



Variance Application

Applicant

Primary Location

VAR-23-29

 Vanessa Cummings
 4045393022
@ enssa2018@gmail.com

2000 OAKDALE CT SE
SMYRNA, GA 30080

Submitted On: Jul 17, 2023

Applicant Information

First Name

Vanessa

Last Name

Cummings

Street Address

2000 Oakdale Court SE

City

Smyrna

State

Georgia

Zip Code

30082

Email

enssa2018@gmail.com

Phone Number

4045393022

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

2000 Oakdale Court SE, Smyrna, GA, 30082

Description of Requested Variances

Building variance to make additions to property in order to increase square footage and variance to adjust fencing on/around property to make home safer for occupants and increase yard space.

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.

1. Building variance to make additions to property

- a. Home is only 720sq ft, which is inadequate for a family. We would like to have at least 1,200sq ft of liveable space.
- b. We were told by the seller's agent (and it was shown on the listing) that the home was connected to the sewer. After purchasing, we made plans to extend to the backyard, however during the planning phase, found that we instead have a septic tank and sewer is not even available in the area. At this time, we have been told by the Cobb/Douglas Health Department that we would need 10ft of clearance to build around the septic tank at all. As there is not enough land space to accommodate, we have had to adjust plans and attempt to build out toward Okdale Road and Oakdale Court.

2. Fencing adjustment:

- a. We would like to increase safety of property by improving the barrier between the house and main road. Man vehicles and fedex semi trucks frequent Oakdale court.
- b. We would like to see befter fencing around the property that will help to keep out some of the trash from the main road.c.
- c. We would like to increase the amount of yard space that is possible for our baby, little dogs and kitten.
- d. We would also like to use the fencing as somewhat of a noise barrier to cut down on some level of noise from the main road.
- e. We are hoping that the extended fencing would also give us some extra privacy from those driving by on this main road that sometimes has slow moving traffic.

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

Request for Building Variance

Property Address:

2000 Oakdale Court, Smyrna, GA, 30082

Applicants:

Vanessa Cummings (404.539.3022)
Ensen Ambriz (404.580.9439)

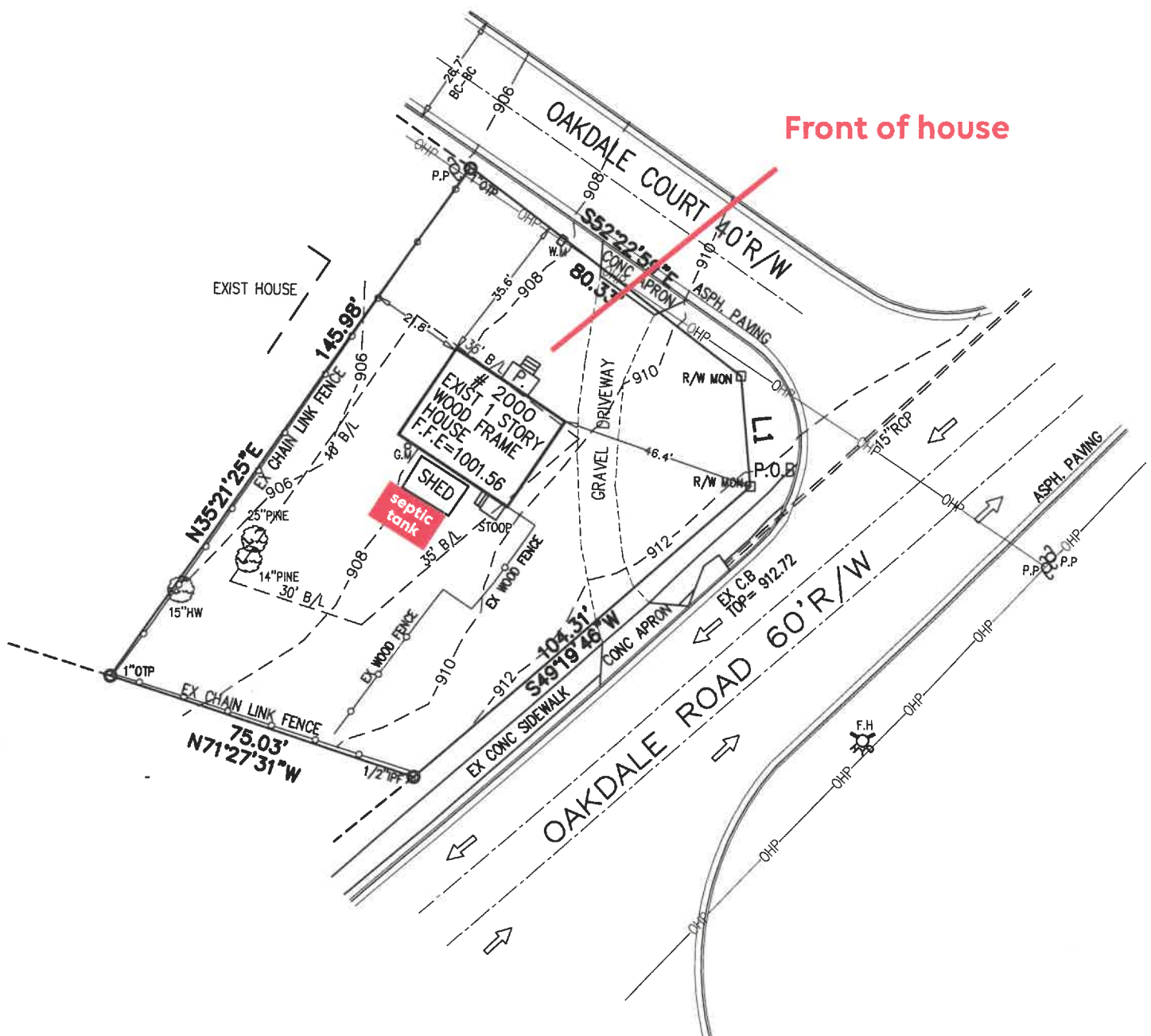
Email:

enssa2018@gmail.com

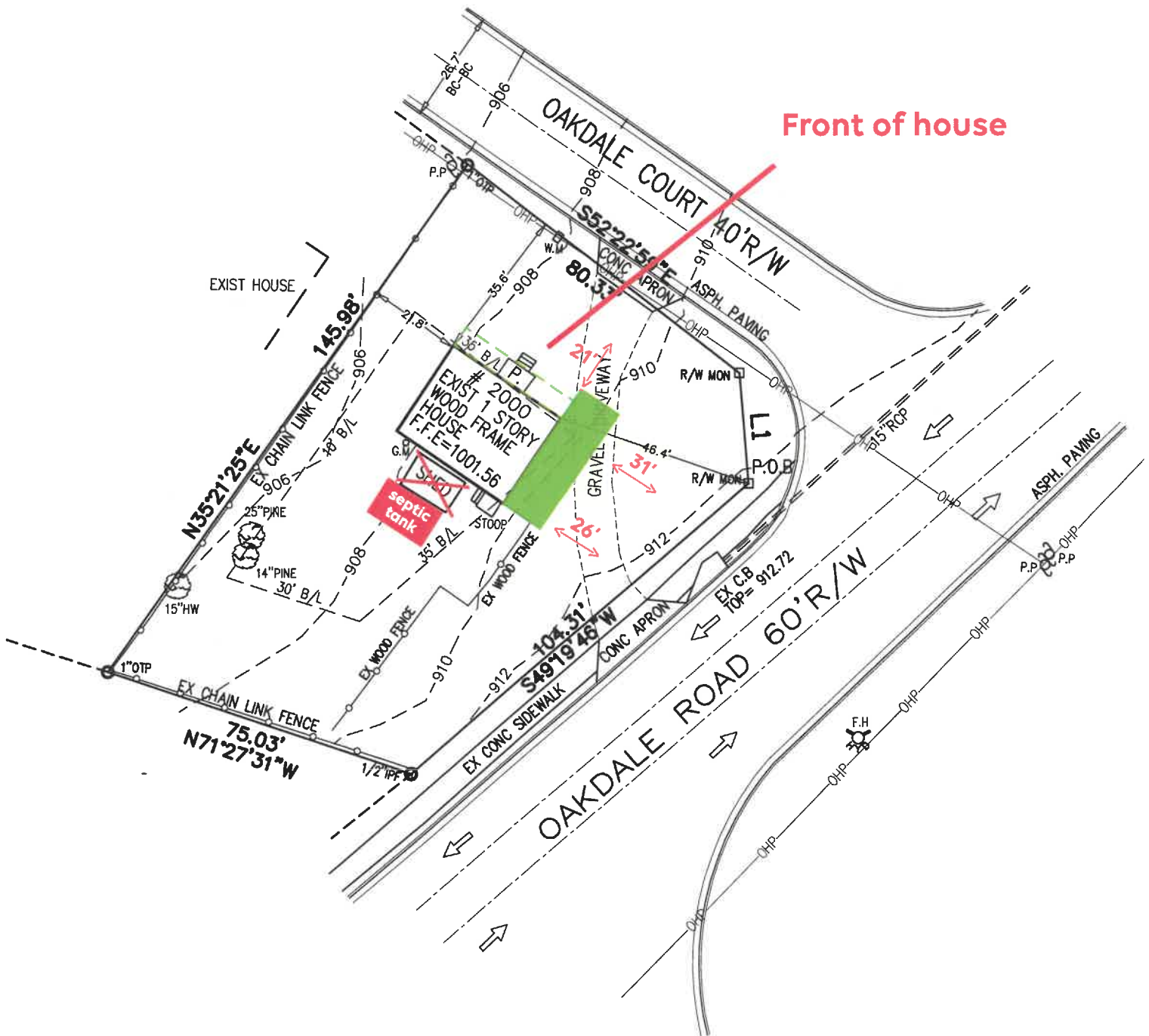
2000 Oakdale Court, Smyrna, GA, 30082

Before purchasing this home, we noticed that the listing mentioned that the property was connected to the sewer system. We also confirmed this information with the seller's agent prior to putting an offer in. Unfortunately, after the purchase, we were made aware that the home instead has a septic tank in the backyard...and that it is close to the structure.

This has become problematic for us, as we planned to build out toward the backyard in an effort to increase the square footage as the home is only around 700sq ft. At this time, we have had to make revisions to our plans, and adjustments to work around the septic tank that was built close to the structure. Because of this, we are requesting a variance so that we can instead build out toward Oakdale Road and Oakdale Court.



For the additions, we are requesting 12ft from the home in the direction of Oakdale Road.



Request for Fence Variance

Property Address:

2000 Oakdale Court, Smyrna, GA, 30082

Applicants:

Vanessa Cummings (404.539.3022)

Ensen Ambriz (404.580.9439)

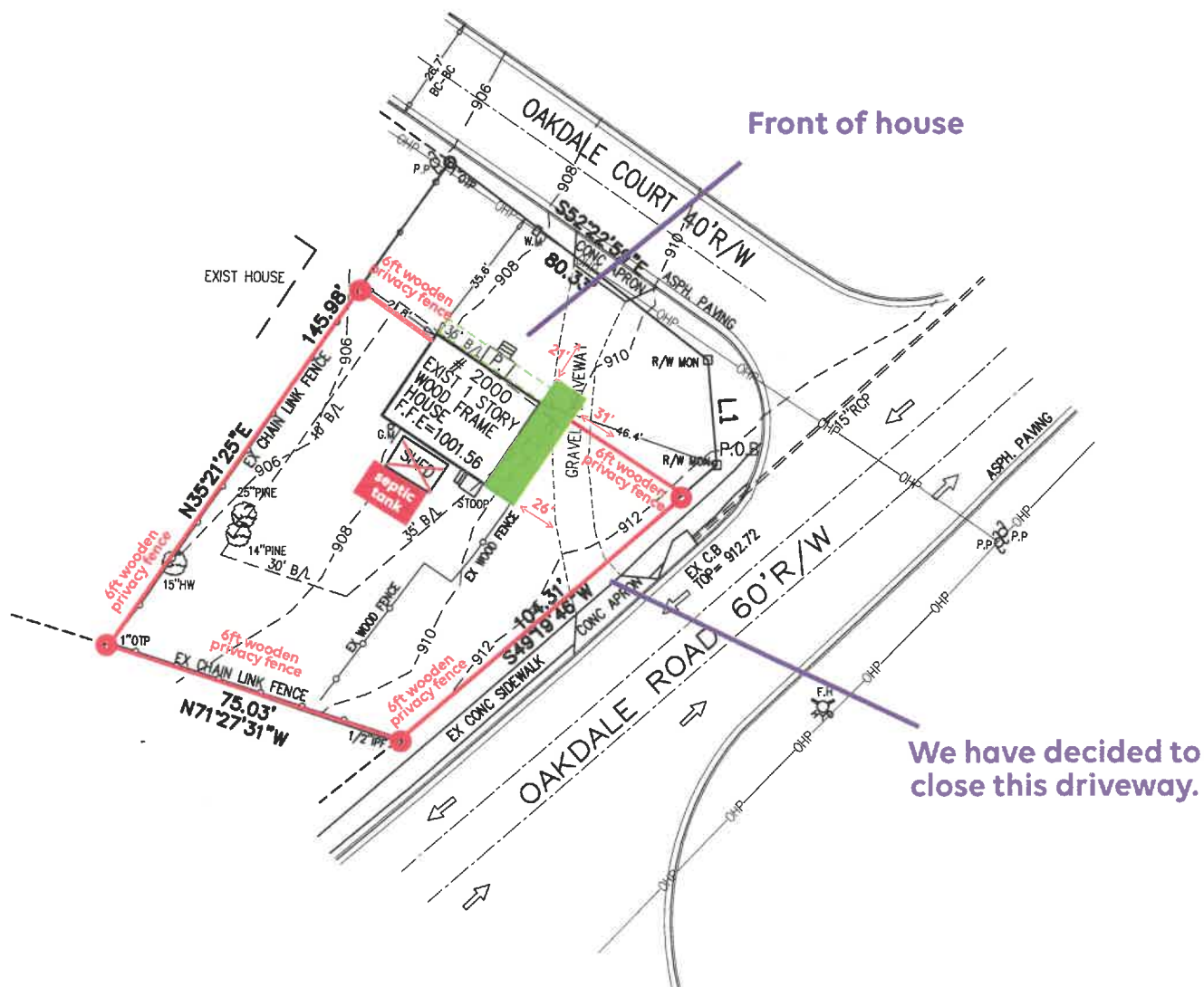
Email:

enssa2018@gmail.com

Proposed Privacy Fencing (6ft – wooden)

At this time, we are requesting a variance to extend our fencing outward toward Oakdale Road for a number of reasons:

1. **Safety** – Because of the challenges that we are facing concerning the septic tank, and the need to build out toward Oakdale Road, we are requesting permission to extend our privacy fencing to the property line in order to create a first line of defense type safety barrier, protecting occupants from the very close road/automobiles/large semi-trucks (Fedex distribution center is across the road).
2. **Privacy** – As this is a very busy main road with somewhat slow moving traffic during rush hour, it's easy to notice individuals sitting in their cars casually observing as they wait to proceed..
3. **Noise Reduction** – Once again, this is a busy and somewhat noisy street, especially as a large Fedex warehouse is right across the street, meaning trucks are constantly driving along Oakdale Road.
4. **Child & Pet Safety** – For the safety of our young daughter, two dogs and kitten that could run into traffic, but also to give them enough yard space so that they can play. We have also noticed a large dog roaming around the neighbourhood off-leash, which is concerning.
5. **Cleanliness** – To help keep at least some of our yard clear of all of the debris and trash flying directly onto the property from the main road.



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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66
\$
Total Postage and Fees \$5.01
\$

Sent To Resident/Home Owner
Street and Apt. No., or PO Box No.
5228 Oakdale Road
City, State, ZIP+4®
Smymna, GA, 30082

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



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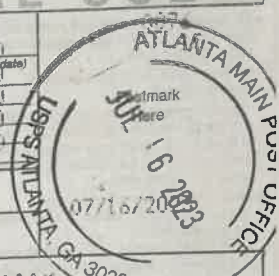
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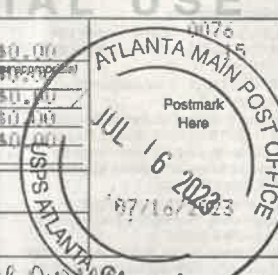
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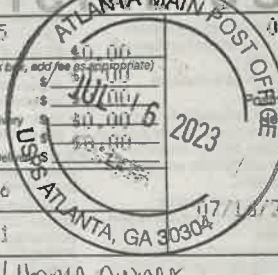
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2001 W Manor Road
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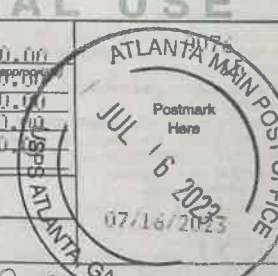
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From: [Mike Hickenbottom](#)
To: [Caitlin Crowe](#)
Subject: RE: 2000 Oakdale Ct
Date: Monday, July 17, 2023 10:15:49 AM

Hey Caitlin,

All the Smyrna taxes are paid in full for 2000 Oakdale Court.

Thank you,

Mike Hickenbottom
City of Smyrna
678-631-5325

From: Caitlin Crowe <ccrowe@smyrnaga.gov>
Sent: Monday, July 17, 2023 9:43 AM
To: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Subject: 2000 Oakdale Ct

Good morning Mike,

Can I get confirmation that 2000 Oakdale Ct is up to date on their taxes?

Thank you!

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



Printed: 7/17/2023

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:
JOHN W & JULIA B NORTON

NORTON JOHN W

Payment Date: 12/8/2022

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2022	17068800220	10/15/2022	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$16.52	\$75.51	\$0.00	\$0.00	\$1,602.19	\$0.00



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