



Variance Application	Applicant	Primary Location
VAR-23-41	 Karls Mundaray	3351 LEE ST SE
Submitted On: Sep 18, 2023	 4703575865	SMYRNA, GA 30080
	@ office@cleverhomellc-gc.com	

Applicant Information

First Name	Last Name
Karls	Mundaray
Street Address	City
2179 Sumter lake drive	Marietta
State	Zip Code
GA	30062
Email	Phone Number
Office@cleverhomellc-gc.com	4703575865
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
Paul Lindberg	3351 Lee street SE
City	State
Smyrna	GA
Zip Code	Email Address
30080	Plindberg315@gmail.com
Phone Number	
717- 254-9979	

Property Information

Property Address
3351 Lee street SE
Description of Requested Variances
New Porch and deck are inside creek buffer

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.

Creek runs through the middle of property lot making it almost unusable and practically impossible to add any structure

Respecting the 50’ buffer on each side of the creek will be at the edge of main house.

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 678-631-5387 / Fax 770-431-2808

I, Paul E. Lindberg, swear that I am the Property Owner of the property

located at: 3351 Lee Street SE, 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): Karls E. Mundaray / Gregory D. Chandler

Address: 2179 Sumter Lake dr., Marietta GA 30062

Telephone: 470 357 5865 Email: office@cleverhomett-gc.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.)



Signature of Property Owner

3351 Lee Street SE.
Address

Paul E. Lindberg

Name of Property Owner (print clearly)

Smyrna GA 30080
City, State, Zip

NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified ~~that~~ Paul Lindberg owner of 3351 Lee street SE

Intends to make an application for a variance for the purpose of Building a rear deck / screened porch at this property within the 50' creek buffer

on the premises described in the application.

NAME	ADDRESS
David Hicks	3350 Lee St, Smyrna, GA 3008
Melinda R. Goethe	3331 Leest, Smyrna, GA 300
Jane Jordan	3366 Bully Branch Dr 300
AMANDA WOODS	3361 LEE ST., SMYRNA, GA 30080

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

From: [Mike Hickenbottom](#)
To: [Caitlin Crowe](#)
Subject: RE: 3351 Lee St
Date: Tuesday, September 19, 2023 7:01:44 AM

Good Morning,

The only year they owe is 2023 in the amount of \$2,043.57 which is due 11/15/2023. All prior years are paid in full.

Thank you,

Mike Hickenbottom
City of Smyrna
678-63-15325

From: Caitlin Crowe <ccrowe@smyrnaga.gov>
Sent: Monday, September 18, 2023 4:58 PM
To: Mike Hickenbottom <mhickenbottom@smyrnaga.gov>
Subject: 3351 Lee St

Hi Mike,

Can you please confirm if 3351 Lee St 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: 9/18/2023

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:
ROCKET MORTGAGE LLC

LINDBERG PAUL & DAVISON DANIELLE

Payment Date: 10/10/2022

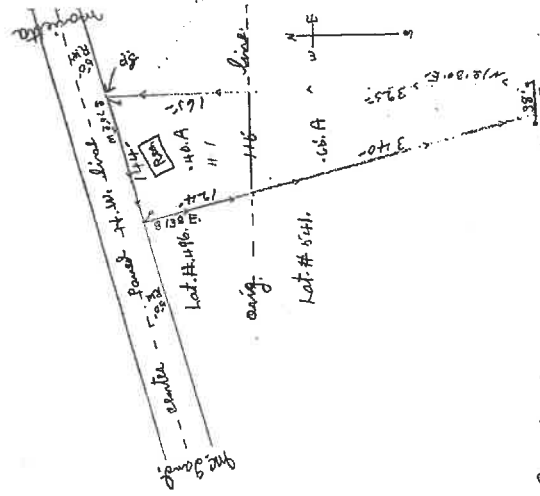
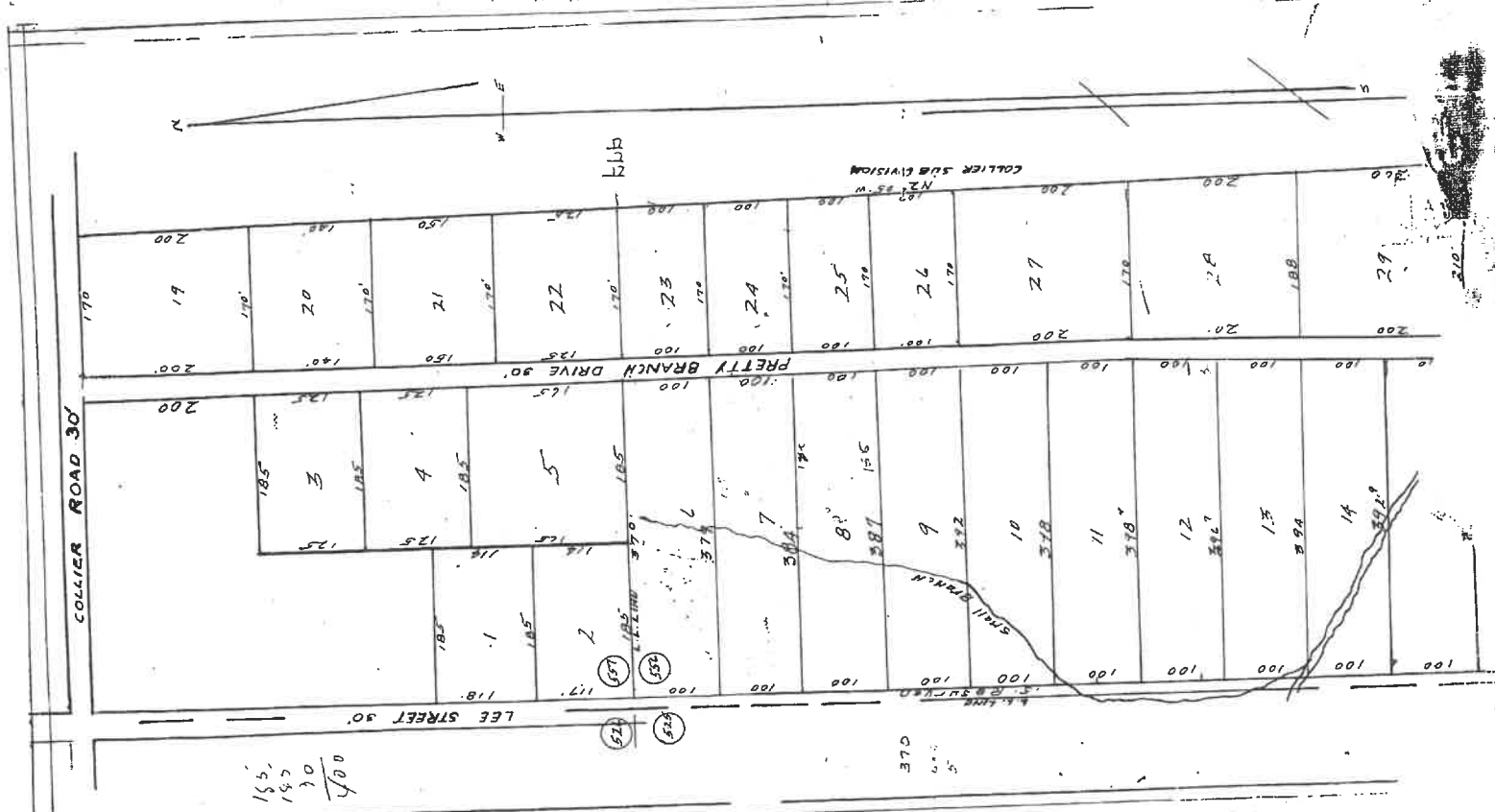
Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17055600270	10/15/2022	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$7,317.52	\$0.00	



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

Legend
Starting Point → S.P.
Bearing line
Line of Survey
Stakes in corners
Total Area 1.06

1



Georgia Cobb County Aug. 17-1949.
Plot of John H. Petree's property located in 15th Dist.
and 2nd Sec. in said State and County,
Scale, 100' to 1". Note: Bearing of all lines given
with respect to magnetic North line north is 12.3m
west of magnetic.

Cirley Harris
Pursuing County Surveyor.

Certificate no. 302.

CLERK'S OFFICE, SUPERIOR COURT

Cobb County, Ga.

Filed in office

This 1st day of July 1949

John H. Harris, Clerk