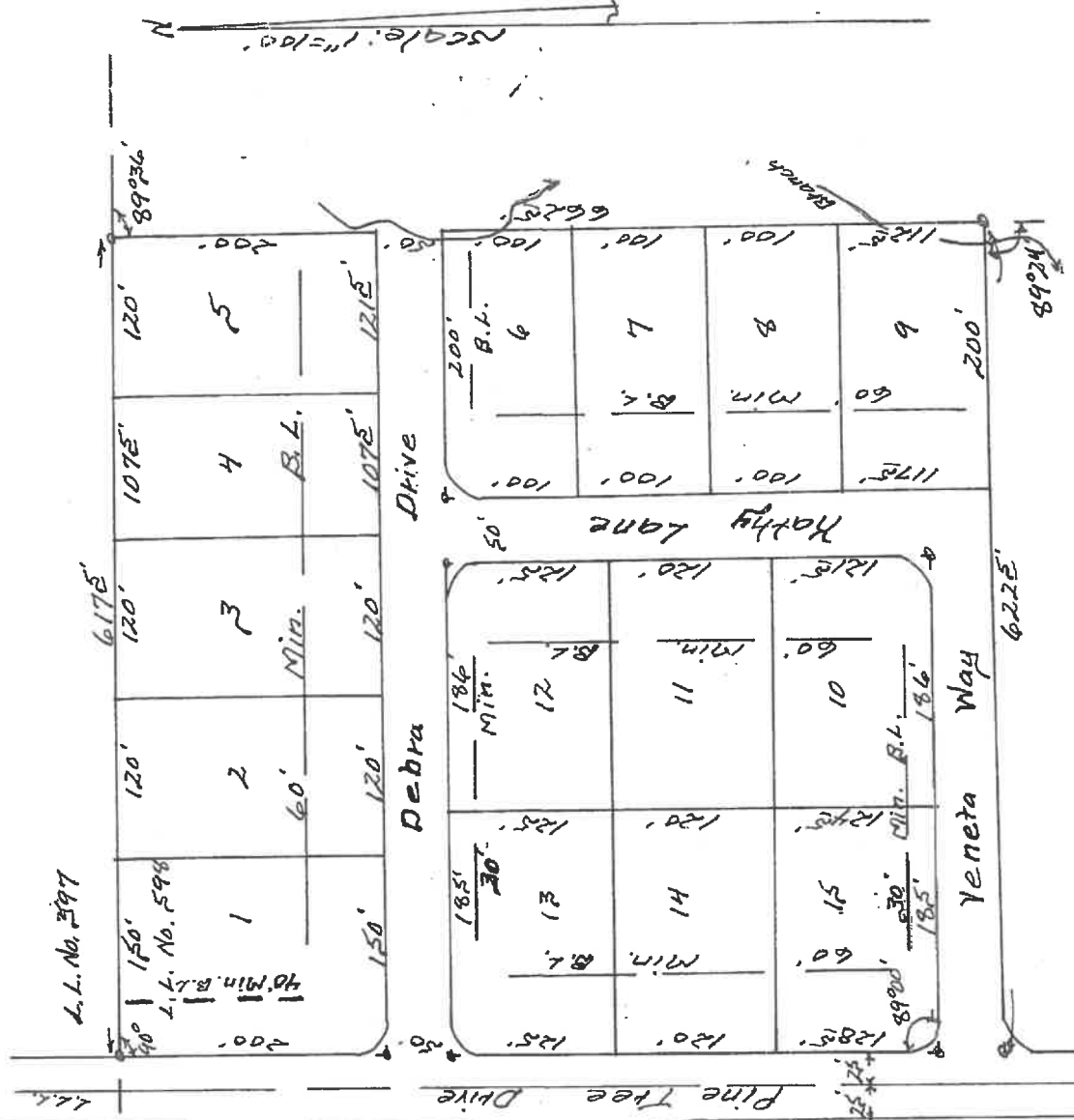
Scan this code with your  
mobile phone to view  
this bill!!

L.L. No. 556

L.L. No. 555

L.L. No. 597

L.L. No. 598



Property of E. M. Hamby  
Located in L.L. No. 598-17th District  
2nd Section - Cobb County - Ga.  
J. P. Phillips, Surveyor  
April 25, 1955  
I.P. at all lot corners

I E. M. Hamby, owner of the property shown & described herein, hereby adopt this plan for Subdiv. & dedicate the streets to public use.

Signed: J. P. Phillips, Owner  
Approved: Chairman Cobb County Planning Commission



