



City of Smyrna, GA

12/27/2022

## VAR-22-45

### Variance Application

**Status:** Active**Date Created:** Dec 21, 2022

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### Applicant

Scott Stewart  
stewar74@gmail.com  
2105 Adderbury Lane  
Smyrna, GA 30082  
404-934-0721

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### Applicant Information

**First Name**

Scott

**Last Name**

Stewart

**Street Address**

2105 Adderbury Lane

**City**

Smyrna

**State**

GA

**Zip Code**

30082

**Email**

stewar74@gmail.com

**Phone Number**

404-934-0721

**Are you the titleholder of the subject property?**

Yes

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### Property Information

**Property Address**

2105 Adderbury Lane Smyrna, GA 30082

**Description of Requested Variances**

Reduction of rear setback from 30' to 25' for construction of covered patio

## 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.**

Our existing outdoor living space is not usable (especially in the summer) because it's too small and is not covered. This addition is needed for us to be able to gather with friends and family and be able to enjoy our time together. Given the shape of the backyard, a 30-foot rear setback does not allow for expanding the patio in a functional way.

## Variance Requests

**Case Number**

V23-004

**Variance Request to:**

Allow rear setback reduction

**Hearing Date**

01/11/2023

## 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

**Applicant Signature:**

Scott Stewart  
12/15/2022

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.

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