

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 constructued 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 Strength,
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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Smyrna, GA 30080

Certified Mail Fee \$4.40
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.68

Total Postage and Fees
\$5.08

Sent To 3381 LEE ST SE
 Street and Apt. No., or PO Box No.
 SMYRNA GA 30080
 City, State, ZIP+4®

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

9589 0710 5270 1735 6105 92

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 Postage \$0.68

Total Postage and Fees
\$5.08

Sent To 3389 DUNN ST SE
 Street and Apt. No., or PO Box No.
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruction

9589 0710 5270 1735 6105 85

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☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.68

Total Postage and Fees
\$5.08

Sent To 3361 LEE ST SE
 Street and Apt. No., or PO Box No.
 SMYRNA GA 30080
 City, State, ZIP+4®

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

9589 0710 5270 1735 6105 61

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☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.68

Total Postage and Fees
\$5.08

Sent To 3375 DUNN ST SE
 Street and Apt. No., or PO Box No.
 SMYRNA GA 30080
 City, State, ZIP+4®

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

9589 0710 5270 1735 6105 78

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

Real Estate (Your House or Land)

View Bill

[View bill image](#)

As of	4/15/2024
Bill Year	2023
Bill	16717
Owner	STRENGTH THOMAS BRENT
Parcel ID	17052500050

[View payments/adjustments](#)

Installment	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!

N/F
CAROLYN JOHNSON

N/F
BETTY MCNIFF

N/F
LORI CULBERSON

N01°17'14"E

99.05'

S89°35'15"E

N/F
JAMES & SARAH BOWMAN

199.88'

N/F
BRENT T. STRENGTH

0.447 AC
19,464 SF
ZONED: R-20

S05°47'05"W

100.04'

LEE STREET
(30' R/W)

20' SEWER
EASEMENT

25' BUFFER
(STATE)

50' BUFFER
(CITY)

25' BUFFER
(CITY)

N/F
PATRICK NACHTSHEIM

20' SEWER
EASEMENT

GENERAL NOTES

ALL SURVEYING OF THIS LAND IS BASED UPON THE SURVEY OF THE ADJACENT PROPERTY BY JAMES & SARAH BOWMAN, DATED 10/10/2024, WHICH IS A PART OF THE RECORDS OF THE CLERK OF SUPERIOR COURT, CO. OF BRUNSWICK, GEORGIA. THE SURVEY OF THE ADJACENT PROPERTY IS A PART OF THE RECORDS OF THE CLERK OF SUPERIOR COURT, CO. OF BRUNSWICK, GEORGIA, DATED 10/10/2024.

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SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land.

Dated this 10th day of October, 2024.

ROGER S. LEE
CLERK OF SUPERIOR COURT
CO. OF BRUNSWICK, GEORGIA

LEGEND

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NO.	REVISION	DATE
1.	LAURET POINTS	04/15/24
2.		
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NO.	REVISION	DATE
1.	LAURET POINTS	04/15/24
2.		
3.		
4.		

3370 LEE STREET POOL
3370 LEE STREET, DAYTONA, GA (LOT 6, PG 16, PG 18)
PROJECT ADDRESS
100' 11" 7' 30"
LAND LOT EASEMENT
CITY OF DAYTONA, CO. OF BRUNSWICK, GEORGIA
CITY COUNTY ESTATE
SURVEY

1. OWNER
2. CONTRACT
3. CONTRACT
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ROGER S. LEE
A. ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1147, 7071 HWY 12
DAYTONA, FL 32117
PHONE: 770-833-0000
FAX: 770-833-0000
CONTRACT
3370 LEE STREET
DAYTONA, FL 32117
PHONE: 770-833-0000
FAX: 770-833-0000