

Variance Application	Applicant	Primary Location
VAR-24-9	 Kevin Lee	1900 SADLER DR SE
Submitted On: Jan 22, 2024	 404-931-7852	SMYRNA, GA 30080
	@ kevin@triangleatl.com	

Applicant Information

First Name	Last Name
Kevin	Lee
Street Address	City
2615 George Busbee Pkwy	Kennesaw
State	Zip Code
Georgia	30144
Email	Phone Number
Kevin@Triangleatl.com	404-931-7852
Are you the titleholder of the subject property?	
No	

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)	Street Address
Zehal Shroff	1900 Sadler Dr
City	State
Smyrna	Georgia
Zip Code	Email Address
30080	Zehal.shroff@gmail.com
Phone Number	
704-287-6827	

Property Information

Property Address
1900 Sadler Dr
Description of Requested Variances
We are enclosing an existing deck and requesting a various for impervious square footage.

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 existing deck is encroaching into the rear setback of 30 feet. By enclosing the deck it increases impervious Square footage but does not affect the surrounding properties or their sight lines. We are requesting a variance because strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property. The variance is also the minimum variance possible that allows reasonable use of the property. This request is not in disregard or ignorance of the provisions set forth. Similar properties in the same district also have enclosed decks and this enclosure will be visually consistent with the other properties in the neighborhood.

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

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 678-631-5387 / Fax 770-431-2808

I, Zehal Shroff, swear that I am the Property Owner of the property
located at 1900 Sadler Dr.
as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): Triangle Contracting Inc.

Business Contact Person: Kevin Lee

Business Address: 2615 George Busbee Pkwy Ste 11-316 Kennesaw Ga. 30144

Contact Telephone: 404-931-7852

Contact Email: Kevin@TriangleAtl.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Signature of Property Owner

1900 Sadler Dr

Address

Zehal Shroff

Name of Property Owner (print clearly)

Smyrna, Georgia, 30080

City, State, Zip

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Nishant & Zehal Shroff
1900 Sadler Drive, Smyrna GA 30080
Intends to make an application for a variance for the purpose of addition of sunroom
where current deck is located (~300 sqft), similar
structure to 1903 Sadler Drive.
on the premises described in the application.

ADDRESS

1902 Sadler Drive

1901 Sadler Drive

1910 Sadler Dive

sending certified mail since location is HOA property including drawings

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.

U.S. Postal Service™		CERTIFIED MAIL® RECEIPT	
Domestic Mail Only			
For delivery information, visit our website at www.usps.com ™.			
Origin: Atlanta, GA 30318		Destination: [Redacted]	
Certified Mail Fee	\$4.40	Postmark Here	0676 1050
Extra Services & Fees (check box, add fee if applicable)			
<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		
Sent To: 1465 Northside Dr Suite 028 (Vining's Mill Trail) Atlanta GA 30318 City, State, ZIP+4®			
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions			

Credit Card Remit	Card Name: AMEX
	Account #: XXXXXXXXXX3004
	Approval #: 801635
	Transaction #: 911
	AID: A00000025010801 Contactless
	AL: AMERICAN EXPRESS
	PTN: Not Required

Text your tracking number to 28777 (2USPS)

Parcel Find

PARCEL: 17-0673-0-1020
LOCATION: 1900 SADLER DR
NAME: ** VARIOUS **

EFF DATE: 01/22/2024

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	15784	Y	1900 SADLER DR	1,339.36	0.00	0.00
2022	RE-R	15334	Y	1900 SADLER DR	1,501.18	0.00	0.00
2021	RE-R	15272	Y	1900 SADLER DR	1,501.18	0.00	0.00
2020	RE-R	15166	Y	1900 SADLER DR	1,459.18	0.00	0.00
2019	RE-R	15089	Y	1900 SADLER DR	1,459.18	0.00	0.00
2018	RE-R	14954	Y	1900 SADLER DR	1,459.18	0.00	0.00
2017	RE-R	14895	Y	1900 SADLER DR	1,459.18	0.00	0.00
2016	RE-R	14555	Y	1900 SADLER DR	1,459.18	0.00	0.00
2015	RE-R	14442	Y	1900 SADLER DR	1,459.18	0.00	0.00
2014	RE-R	14388	Y	1900 SADLER DR	1,459.18	0.00	0.00
2013	RE-R	14191	Y	1900 SADLER DR	1,459.18	0.00	0.00
2012	RE-R	1156217	Y	1900 SADLER DR	179.80	0.00	0.00
2011	RE-R	1138847	Y	1900 SADLER DR	359.60	0.00	0.00
2010	RE-R	1121247	Y	1900 SADLER DR	413.06	0.00	0.00
2009	RE-S	1113212	Y	1900 SADLER DR	593.34	0.00	0.00
TOTAL DUE NOW					0.00	0.00	0.00
TOTAL UNPAID					0.00	0.00	0.00

** END OF REPORT - Generated by Mike Hickenbottom **



Printed: 1/22/2024

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:
Zehal Shroff

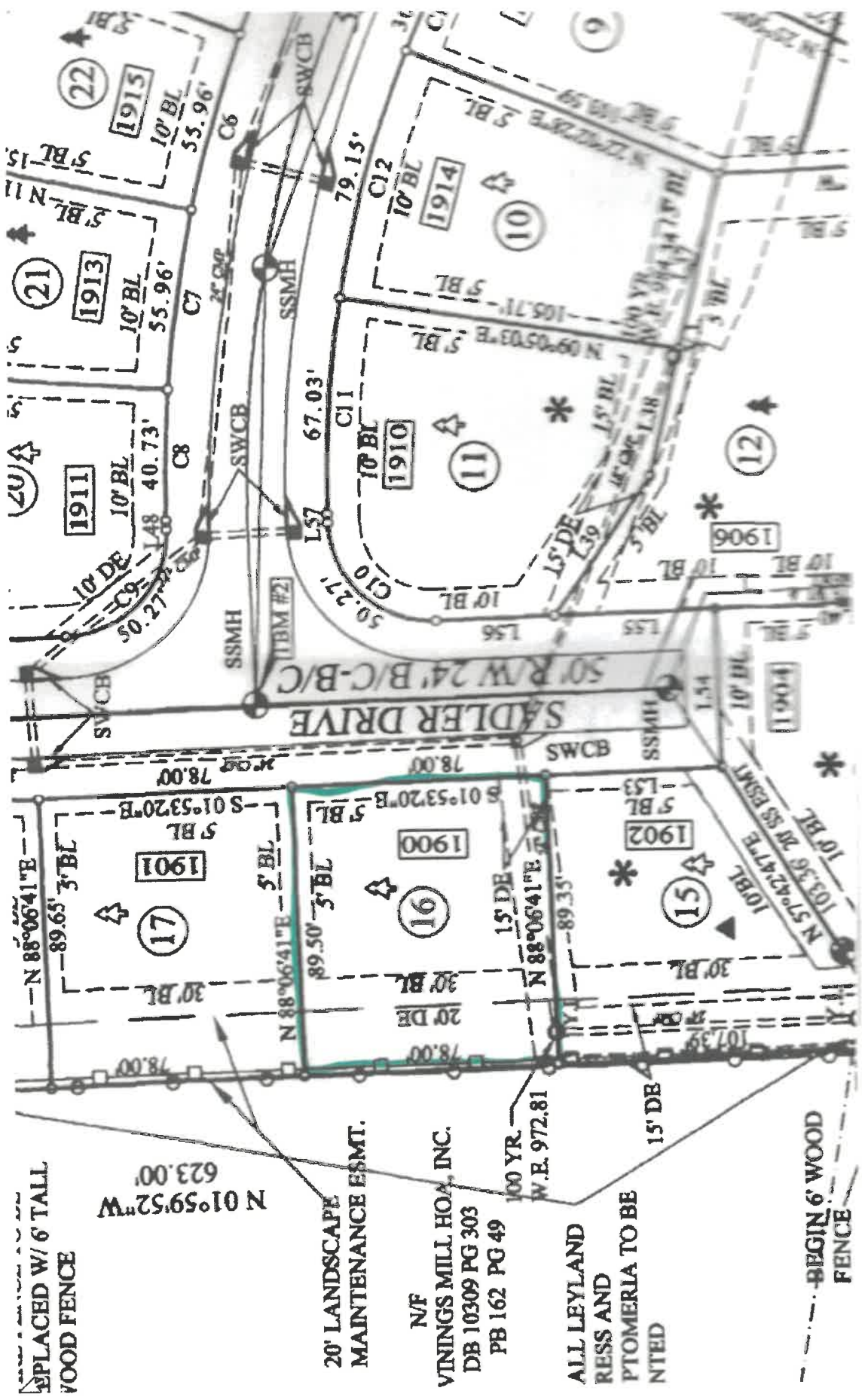
SHROFF ZEHAL

Payment Date: 8/23/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	17067301020	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	\$5,808.74	\$0.00



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



6' TALL WOOD FENCE

N 01°59'52"W 623.00'

20' LANDSCAPE MAINTENANCE ESMT.

N/F
VITINGS MILL HOA, INC.
DB 10309 PG 303
PB 162 PG 49

ALL LEYLAND
RESS AND
PTOMERIA TO BE
NTED

BEGIN 6' WOOD FENCE