




Variance Application

VAR-23-27

Applicant

 Landscape Studio Group
 678-427-5547
 invoices@landscapestudiogroup.com

Primary Location

1558 SOPHIA LN SE
SMYRNA, GA 30080

Applicant Information

First Name

JENNIFER

Last Name

JONES

Street Address

PO BOX 683096

City

MARIETTA

State

GA

Zip Code

30068

Email

JENNIFER@LANDSCAPESTUDIOGROUP.COM

Phone Number

678-427-5547

Are you the titleholder of the subject property?

No

Titleholder Information

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

TEAM COOK LIVING TRUST

Street Address

1558 SOPHIA LANE

City

SMYRNA

State

GA

Zip Code

30082

Email Address

DAWNWANZER@YAHOO.COM

Phone Number

404-661-7410

Property Information

Property Address

1558 SOPHIA LANE

Description of Requested Variances

50' STREAM BUFFER ENCROACHMENT

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.

We are requesting a variance to encroach 1120 SF into the 50' stream buffer on an existing single family residential lot. We propose a modular retaining wall to create a small, level and safe back yard space. This project is essential for the safety and enjoyment of the residents, as they have young children. We are mitigating the environmental impact through the implementation of storm water management measures and have worked to ensure the preservation of an existing 50-inch Oak tree.

This property is unique in that most of the lot is located in a mitigated portion of the 75' stream buffer, including approx. 1/3 of the house. ANY improvements in the backyard are located in the 75' or 50' stream buffer. The lot is sloped with limited useable yard space. The land slopes down abruptly +/-6' down just off the small patio behind the house.

To minimize the impact in the stream buffer and surrounding environment, we have designed a dry well to collect and retain the equivalent surface area of the requested stream buffer encroachment. Our proposal includes collecting storm water from the home's downspouts. This sustainable solution will effectively manage storm water while preventing erosion, sedimentation, and any negative effects on the stream's water quality.

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, DAWN COOK, swear that I am the Property Owner of the property

located at: 1558 SOPHIA LANE, SMYRNA, GA 30082

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): JENNIFER JONES/ LANDSCAPE STUDIO GROUP

Address: PO BOX 683096

Telephone: 678-427-5547 Email: jennifer@landscapestudiogroup.cc

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.)

Dawn Cook

Signature of Property Owner

1558 Sophia Lane

Address

Dawn Cook

Name of Property Owner (print clearly)

Smyrna, GA 30082

City, State, Zip

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To **1562 SOPHIA LN**
Street and Apt. No., or PO Box No.
City, State, ZIP+4® **SMYRNA, GA 30082**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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ATLANTA
(770) 330-7777
4462 5521 0000 0600 0202

FIRST CLASS MAIL
PIECES

TOTAL

\$15.00

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ADDRESS: 1562 SOPHIA LN, SMYRNA, GA 30082
QUESTIONS? CONTACT SHIPPED THROUGH ABOVE.
NEED PACKAGE HELP? (LOST/DAMAGED): PROVIDE DETAILS SO WE CAN HELP!
[HTTPS://ONLINEUPCAPITAL.COM/TCCP](https://onlinetracking.usps.com/tccp)

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colleges and universities, and select a third party of liability. While allowed to use the EPA and other rules to limit the availability of the product, the EPA and other agencies reported from the U.S. Justice Department that the companies' technology or software were stolen from the U.S. in violation with the Espionage Act. Requesting, Director routinely to have it established.

000223

CPUs **EXPOSED** The Justice Department has issued a subpoena for documents and testimony from Intel, AMD, IBM, and Sun Microsystems regarding the export of CPUs to Iran. The subpoena is part of an ongoing investigation into the export of technology to Iran, which is prohibited under the International Traffic in Arms Regulations (ITAR). The Justice Department is seeking information on the export of CPUs to Iran, as well as the export of technology to Iran. The subpoena is part of an ongoing investigation into the export of technology to Iran, which is prohibited under the International Traffic in Arms Regulations (ITAR). The Justice Department is seeking information on the export of CPUs to Iran, as well as the export of technology to Iran.

From: [Mike Hickenbottom](#)
To: [Caitlin Crowe](#)
Subject: RE: 1558 Sophia Ln
Date: Wednesday, July 5, 2023 8:38:44 AM

Good Morning,

Yes everything is paid in full with no outstanding taxes.

Thank you,

Mike Hickenbottom
City of Smyrna
678-631-5325

From: Caitlin Crowe <ccrowe@smyrnaga.gov>
Sent: Monday, July 3, 2023 4:44 PM
To: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Subject: 1558 Sophia Ln

Hi Mike,

Can I get confirmation that 1558 Sophia Ln is up to date on their taxes please?

Thank you,

Caitlin Crowe
Planner I, Community Development
City of Smyrna
Phone: (678) 631-5360
ccrowe@smyrnaga.gov



Printed: 7/3/2023

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:
WELLS FARGO REAL ESTATE TAX SERVICE

TEAM COOK LIVING TRUST

Payment Date: 9/27/2022

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17033500540	10/15/2022	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$6,046.67	\$0.00	



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

[illegible]

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

OWNER'S ACKNOWLEDGMENT

SURVEYOR'S ACKNOWLEDGMENT

REVISIONS:

OWNER/DEVELOPER
Cooper Lake Place, LLC
850 Old Alpharetta Road
Alpharetta, Georgia 30005
Contact: Dan O'Dwyer
(770) 887-2177 Ext. 210

5

ACCURATE
SETTER
MONUMENT

NAME _____

____ LINEAR _____

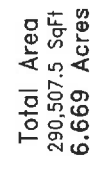
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CURVE LENGTH	RADIUS	CHORD		
C16	93.7	93.7	180°	93.7
C17	95.3	92.13	99.9	73.74
C18	97.0	89.0	99.8	73.58
C19	76.19	815.38	73.75	53.312+46.5
C20	86.75	955.53	86.73	53.258+53.5
C21	118.22	1400.9	86.73	53.258+53.5
C22	118.22	1400.9	86.73	53.258+53.5
C23	43.52	60.03	42.48	56.7+39.49+5
C24	43.52	60.00	44.48	56.7+50+37.5
C25	31.56	60.00	31.19	53.310+14.5
C26	31.56	60.00	31.19	53.310+14.5
C27	50.413	60.00	50.22	53.273+30.5
C28	56.58	50.00	53.61	47.7+18.01+5
C29	38.07	50.00	35.79	44.1+13.15+5
C30	41.05	50.00	39.81	51.9+5+25.8
C31	41.05	50.00	39.81	51.9+5+25.8
C32	70.96	50.00	65.15	53.258+53.5
C33	11.79	100.00	11.78	54.3+39+36.5
C34	58.45	100.00	57.62	46.4+46+57.5
C35	66.75	100.00	65.87	48.0+53+53.5
C36	146.01	955.53	145.86	48.0+53+53.5

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA, AS INDICATED BY FIA MAP NO. 17-5800-1. THE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE OF THE FLOOD DATA MAP WHEN THIS PLAT IS BASED HAS A CLOSEST PROXIMITY OF ONE FOOT TO 10,000 FEET AND HAS BEEN CALCULATED USING COMPOSITE, RARE POINT AND HAS BEEN CALCULATED USING COMPOSITE, RARE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT TO 10,000 FEET.

EQUIPMENT UTILIZED: ANGULAR, SODERMATOP, LINEAR, SODERMATOP

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODESIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO THIS ARE ENCLOSED