



Variance Application	Applicant	Primary Location
VAR-23-50	 Darrell Smith	2627 ARGO DR SE
Submitted On: Nov 4, 2023	 4046947399	SMYRNA, GA 30080
	@ dks0512@gmail.com	

Applicant Information

First Name	Last Name
Darrell	Smith
Street Address	City
8006 Mustang Lane	Riverdale
State	Zip Code
Georgia	30274
Email	Phone Number
dks0512@gmail.com	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)	Street Address
Gerald Carter Construction Company	3845 Crossvale Rd
City	State
Lithonia	Georgia
Zip Code	Email Address
30038	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:

A handwritten signature in blue ink, appearing to read "Gerald Carter", is written over a horizontal line.

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 37

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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	\$8.56

Sent To: **Salinas, Fernando or Current Resident**
Street and Apt. No., or P.O. 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"/> 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: **Dwanika Noble Gerard or Current Resident**
Street and Apt. No., or P.O. Box No.: **2599 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"/> 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: **Brantley Diane or Current Resident**
Street and Apt. No., or P.O. 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	\$8.56

Sent To: **Durucke Mary W. or Current Resident**
Street and Apt. No., or P.O. 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)**[Return to view bill](#)**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

[Return to view bill](#)

©2023 Tyler Technologies, Inc.

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

REFERENCE MATERIAL

1. DEED OF SALE UNDER POWER IN FAVOR OF
GERALD CARTER CONSTRUCTION COMPANY, INC.
DEED BOOK 5321 PAGE 391
COBB COUNTY, GEORGIA RECORDS

MAGNETIC
N

LEGEND

B	DENOTES BUILDING LINE
R/W	DENOTES PROPERTY LINE
C	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
Q	DENOTES BACK OF CURB
EP	DENOTES GUTTER
TW	DENOTES EDGE OF PAVING
BW	DENOTES TOP OF WALL
X	DENOTES BOTTOM OF WALL
K	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
OW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
PO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DRAIN INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES
MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF
UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON
ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY
VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED
UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL
UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT
SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES,
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY
OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE
PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES
NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY
WITHOUT THE EXPRESS RECOGNITION OF THE SURVEYOR
NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED
BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL
TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
124,636 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL
STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN
THE COLLECTION OF FIELD DATA.

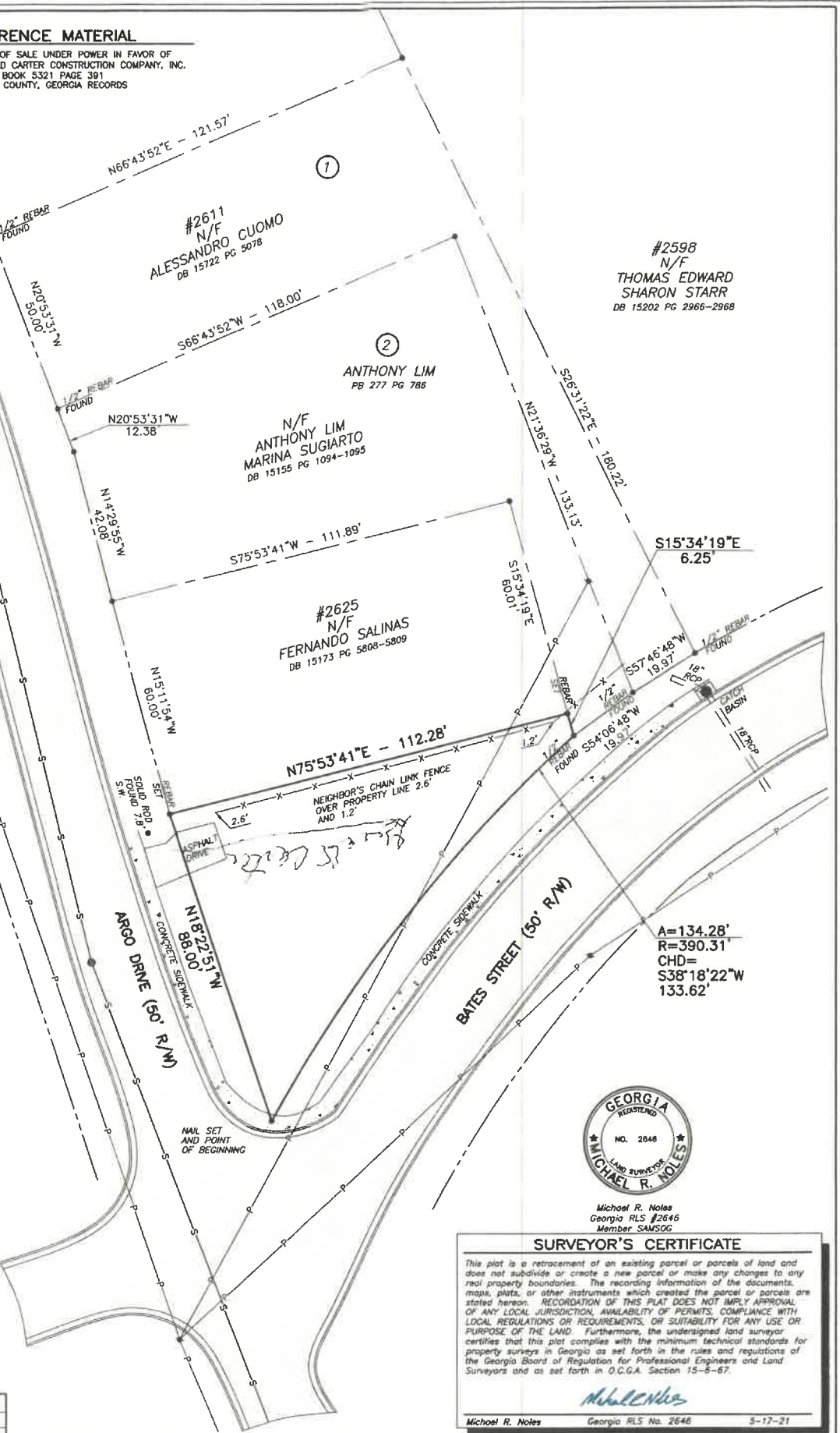
5. BASIC OF BEARINGS: PB 277 PG 786

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING
REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS
ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING
AUTHORITY, CITY, OR COUNTY.

NO.	REVISIONS	DATE



Michael R. Notes
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and
does not subdivide or create a new parcel or make any changes to any
real property boundaries. The recording information of the documents,
maps, plats, or other instruments which created the parcel or parcels are
stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL
OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH
LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR
PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor
certifies that this plat complies with the minimum technical standards for
property surveys in Georgia as set forth in the rules and regulations of
the Georgia Board of Regulation for Professional Engineers and Land
Surveyors and as set forth in O.C.G.A. Section 15-5-67.

Michael R. Notes

Michael R. Notes Georgia RLS No. 2646 5-17-21

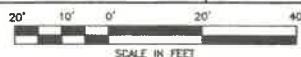
McClung Surveying

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
www.mcclungsurveying.com Certificate of Authorization #LSF0000752

SURVEY FOR
THOMAS STARR

2627 ARGO DRIVE
SMYRNA, GEORGIA

TOTAL AREA= 0.109± ACRES
OR 4,750± SQ. FT.



HENRY I. ADAMS

LAND LOT 664
17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
PLAT PREPARED: 5-17-21
FIELD: 5-5-21 SCALE: 1"=20'

PB 41
PG 77

JOB#255709