

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

U.S. Postal Service
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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ | |
| <input type="checkbox"/> Adult Signature Required | \$ _____ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ | |
| Postage | | RECORDS. |
| Total Postage and Fees | \$ _____ | |
| Sent To 1554 SOPHIA LN | | weight ace |
| Street and Apt. No., or PO Box No. | | |
| City, State, ZIP+4® SMYRNA 30082 | | See Reverse for Instructions |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 | | |

920E 552T 0000 0600 0202
 15.00
 X 1
 TOTAL \$15.00

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| City, State, ZIP+4® SMYRNA, 30082 | | See Reverse for Instructions |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 | | |

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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

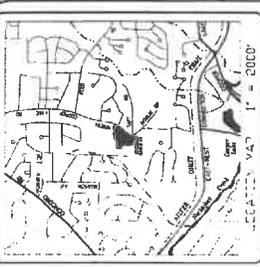
Payment Date: 9/27/2022

| Tax Year | Parcel ID | Due Date | Appeal Amount | | Taxes Due |
|----------|-------------|------------|---------------|--------|-----------|
| 2022 | 17033500540 | 10/15/2022 | Pay: | N/A or | \$0.00 |

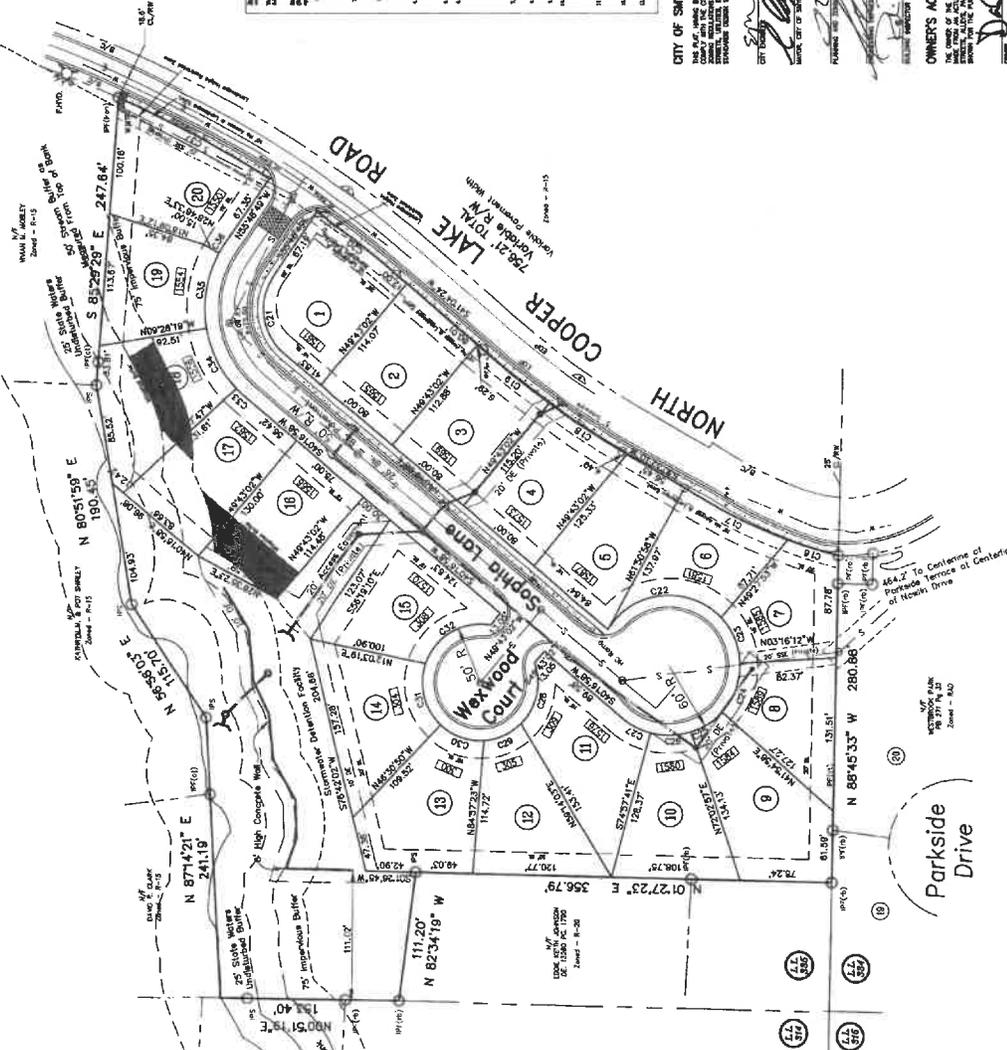
| Interest | Penalty | Fees | Total Due | Amount Paid | Balance |
|----------|---------|--------|-----------|-------------|---------|
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,046.67 | \$0.00 |



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



PLAT NO. 214-10-204-204
 DATE: 10/15/2014 10:00 AM
 JERRY L. NEESE, SURVEYOR
 SURVEYOR'S OFFICE: 22356 ADELSON DRIVE, JASPER, GA 30055



| Lot | Square Footage | Acres |
|-----|----------------|-------|
| 1 | 10,129.6 | 0.233 |
| 2 | 9,078.4 | 0.208 |
| 3 | 9,074.8 | 0.208 |
| 4 | 9,568.0 | 0.220 |
| 5 | 9,195.0 | 0.211 |
| 6 | 7,958.5 | 0.182 |
| 7 | 7,900.7 | 0.181 |
| 8 | 10,567.8 | 0.243 |
| 9 | 8,920.2 | 0.205 |
| 10 | 10,215.3 | 0.234 |
| 11 | 9,527.0 | 0.219 |
| 12 | 10,115.4 | 0.232 |
| 13 | 9,368.4 | 0.215 |
| 14 | 10,018.1 | 0.230 |
| 15 | 9,167.9 | 0.210 |
| 16 | 9,877.6 | 0.227 |
| 17 | 10,235.6 | 0.235 |
| 18 | 8,732.2 | 0.198 |
| 19 | 10,503.6 | 0.241 |
| 20 | | |

| CURVE | LENGTH | RADIUS | CHORD | CH | BRG |
|-------|--------|---------|--------|----|---------------|
| C16 | 45.37 | 422.13 | 45.34 | | S171°19'05" N |
| C17 | 98.31 | 422.13 | 99.09 | | S27°04'09" N |
| C18 | 76.19 | 815.38 | 76.16 | | S33°12'45" N |
| C19 | 87.74 | 933.53 | 87.73 | | S38°58'21" N |
| C20 | 73.22 | 500.00 | 66.85 | | N82°14'09" E |
| C21 | 111.26 | 600.00 | 95.59 | | N05°11'26" N |
| C22 | 43.42 | 600.00 | 42.48 | | S67°39'49" N |
| C23 | 45.57 | 600.00 | 44.48 | | N69°50'27" N |
| C24 | 31.56 | 600.00 | 31.19 | | N3°01'04" N |
| C25 | 34.55 | 600.00 | 34.08 | | N01°27'11" N |
| C26 | 56.93 | 500.00 | 53.61 | | N77°18'01" N |
| C27 | 36.07 | 500.00 | 33.29 | | N241°31'51" N |
| C28 | 41.05 | 500.00 | 39.91 | | S19°57'53" N |
| C29 | 57.14 | 500.00 | 54.08 | | S75°13'38" N |
| C30 | 70.96 | 500.00 | 65.15 | | N40°52'28" N |
| C31 | 117.9 | 1000.00 | 117.9 | | N43°39'26" E |
| C32 | 58.45 | 1000.00 | 57.66 | | S53°46'57" N |
| C33 | 69.44 | 1000.00 | 69.44 | | S58°53'08" E |
| C34 | 146.01 | 955.53 | 145.96 | | N289°29'44" E |

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY THE OFFICIAL FLOOD HAZARD MAPS OF THE STATE OF GEORGIA. THE DEVELOPER'S RESPONSIBILITY IS TO OBTAIN ANY NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AND TO OBTAIN ANY NECESSARY EASEMENTS FROM THE APPLICABLE OWNERS OF ANY ADJACENT PROPERTY. THE DEVELOPER'S RESPONSIBILITY IS TO OBTAIN ANY NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AND TO OBTAIN ANY NECESSARY EASEMENTS FROM THE APPLICABLE OWNERS OF ANY ADJACENT PROPERTY. THE DEVELOPER'S RESPONSIBILITY IS TO OBTAIN ANY NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AND TO OBTAIN ANY NECESSARY EASEMENTS FROM THE APPLICABLE OWNERS OF ANY ADJACENT PROPERTY.

GENERAL NOTES:

1. NUMBER OF LOTS SHOWN ARE AS OF ALL LOT CORNER MARKERS EXISTING.
2. TOTAL AREA: 6.669 ACRES.
3. TOTAL NUMBER OF LOTS: 20.
4. COUNTY: 28th DISTRICT.
5. SURVEYED BY: JERRY L. NEESE, SURVEYOR.
6. DATE: 10/15/2014.
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

CITY OF SAVANNA DEVELOPMENT CERTIFICATION

THE CITY OF SAVANNA HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT COMPLIES WITH THE CITY OF SAVANNA DEVELOPMENT CERTIFICATION ACT AND THE CITY OF SAVANNA ZONING ORDINANCE. THE CITY OF SAVANNA HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT COMPLIES WITH THE CITY OF SAVANNA DEVELOPMENT CERTIFICATION ACT AND THE CITY OF SAVANNA ZONING ORDINANCE.

OWNER'S ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described property, hereby acknowledge that the plat and map shown hereon are a true and correct copy of the original survey and that the same are in accordance with the laws of the State of Georgia and the laws of the City of Jasper, Georgia.

[Signature] DATE: 10/15/2014

SURVEYOR'S ACKNOWLEDGMENT

I, the undersigned, being a duly licensed Surveyor in the State of Georgia, hereby certify that I am the author of the above described plat and map and that the same are in accordance with the laws of the State of Georgia and the laws of the City of Jasper, Georgia.

[Signature] DATE: 10/15/2014

FINAL PLAT

North Cooper Lake Place

DATE: 10/15/2014 SECTION: 28th DISTRICT TOWNSHIP: 17th RANGE: 10th

CITY: SAVANNA COUNTY: 28th DISTRICT

SCALE: 1" = 40' FILE NO. 214-10-204-204

Larry D. Neese, PLS
 ENGINEER - PLANNERS SURVEYORS
 Post Office Box 34
 Jasper, Georgia 30014
 (770) 428-2122
 Email: Lneese22356@aol.com

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

OWNER/DEVELOPER

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

Scale: 1" = 40'

North Arrow

Legend:

- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- CURVE
- LOT