

Variance Application

VAR-24-16

Submitted On: Feb 19, 2024

Applicant

 Carter Armbruster
 7708719591
 cartera@tallcotthome.com

Primary Location

850 BANK ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Carter

Last Name

Armbruster

Street Address

86 Church Road

City

Smyrna

State

GA

Zip Code

30082

Email

CarterA@Tallcotthome.com

Phone Number

7708719591

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

850 Bank St Smyrna GA

Description of Requested Variances

Building a back deck onto the back of the house where part of the old driveway sat

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.

The goal is to build a walk out back deck over the area where the old drive way sat in the backyard against the house. The old driveway sloped back toward the house and caused many water intrusion problems in the basement. We tore up the old driveway and graded it away from the house and

covered that area in stone for proper drainage. Me and my fiance would love to build a back porch over a portion of this area now for usable and useful space and as a way to get into the house from behind.

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

SOHO Office
 2500 Dallas Hwy. SW Suite 202
 Marietta, GA 30064
 (770) 590-8511

USPS First Class Mail 13.70
 \$0.79 discount -0.79
 Track #: 9589071052700638540845
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SUBTOTAL 65.34
 TAX 0.00
 TOTAL 65.34

TEND American Express 55.34

Discounts: \$3.16
 Total savings: \$3.16

Total shipments: 0
 Customer: None selected
 03/18/2024
 03:20 PM

#189680
 Workstation: 0 - Master Workstation
 CCTrans# 2a392fc7-d35e-4c96-9fc5-d6beb805d640

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ite (Your House or Land)

[View bill image](#)

2/19/2024

2023

16981

TALLCOTT HOME RENOVATIONS LLC

17041600790

[adjustments](#)

Pay By	Amount	Payments/Credits	Balance	Interst
11/15/2023	\$325.87	\$325.87	\$0.00	\$0.
	\$325.87	\$325.87	\$0.00	\$0.

[View & Print Back of Bill](#)

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Payment Information

Status ✔ Paid
 Last Payment Date 10/17/2023
 Amount Paid \$2,781.30

Search for /

Bill Information

Record Type Parcel
 Bill Type Original
 Tax Year 2023
 Due Date 10/15/2023

Taxes

Base Taxes
 Penalty
 Interest
 Fees
 Good Through
 Balance Due

17041600790

0

\$155,640

\$389,100

6 - City of Smyrna

111 Basic

40% Assessed Value	- Less Exemption	= Net Tax Value	x Millage	= Calculated Tax Value
155,640	10,000	145,640	0.018700	\$2,723.47
155,640	0	155,640	0.000000	\$0.00
155,640	109,388	46,252	0.008460	\$391.29
155,640	0	155,640	0.000000	\$0.00
155,640	2,000	153,640	0.000000	\$0.00

UNIT 3
CHENEY WOODS SUB.

LAND 2075 371 410 413 - 415
17th DIST 2nd SECT
CITY of SMYRNA
COBB COUNTY, GA.
NOTES: BEARING ANGLES
AUGUST 19 1934 SCHEM 100
DEED 2437 1934 COBB COUNTY RECORDS
PL 211 P. 215 - COBB COUNTY RECORDS
APPROVED THIS 1934
SMYRNA LAND CO. BY _____

APPROVED THIS 1934
By _____
Chairman of Planning Board Smyrna, GA

