

Variance Application

VAR-24-31

Submitted On: Apr 15, 2024

Applicant

 Thomas Strength
 404-374-4020
 @brent.strength@jedunn.com

Primary Location

3370 LEE ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Thomas

Last Name

Strength

Street Address

3370 Lee St SE

City

Smyrna

State

GA

Zip Code

30080

Email

brent.strength@jedunn.com

Phone Number

4043744020

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

3370 Lee St SE

Description of Requested Variances

- 1) 75 Impervious Setback
- 2) 50 Undisturbed Buffer
- 3) Accessory Structures - Additional for pool

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.

1) The purpose of the request is to construction a pool. We have designed the pool to reduce area to minimum reuirements. Structures on the property are already encroaching in the buffer zones, previously approved and constructed prior to my purchase of the property. Additionall water mitigation measures for the detached shed are included in the design of the pool.

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

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified at Thomas Strungh,
residing at 3370 Lee Street SE, Smyrna GA
Intends to make an application for a variance for the purpose of installing a small
residential pool on the property

on the premises described in the application.

NAME	ADDRESS
Sarah Bowman	3360 Lee St SE, Smyrna, GA 30081

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.

9589 0710 5270 1735 6106 77

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Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

0675 15
Postmark Here
04/20/2024

Sent To 3381 LEE ST SE
SMYRNA GA 30080

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Real Estate (Your House or Land)

[View Bill](#)

[View bill image](#)

As of	<input type="text" value="4/15/2024"/>
Bill Year	2023
Bill	16717
Owner	STRENGTH THOMAS BRENT
Parcel ID	17052500050

[View payments/adjustments](#)

Instalment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$2,149.44	\$2,149.44	\$0.00	\$0.00	\$0.00
TOTAL		\$2,149.44	\$2,149.44	\$0.00	\$0.00	\$0.00



Printed: 4/15/2024

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:
M & T BANK

STRENGTH THOMAS BRENT

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17052500050	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	\$6,366.84	\$0.00	



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

