

Variance Application**VAR-23-50**

Submitted On: Nov 4, 2023

Applicant

 Darrell Smith
 4046947399
 @ dks0512@gmail.com

Primary Location

2627 ARGO DR SE
SMYRNA, GA 30080

Applicant Information**First Name**

Darrell

Last Name

Smith

Street Address

8006 Mustang Lane

City

Riverdale

State

Georgia

Zip Code

30274

Email

dks0512@gmail.com

Phone Number

404-694-7399

Are you the titleholder of the subject property?

No

Titleholder Information**Full Name (i.e., First and Last Name, or Name of Entity)**

Gerald Carter Construction Company

Street Address

3845 Crossvale Rd

City

Lithonia

State

Georgia

Zip Code

30038

Email Address

yolnda@bellsouth.net

Phone Number

770-337-4675

Property Information**Property Address**

2627 Argo Drive SE, Smyra GA 30080

Description of Requested Variances

- Allow new construction on a lot of record below minimum requirements.
- Allow side setback reduction from 10' to (currently 8')
- Allow front setback reduction on Bates St from 23' to (currently 4')
- Allow front setback reduction on Argo from 35' to 12'
- Allow reduction of minimum floor area from 2,000 sq. ft. to 1496 sq. ft.

We are currently in the process of having our architect revise the proposed impervious coverage, which includes the house footprint, driveway, and any other hard surfaces. Due to the odd shape of the lot, the impervious coverage is expected to be different from the maximum 35% of the total lot area. Thus, we are requesting a variance. We anticipate having the precise figure within the next few days and will send it to you as soon as possible.

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.

Due to the unique and compact dimension of this lot, adhering to the city of Smyrna's conventional setback guidelines would not be possible.

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 770-319-5387 / Fax 770-431-2808

I, Gerald Carter of Gerald Carter Construction Co, Inc., swear that I am the Property Owner of the property

located at: 2627 Argo Drive, Smyrna, GA 30080

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

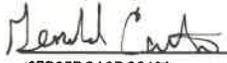
Name of Applicant (print clearly): Darrell Smith

Address: 8006 Mustang Lane, Riverdale, GA 30274

Telephone: 404-694-7399 Email: dks0512@gmail.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.)

DocuSigned by:

Signature of Property Owner

3845 Crossvale Rd
Address

Gerald Carter Construction Co, Inc.
Name of Property Owner (print clearly)

Lithonia, GA 30038
City, State, Zip

9589 0710 5270 0920 3021 44

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 \$4.35

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

<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 \$0.66

Total Postage and Fees \$3.56



Sent To: *Salinas, Fernando or Current Resident*
 Street and Apt. No., or Box No.: *2625 Argo Dr.*
 City, State, ZIP+4®: *Smyrna, GA 30080*

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

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$0.90



Sent To: *Brantley Diane or Current Resident*
 Street and Apt. No., or Box No.: *2610 Bates St.*
 City, State, ZIP+4®: *Smyrna, GA 30080*

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

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$3.56



Sent To: *Dwanika Noble Gerard or Current Resident*
 Street and Apt. No., or Box No.: *2599 Bates St.*
 City, State, ZIP+4®: *Smyrna, GA 30080*

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<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 \$0.66

Total Postage and Fees \$8.56



Sent To: *Durveke Mary W. or Current Resident*
 Street and Apt. No., or Box No.: *2601 Bates St.*
 City, State, ZIP+4®: *Smyrna, GA 30080*

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

Munis Self Service

Real Estate (Your House or Land)

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Payments/Adjustments

As of 11/3/2023

Bill Year	2022
Bill	6150

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Adjustment	7/2/2023	7/2/2023	265089		\$0.00
Adjustment	7/2/2023	7/2/2023	282875		\$0.00
Penalty	4/17/2023	4/17/2023	19239		\$3.27
Payment	4/17/2023	4/17/2023	3113017	GERALD CARTER CONSTRUCTION CO INC	\$138.63
Fee	3/24/2023	3/24/2023	14828		\$25.00
Adjustment	10/19/2022	10/19/2022	211220		\$0.00
Adjustment	10/19/2022	10/19/2022	226697		\$0.00

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2022 County Taxes

Owner Information

GERALD CARTER CONSTRUCTION CO INC
 3845 CROSSVALE RD
 LITHONIA, GA 30038

Payment Information

Status	Pending
Last Payment Date	Paid 11/4/2023
Amount Paid	Total: \$236.68 Confirmation# 62E695

Property Information

Parcel Number	17066400300
Acres	0.13
Assessed Value	\$7,272
Fair Market Value	\$18,180
Tax District	6 - City of Smyrna
Homestead Exemption	NONE

Bill Information

Record Type	Parcel
Bill Type	Original
Tax Year	2022
Due Date	10/15/2022

Taxes

Base Taxes	\$198.96
Penalty	\$9.95
Interest	\$21.55
Fees	\$0.00
Good Through	11/15/2023
Balance Due	\$230.46

Property Address

2627 ARGO DR

2023 County Taxes

Owner Information

GERALD CARTER CONSTRUCTION CO INC
 3845 CROSSVALE RD
 LITHONIA, GA 30038

Payment Information

Status	Paid
Last Payment Date	08/29/2023
Amount Paid	\$197.51

Property Information

Parcel Number	17066400300
Acres	0.13
Assessed Value	\$7,272
Fair Market Value	\$18,180
Tax District	6 - City of Smyrna
Homestead Exemption	NONE

Bill Information

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

Taxes

Base Taxes	\$197.51
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address

2627 ARGO DR

