



## License and Variance Board Meeting - Final

July 10, 2024  
10:00 AM

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**J. V24-061** Public Hearing - Variance Request - V24-061 - Reduce the side setback from 10 feet to 6 feet - Land Lot 702 - 2255 Goodwood Boulevard - Christopher Tzegaegbe



# City of Smyrna

## Issue Sheet

A Max Bacon  
City Hall  
2800 King Street  
Smyrna, GA 30080

File Number: V24-061

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**Agenda Date:** 7/10/2024

**In Control:** License and Variance Board

**File Type:** Variance Item

**Agenda Section:**  
Formal Business

**Agenda Number:** I.

**Department:** Community Development

**Agenda Title:**

Public Hearing - Variance Request - V24-061 - Reduce the side setback from 10 feet to 6 feet - Land Lot 702 - 2255 Goodwood Boulevard - Christopher Tzegaegbe

***Ward 2 Councilmember - Latonia P. Hines***

**ISSUE AND BACKGROUND:**

The applicant is requesting several variances for an addition at 2255 Goodwood Boulevard: increase the maximum impervious surface area from 30% to 38.5%, reduce the front setback from 25 feet to 24.5 feet and reduce the side setback from 10 feet to 6 feet. Section 801 controls the setbacks and maximum impervious surface area for properties zoned RTD.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting to deviate from the development standards established by the RTD zoning district, which requires a maximum impervious surface area of 30% , a front setback of 25 feet and a side setback of 10 feet. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that placing the addition within the setbacks will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variances with the following conditions:

1. Approval of the requested variances shall be conditioned upon substantial compliance with the mitigation plan and elevations submitted with the variance application.
2. A Stormwater Inspection and Maintenance Agreement shall be completed and recorded with the Cobb County Superior Court prior to issuance of the building permit.
3. A stormwater as-built certification statement shall be submitted to Community Development for approval prior to issuance of the Certificate of Completion.

# **CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM**

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To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director  
Caitlin Crowe, Planner I

Date: July 1, 2024

**RE: VARIANCE CASE V24-055**  
**2255 Goodwood Boulevard – Increase the maximum impervious surface area from 30% to 38.5%**

**VARIANCE CASE V24-060**  
**2255 Goodwood Boulevard – Reduce the front setback from 25 feet to 24.5 feet**

**VARIANCE CASE V24-061**  
**2255 Goodwood Boulevard – Reduce the side setback from 10 feet to 6 feet**

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## **BACKGROUND**

The applicant is requesting several variances for an addition at 2255 Goodwood Boulevard: increase the maximum impervious surface area from 30% to 38.5%, reduce the front setback from 25 feet to 24.5 feet and reduce the side setback from 10 feet to 6 feet. Section 801 controls the setbacks and maximum impervious surface area for properties zoned RTD.

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## **ANALYSIS**

The subject parcel is currently a 0.12-acre lot located on the south side of Goodwood Boulevard within the Oakley Downs subdivision (see Figure 1). The subject parcel and all adjacent parcels are zoned RTD and are occupied by attached single-family townhomes.

The applicant is proposing to remodel the existing 1,607 square foot three-story townhome by adding a 1,076 square foot addition on the northwestern side of the home. The addition will consist of added square footage on all three levels: the lower level will be completely remodeled, enclosing the one-car garage to create a laundry and flex room and adding a new family room and master suite; the main floor will expand the living room and create a dining room and office, and the upper floor will expand to include an additional living space. The addition will have a hardy plank façade, painted to match the existing home.

The existing home is pushed to the southeast of the property with a large front and side yard due to the triangular shape of the lot and its relation to the connected townhome. Due to this irregular shape, the applicant is proposing to extend the line of the existing home with a 0.5-foot encroachment into the front setback and 4-foot encroachment into the side setback. Since the western side of the home is on the 10-foot side setback and the front porch is already at the 25-

foot front setback, any expansion in line with the existing foundation and floor plan would create a setback encroachment. Thus, the hardship is not self-created.

After the proposed addition of 465 square feet of impervious surface to the property, the impervious surface area will be above the allowable 30% by 8.5% (or 430 square feet). To offset the increase in impervious surface area, the applicant is adding a gravel pit in front of the new addition. The City Engineer has reviewed the application in concept only and is supportive of the proposed mitigation method with the stipulation that a Stormwater Inspection & Maintenance Agreement be recorded prior to building permit issuance. A full review of the mitigation plan will be conducted with the building permit application.

The variances proposed are the minimum variances needed to construct any type of addition in line with the current home due to the triangular geometry of the lot. Community Development does not foresee any negative impacts to adjacent properties should the variances be approved. Similar variances have been approved throughout the city when an appropriate mitigation method has been included. At the time of this report, Community Development has not received any calls in opposition to these requests.

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## STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the RTD zoning district, which requires a maximum impervious surface area of 30% , a front setback of 25 feet and a side setback of 10 feet. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that placing the addition within the setbacks will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following conditions:

1. Approval of the requested variances shall be conditioned upon substantial compliance with the mitigation plan and elevations submitted with the variance application.
2. A Stormwater Inspection and Maintenance Agreement shall be completed and recorded with the Cobb County Superior Court prior to issuance of the building permit.
3. A stormwater as-built certification statement shall be submitted to Community Development for approval prior to issuance of the Certificate of Completion.

PROP. 2 STORY ADDITION

EXIST. 2 STORY TOWNHOME WITH BASEMENT

DECK

PORCH

WOOD FENCE

DUMPSTER

MATERIAL STORAGE AREA

GREEN W/PAVED DRIVE

CONC. EX. CONC. DRIVEWAY

EX. TOWNHOME

99

98

1/2" IPF

N/F

VHLEN RYAN STEV

PARCEL ID: 170702

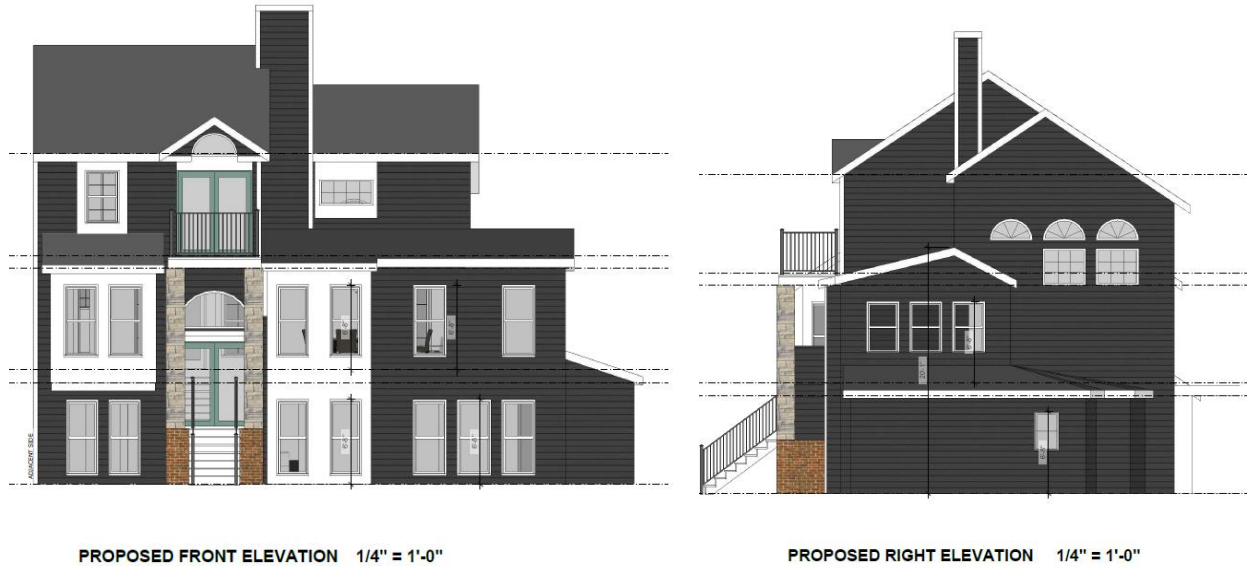
DB: 15114 PG: 576

PB: 108 PG: 5

ZONING R-15

# 2253

**Figure – 3**  
**Front and Side Elevations**



**Figure – 4**  
**Subject Property**





**Figure – 5**  
**Location of Proposed Addition**



**Figure – 6**  
**Adjacent Properties to the East**





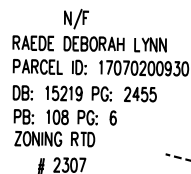
**Figure – 7**  
**Adjacent Property to the West**



**Figure – 8**  
**Adjacent Property across Goodwood Boulevard**







EX HOUSE

N/F  
VHLEN RYAN STEVEN & SARAH BYRD  
PARCEL ID: 17070200910  
DB: 15114 PG: 5767  
PB: 108 PG: 5  
ZONING R-15  
# 2253

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	73.86	73.53	N79°27'55"W	70.79

DIRT STATEMENT:  
CUT: 10 CYD  
FILL: 15 CYD  
ALL DEBRIS TO BE HAULED OFF SITE

NO	GRADING	CHANGES
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SITE DATA:

LOT AREA  
5,062.72 sq.ft  
0.1162 acres

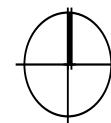
ZONING: RDT  
FRONT SETBACK = 25' FEET  
SIDE SETBACK = 10' FEET  
REAR SETBACK = 30' FEET

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

EXISTING 3 STORY HOUSE:	781	
SQ.FT.		
EXISTING FRONT PORCH:	44	SQ.FT.
EXISTING WOOD DECK:	357	
SQ.FT.		
EXISTING DRIVEWAY:	300	SQ.FT.
PROPOSED 2 STORY ADDITION:	465	SQ.FT.

TOTAL IMPERVIOUS AREA: 1,947  
SQ.FT.

LOT COVERAGE = 38.45 %



DATE: JUN 14, 2024  
DRAWN BY: CG

SCALE: 1"=20'

[illegible]

## SITE PLAN

OWNER:  
DAVIS DANIELLE D  
2255 GOODWOOD BLVD, SMYRNA GA 30080  
PARCEL # 17070200920  
CORR COUNTY

**CITY APPROVAL  
SIGNATURES:**

**SHEET NUMBER:**

S-2

THIS SURVEY WAS MADE WITHOUT THE BENEFIT  
OF A CURRENT TITLE COMMITMENT, EASEMENTS  
AND ENCUMBRANCES MAY EXIST WHICH BENEFIT  
AND BURDEN THIS PROPERTY

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE  
USE OF THE PERSON, PERSON OR ENTITY NAMED  
HEREON AND DOES NOT EXTEND TO ANY  
UNNAMED PERSON WITHOUT A RECERTIFICATION BY

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE  
PROPERTY OF THE SURVEYOR AND MAY NOT BE  
REPRODUCED.  
PUBLISHED OR USED IN ANY WAY WITHOUT THE  
WRITTEN PERMISSION OF THIS SURVEYOR

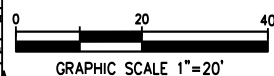
TOTAL AREA: 5,062.72 SQ.FT. - 0.1162 ACRES

BOUNDARY REFERENCE:  
FIELDWORK PERFORMED ON 03/18/2024

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
125,256 FEET.

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
RELATIVE POSITIONAL ACCURACY OF 02 FEET.

\_\_\_\_\_

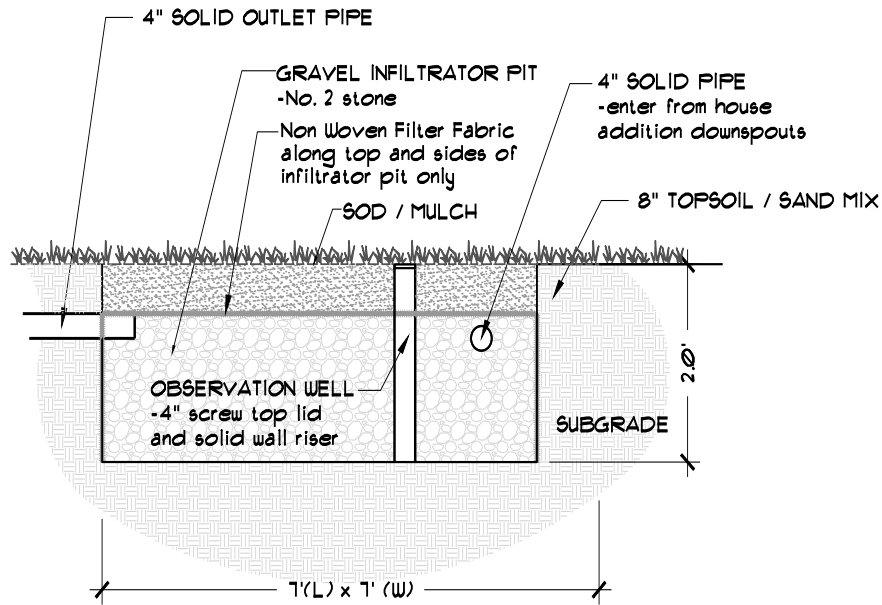


### LEGEND

—TFF—	TREE PROTECTION FENCE	—SS—SS—	SANITARY SEWER LINE
—	SET BACK LINE	—W—W—	WATER LINE
—RD—	FROM ROOF DRAIN	—P/I—	TELECOMMUNICATIONS AND POWER
—SDI—	SILT PROTECTION	—O—	URBAN LINK FENCE
—CRZ—	CRITICAL ROOT ZONE	—I.P.F.—	IRON PIN FOUND
—SRP—	STRUCTURAL ROOT	—C.M.P.—	CORRUGATED METAL PIPE
—T—	TELECOMMUNICATIONS LINE	—RCP—	REINFORCED CONCRETE PIPE
—P—	POWER LINE	—FH—	FIRE HYDRANT

UP	UTILITY POLE
CP	CALCULATED POINT
POB	POINT OF BEGINNING
(CO)	CONSTRUCTION OUTLET
(WM)	WATER METER
(CO)	CLEAN OUT





NOTES:  
 1. ALL PIPES WITHIN INFILTRATION PIT TO BE CAPPED & PERFORATED  
 2. ALL WATER FROM PROPOSED IMPERVIOUS SURFACES TO FLOW INTO PIT

GRAVEL PIT DETAIL  
 scale : 1/2" = 1'-0"

WATER QUALITY CALCULATIONS			
Total new impervious - House addition		464 sf	
GRAVEL PIT TO BE USED FOR WATER QUALITY			
Volume: 464 x .083 = 38.5 cu ft			
Void factor : 38.5 / 0.4 = 96.25 cu ft required (incl stone void space)			
7'x7'x2' gravel pit provided (98.0 cu ft)			

2255 GOODWOOD BLVD SE, SMYRNA, GA 30080

SCOPE OF WORK

ADDITION OF LOWER FLOOR AND MAIN FLOOR TO THE RIGHT OF THE EXISTING END TOWNHOUSE UNIT.

OWNER OF RECORD

DANIELLE DAVIS

DRAWING NOTES

DOCUMENT SET ISSUANCE NOTE:  
ALL SHEETS RELEASED ARE PRINTED ON 18" X 24" SIZED WHITE SHEETS. DO NOT SCALE DRAWINGS. IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND/OR DESIGNER IF YOU ARE WORKING OFF SET SMALLER THAN 18" X 24" SIZE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ON THE TITLE BLOCK OF THE COVER SHEET WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING FROM THE MOST CURRENT ISSUED DRAWING.  
ALL DIMENSIONS ARE TO THE FINISHED SURFACE.

CODE COMPLIANCE INFORMATION

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

NFPA 101 LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020)

2020 NATIONAL ELECTRICAL CODE (NEC)

GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATION, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
- 2. SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO IMOD DESIGN FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDINGS. CONSULT LOCAL ENGINEERS FOR PROPER FOOTING AND REINFORCING SIZES.
- 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- 7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
- 8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATION, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- 9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

GENERAL FRAMING NOTES

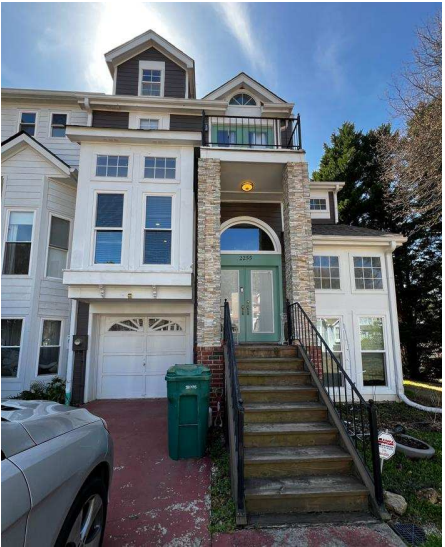
- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
- 1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
  - 2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
  - 3. ALL HEADERS SHALL BE 2-2X10'S WITH ½" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
  - 4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
  - 5. PROVIDE 1X4 CROSS BRIDGING AT MID-POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
  - 6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH ½" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8D COMMONS AT 6" O.C. AT ALL EDGES AND 8D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
  - 7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
  - 8. PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
  - 9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
  - 10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGE THAN RATERS.
  - 11. ROOF DECKING SHALL BE ½" CDX PLYWOOD MINIMUM.
  - 12. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED. TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEERS IN STATE IN WHICH WORK IS TO BE PERFORMED.
  - 13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED CARRY LOAD.
  - 14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGN BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODE.
  - 15. ALL SOLID FRAMINGS, COLUMNS, BEAMS, ETC., TO BE DESIGN BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
  - 16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.

SQUAREFOOTAGE & FAR

		MAIN FLOOR ADDITIONAL BUILDING AREA	LOWER FLOOR ADDITIONALBUI LDING AREA	ADDITIONALBUILDING AREA FROM EX GARAGE
	EXISTING GFA	1607	384	465
PROPOSED GFA	2683			227

INDEX

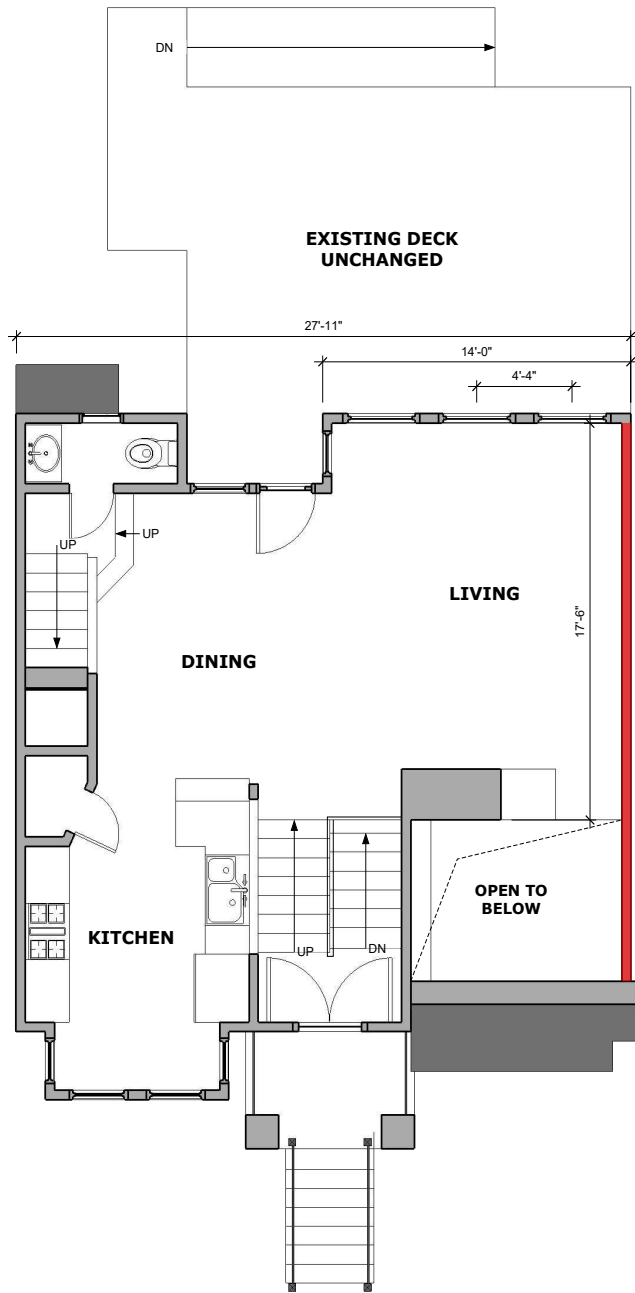
- 1. EXISTING AND PROPOSED MAIN FLOOR PLAN
- 2. EXISTING AND PROPOSED LOWER FLOOR PLAN
- 3. EXISTING AND PROPOSED UPPER FLOOR PLAN
- 4. MAIN FLOOR AND LOWER FLOOR ELECTRICAL PLAN
- 5. EXISTING AND PROPOSED FRONT ELEVATION
- 6. EXISTING AND PROPOSED BACK ELEVATION
- 7. EXISTING AND PROPOSED RIGHT ELEVATION
- 8. EXISTING AND PROPOSED ROOF PLAN
- 9. WALL SECTION AND DETAILS



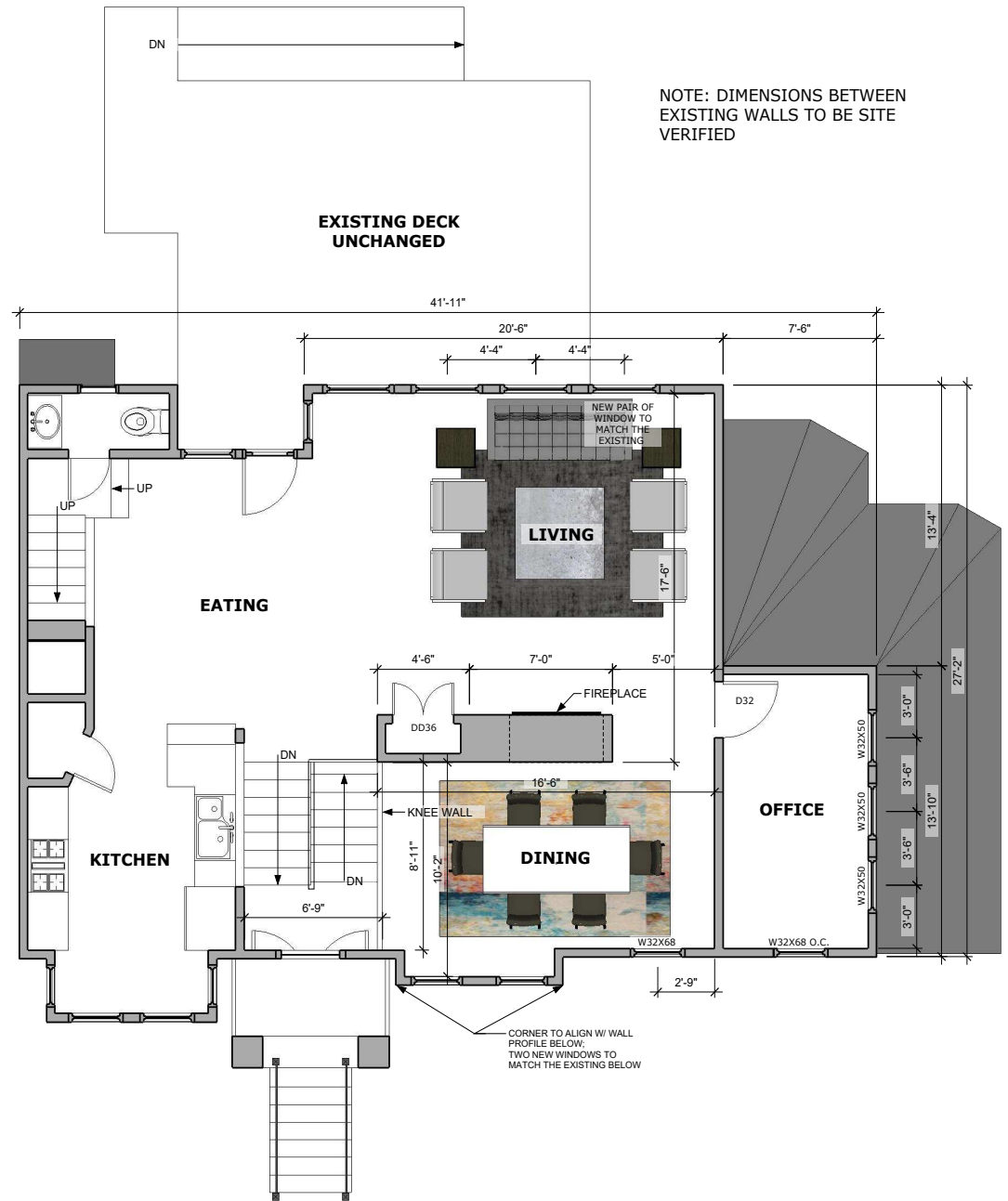
CONTACT INFORMATION

OWNER: DANIELLE DAVIS, TEL:  
CONTRACTOR: , TEL:  
DRAWN BY: HUNG SHAR, TEL: 404-718-0251, EMAIL: hungshar@gmail.com  
ENGINEER: , TEL:

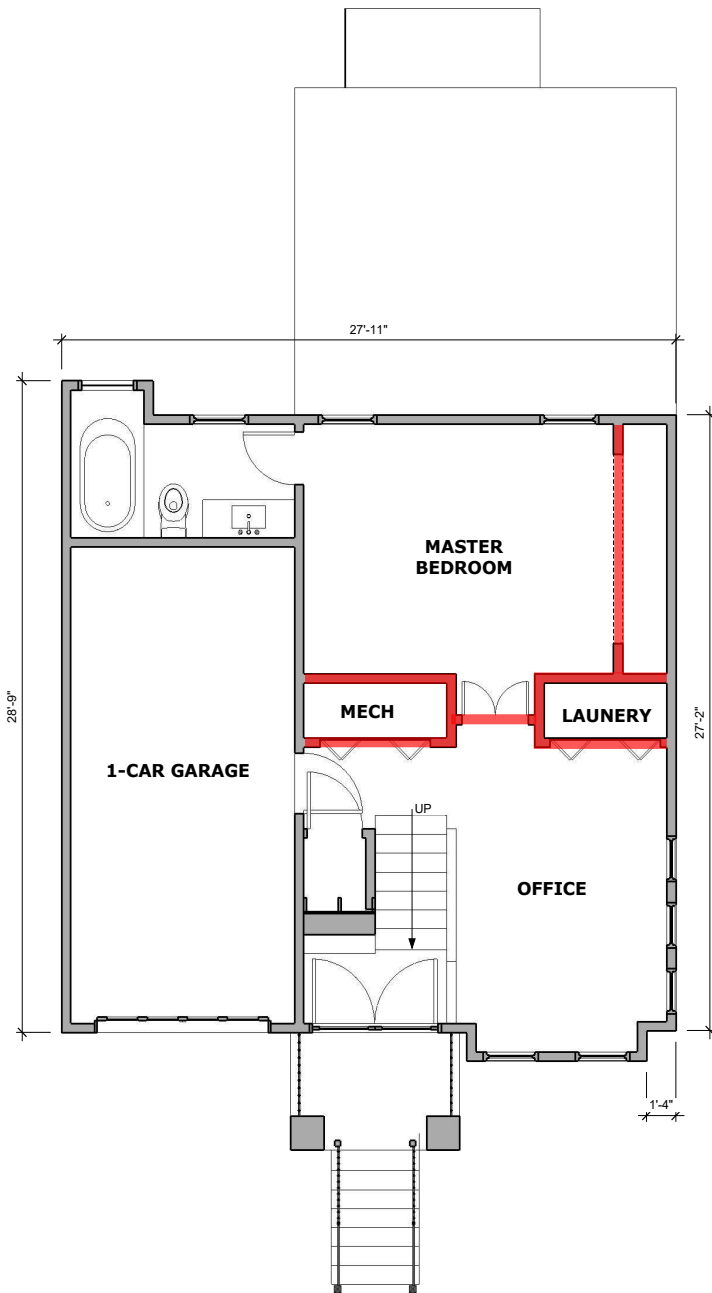




EXISTING MAIN FLOOR PLAN 1/4" = 1'-0"

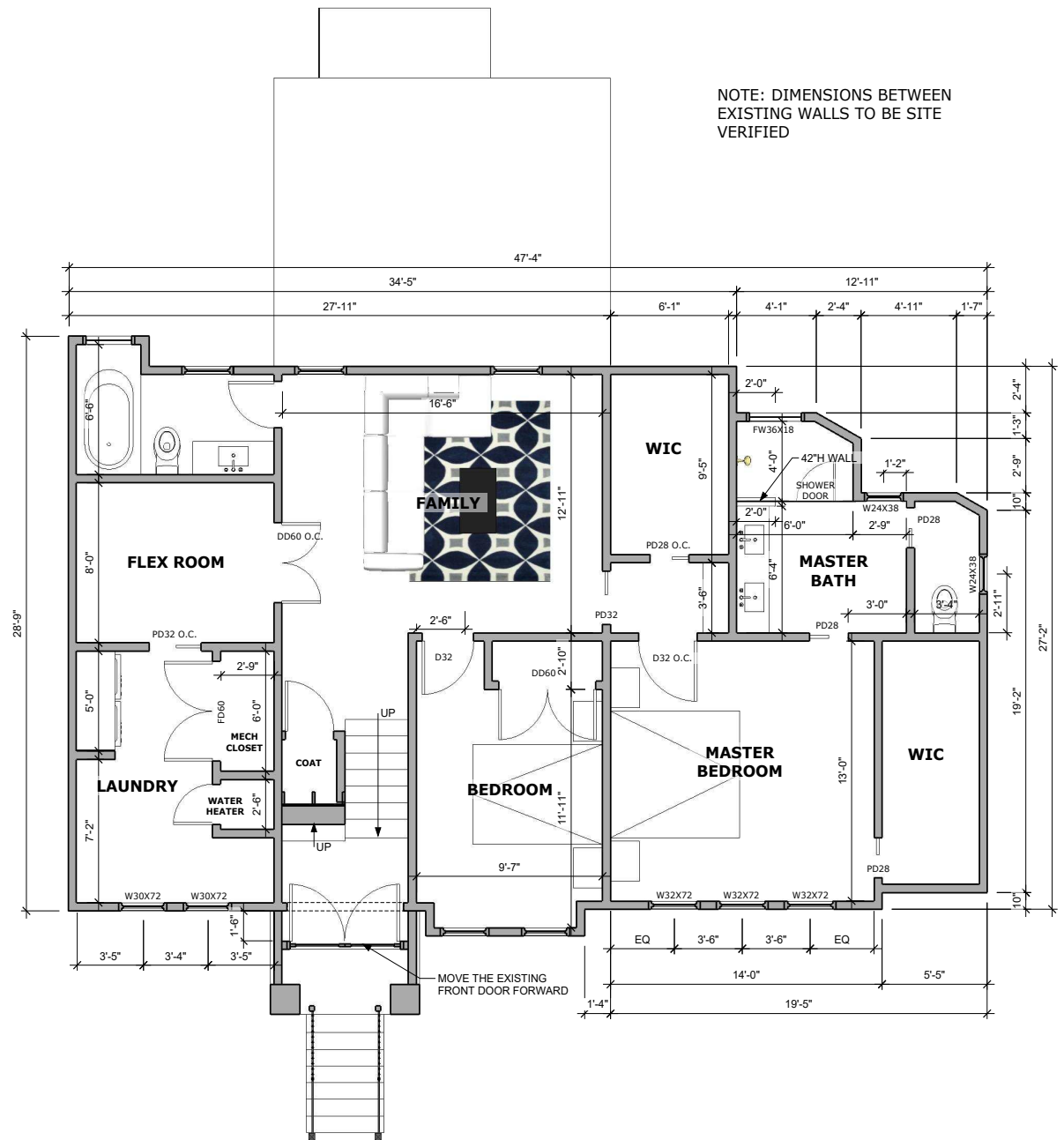


PROPOSED MAIN FLOOR PLAN 1/4" = 1'-0"



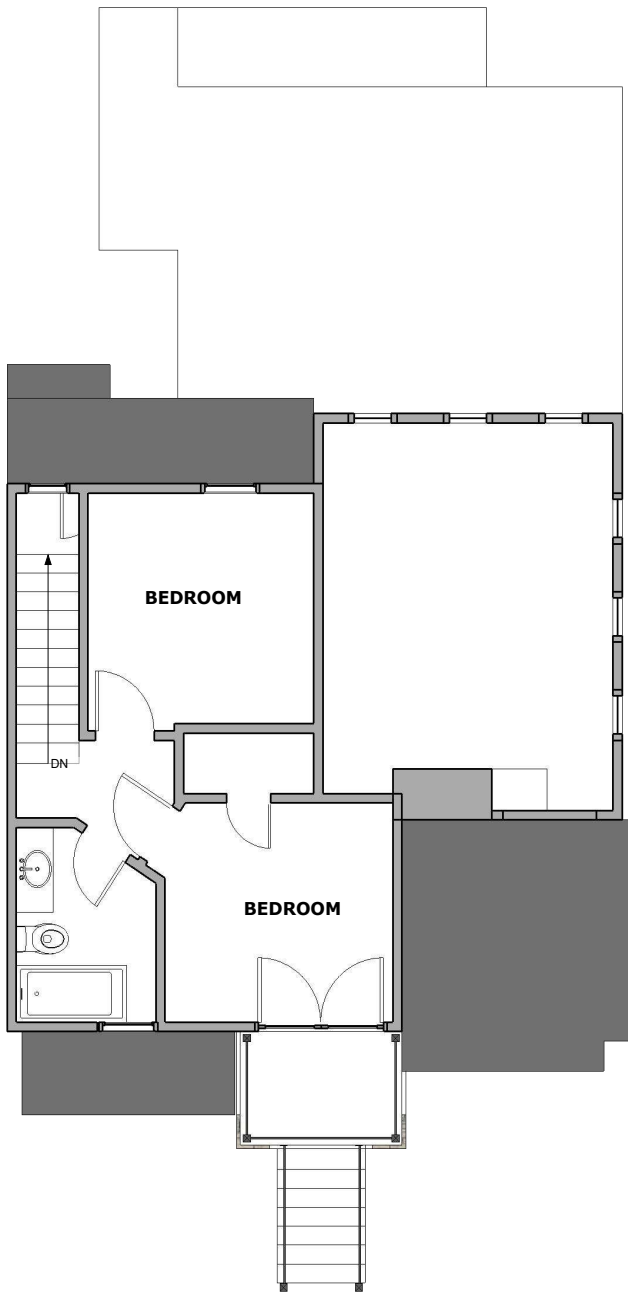
WALL TO BE REMOVED

EXISTING LOWER FLOOR PLAN 1/4" = 1'-0"

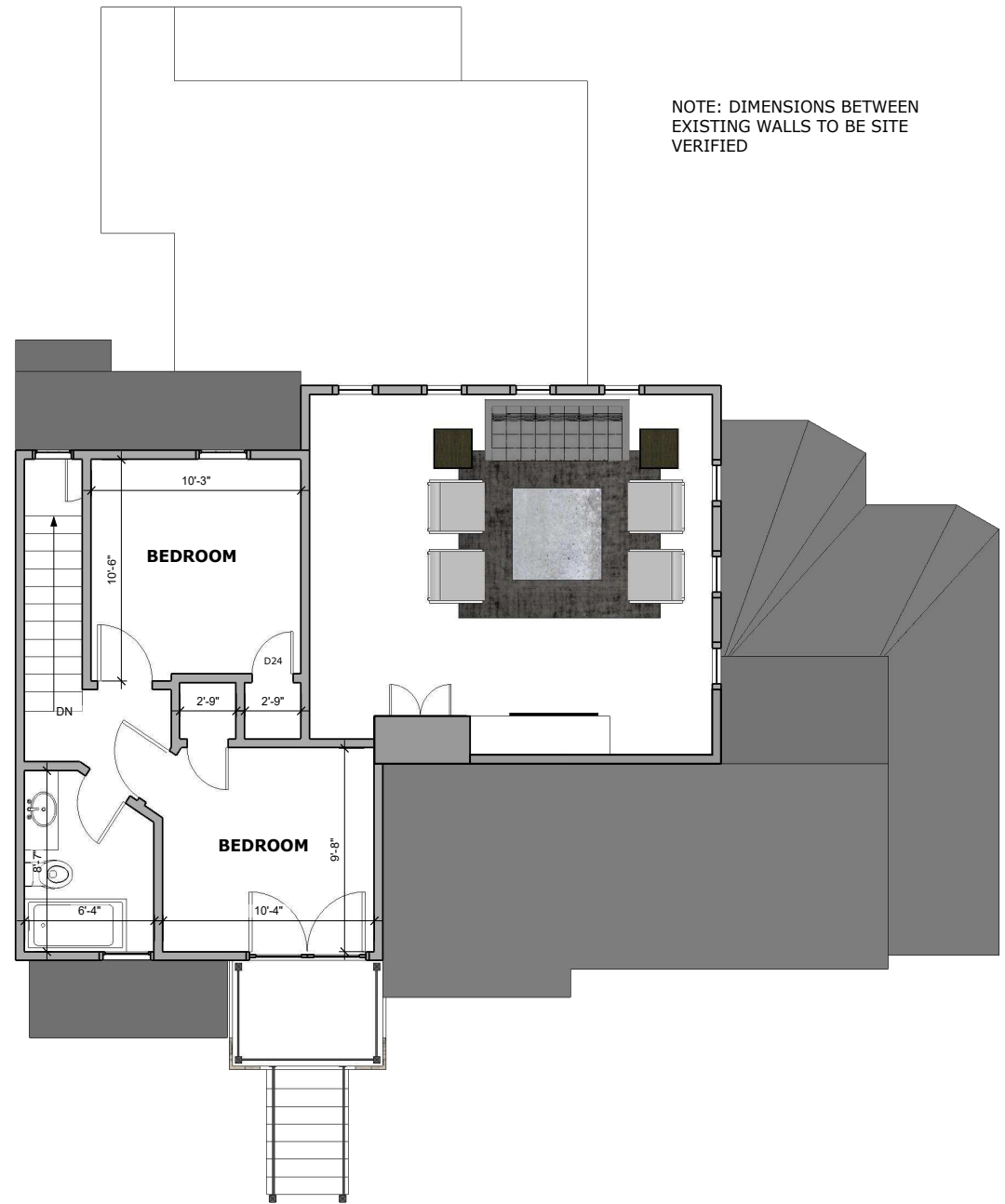


NOTE: DIMENSIONS BETWEEN EXISTING WALLS TO BE SITE VERIFIED

PROPOSED LOWER FLOOR PLAN 1/4" = 1'-0"



**EXISTING UPPER FLOOR PLAN 1/4" = 1'-0"**














**PROPOSED UPPER FLOOR PLAN 1/4" = 1'-0"**

NOTE: NO CHANGE TO THE UPPER FLOOR EXCEPT FOR DIVIDING THE CLOSET INTO TWO

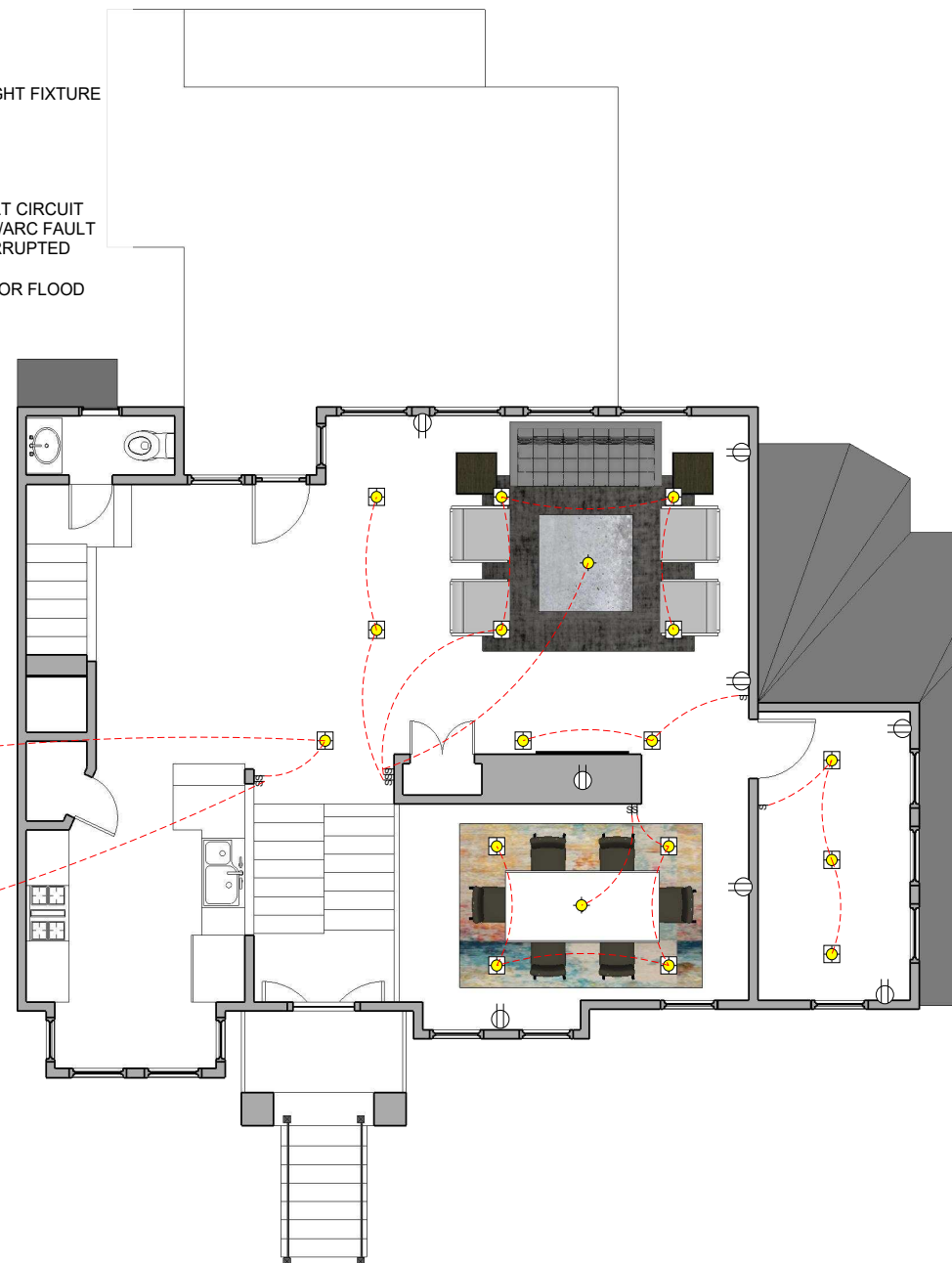


# ELECTRICAL LEGEND

- |   |                       |   |  |
|---|-----------------------|---|--|
|  | 120V RECEPTACLE       |  | RECESSED LIGHT FIXTURE   |
|  | 240V RECEPTACLE       |  | LIGHT SWITCH   |
|  | CARBON/SMOKE DETECTOR |  | EXHAUST FAN  |
|  | LIGHT FIXTURE         |  | GROUND FAULT CIRCUIT INTERRUPTED/ARC FAULT CIRCUIT INTERRUPTED |
|  | FLOOR RECEPTACLE      |  | MOTION SENSOR FLOOD LIGHT                                      |
|  | FAN LIGHT             |   |  |



LOWER FLOOR ELECTRICAL PLAN 1/4" = 1'-0"

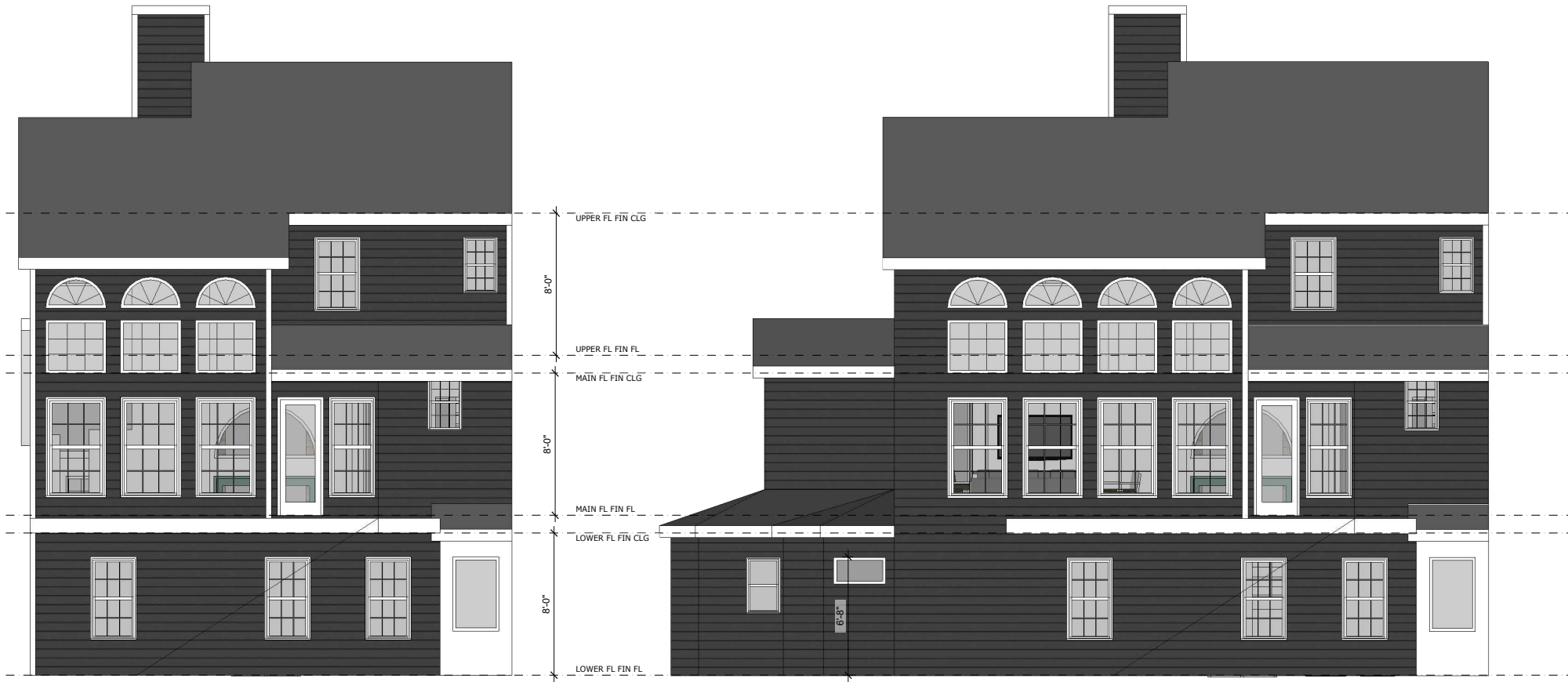


MAIN FLOOR ELECTRICAL PLAN 1/4" = 1'-0"



EXISTING FRONT ELEVATION 1/4" = 1'-0"

PROPOSED FRONT ELEVATION 1/4" = 1'-0"



EXISTING BACK ELEVATION 1/4" = 1'-0"

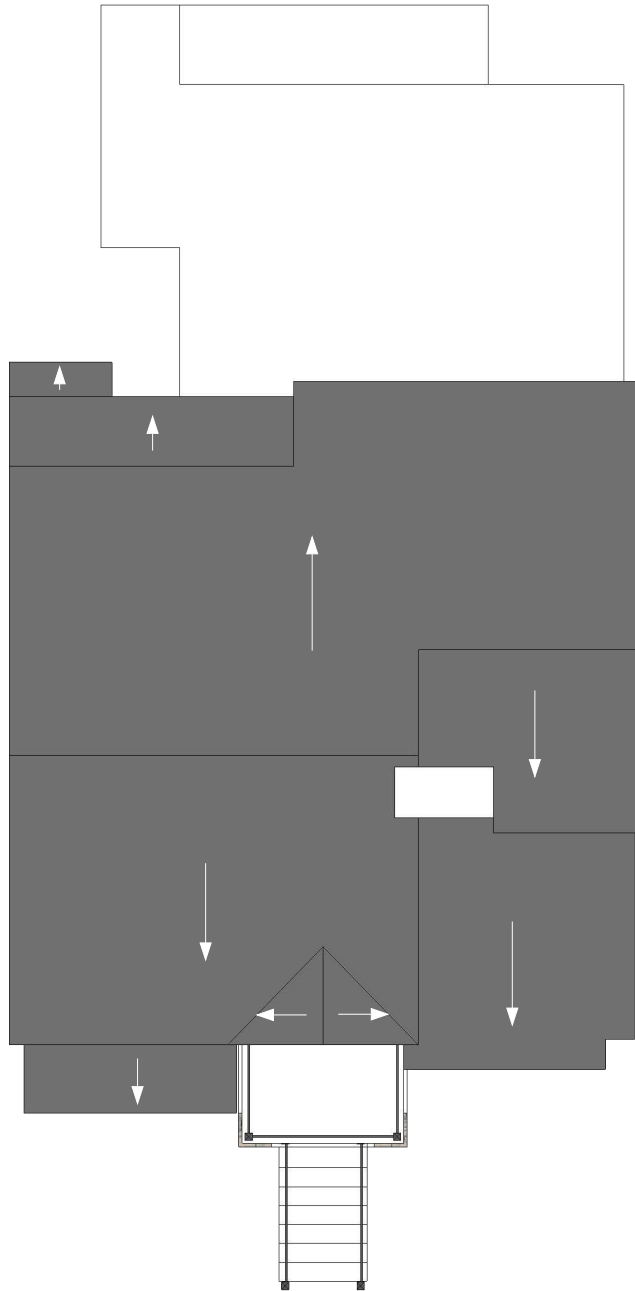
PROPOSED BACK ELEVATION 1/4" = 1'-0"



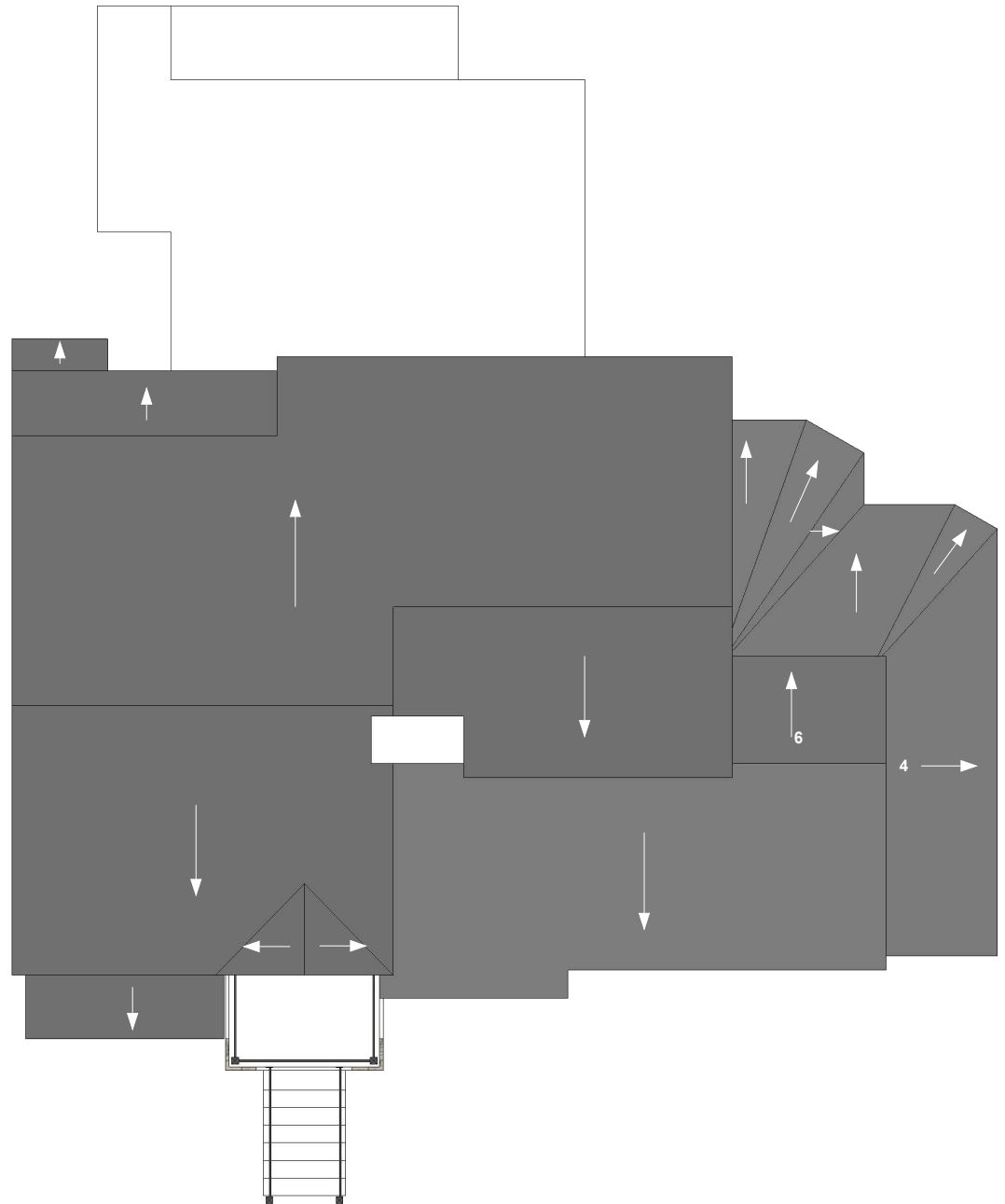


EXISTING RIGHT ELEVATION 1/4" = 1'-0"

PROPOSED RIGHT ELEVATION 1/4" = 1'-0"

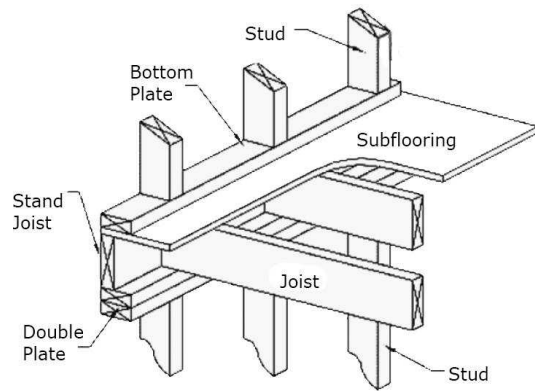


**EXISTING ROOF PLAN** 1/4" = 1'-0"

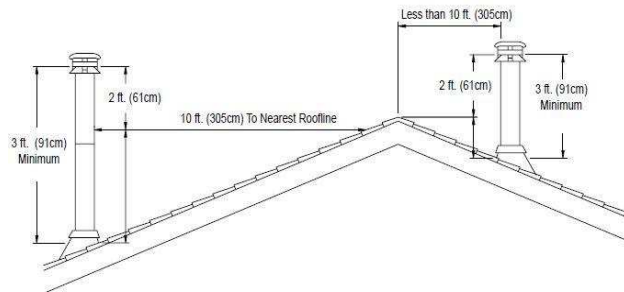
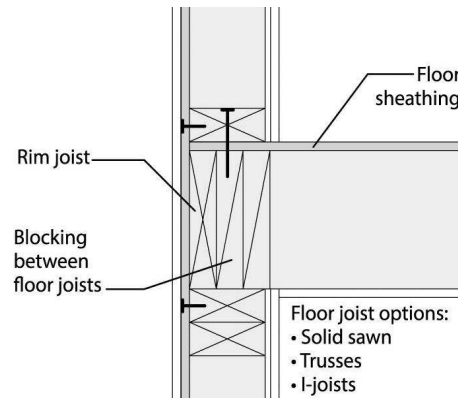


**PROPOSED ROOF PLAN** 1/4" = 1'-0"

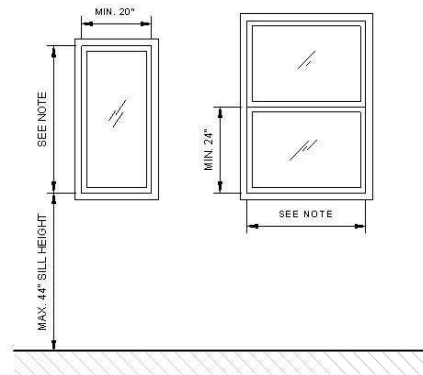
NOTE: NEW ROOF MATERIAL, OVERHANG SIZE TO MATCH THE EXISTING



**TYPICAL WALL-FLOOR SECTION**

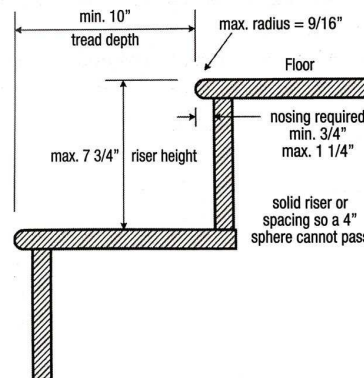


**TYPICAL CHIMNEY DETAIL  
NOT TO SCALE**

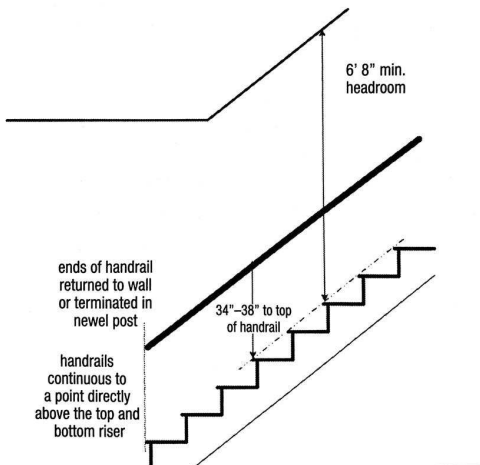


NOTE:  
1. DIMENSION AS NEEDED TO CREATE A CLEAR OPENING AS FOLLOWED:  
A. MIN. 5.7FT<sup>2</sup>, IF SERVICING FLOOR ABOVE THE GRADE FLOOR  
B. MIN. 5.7FT<sup>2</sup>, IF SERVICING THE GRADE FLOOR OR THOSE BELOW

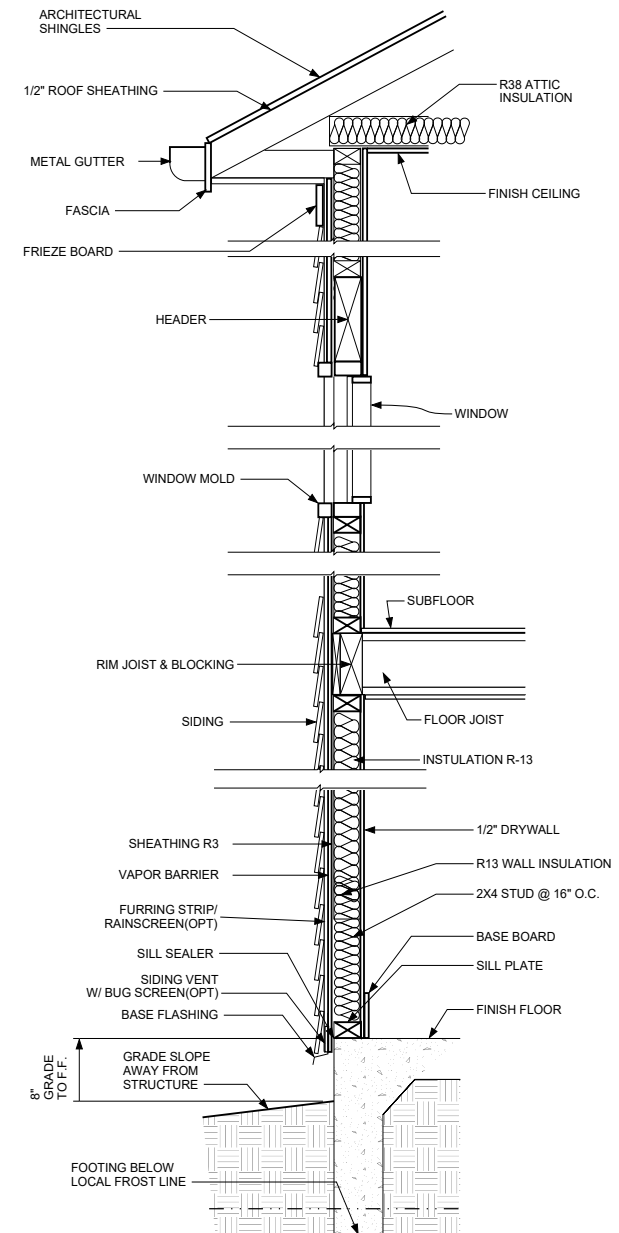
**EGRESS WINDOW REQUIREMENTS**



**TYPICAL STAIR DETAIL  
NOT TO SCALE**



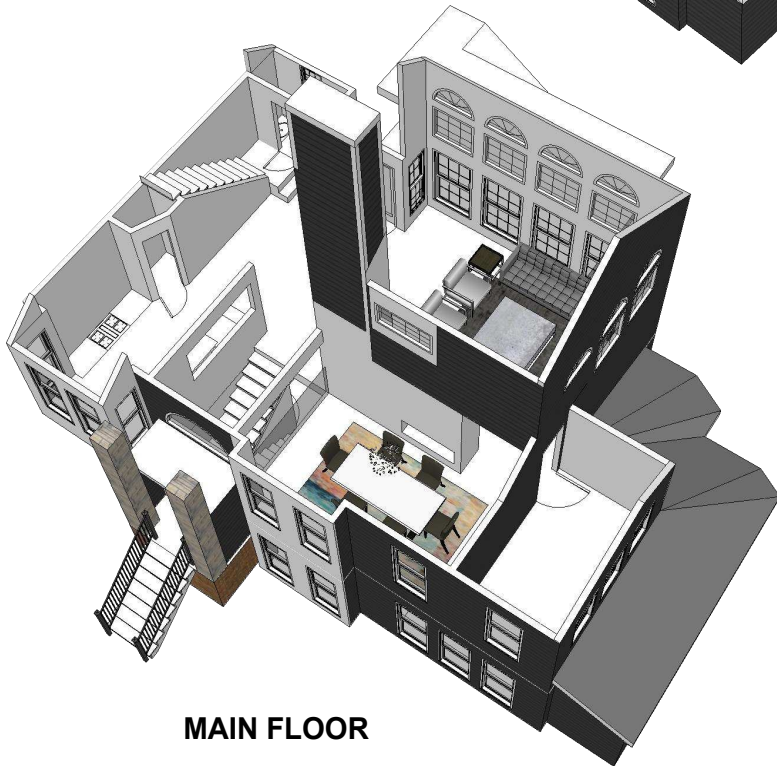
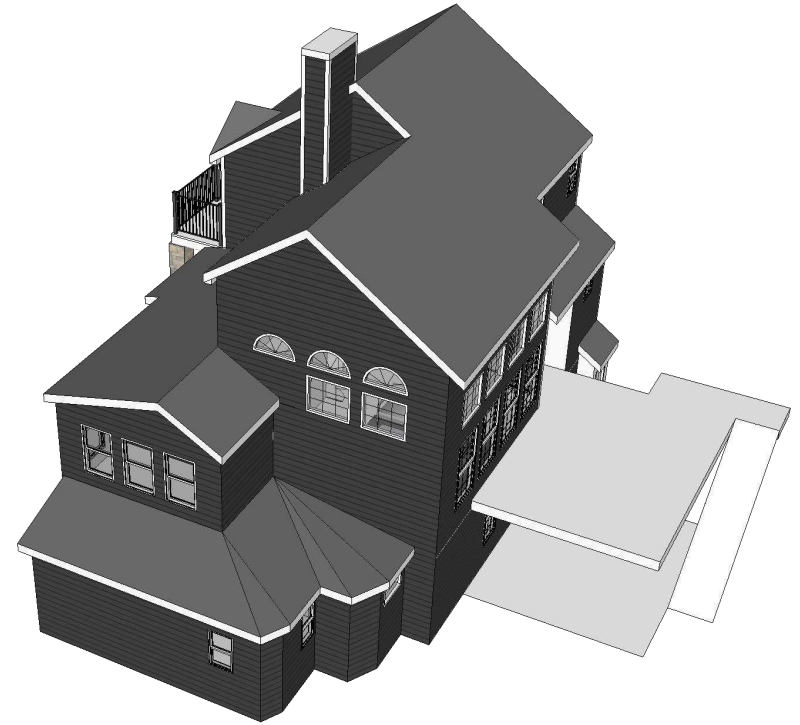
**TYPICAL STAIR DETAIL  
NOT TO SCALE**



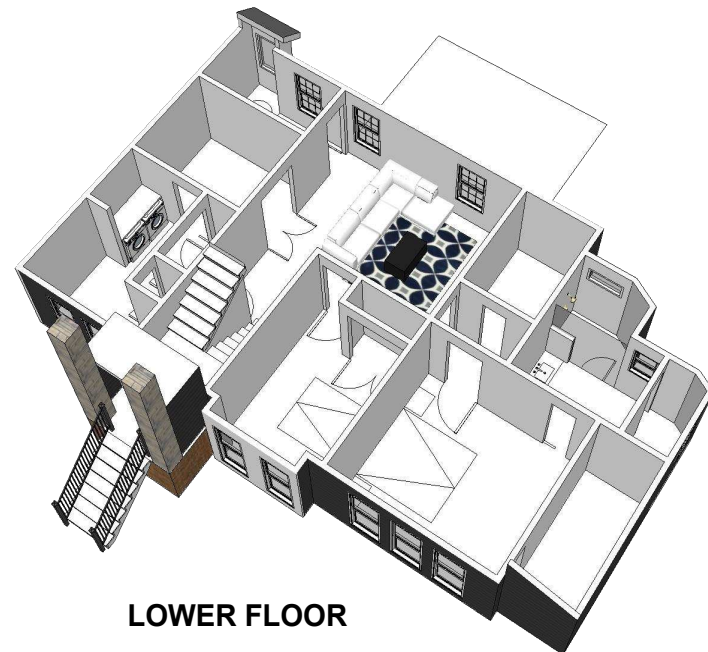
**TYPICAL SIDING WALL SECTION  
NOT TO SCALE**

NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION SPECS

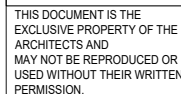




**MAIN FLOOR**



**LOWER FLOOR**

[illegible]

2255 GOODWOOD  
BLVD SE,  
SMYRNA, GA  
30080

**CHECKED BY:**  
**LEROY LARK**

SEAL:



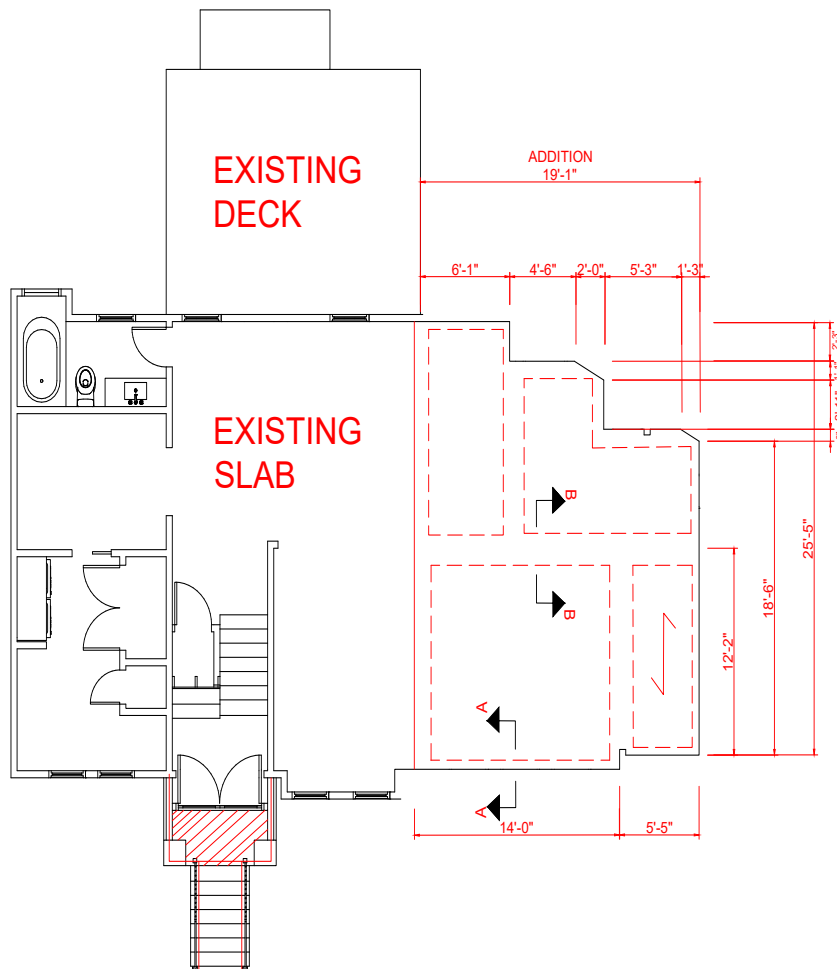
EXISTING SLAB /  
PROPOSED  
SLAB ADDITION

**DATE:**  
MAY 2024

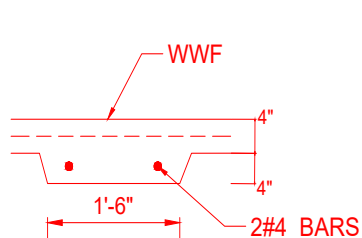
**SCALE:**  
**AS SHOWN**

**SHEET NAME:**

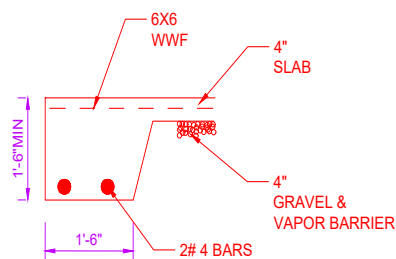
S-1



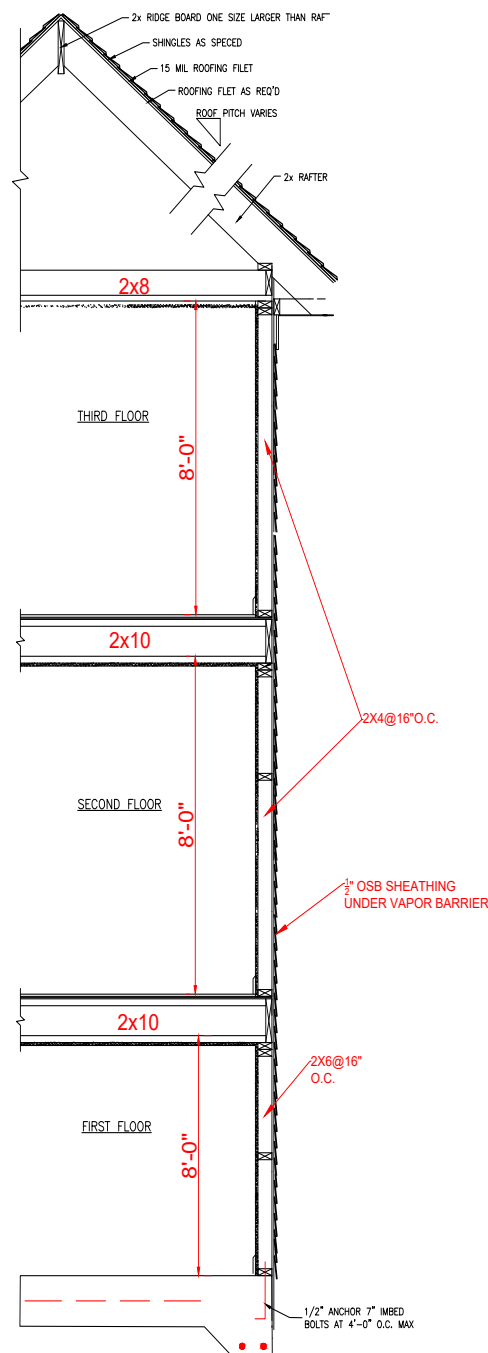
SCALE: 1/4"=1'-0"



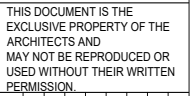
SCALE:1-1/2"=1'-0"



SCALE: 1"=1'-0"



SCALE: 3/8"=1'-0"

[illegible]

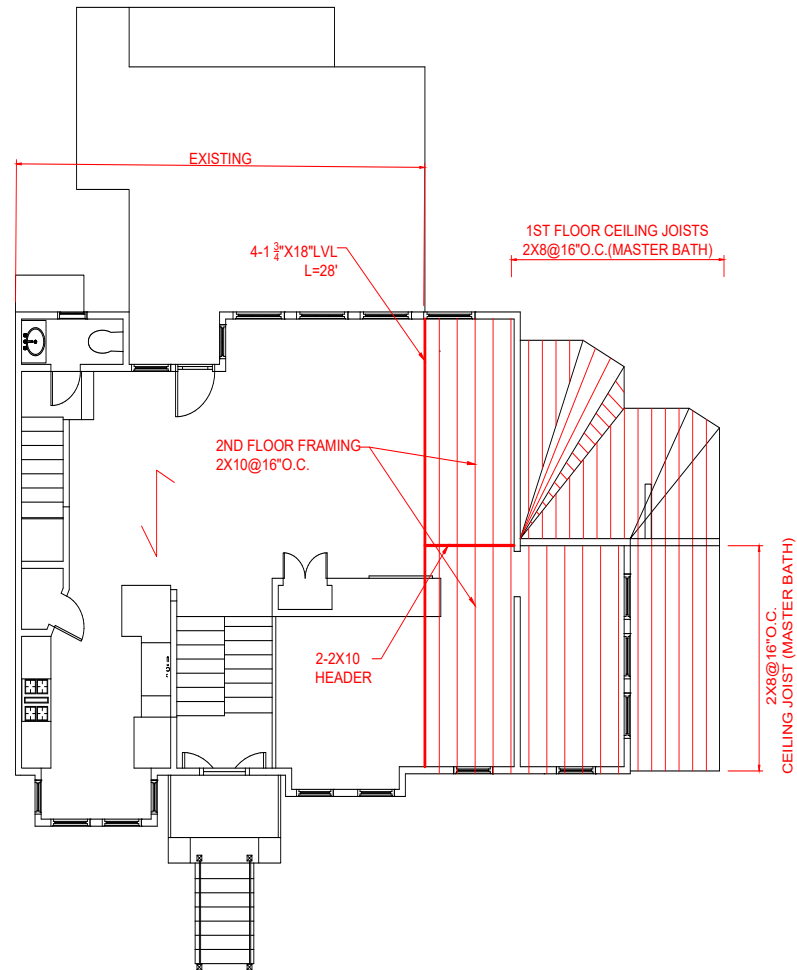
2255 GOODWOOD  
BLVD SE,  
SMYRNA, GA  
30080

CHECKED BY:  
LEROY LARK

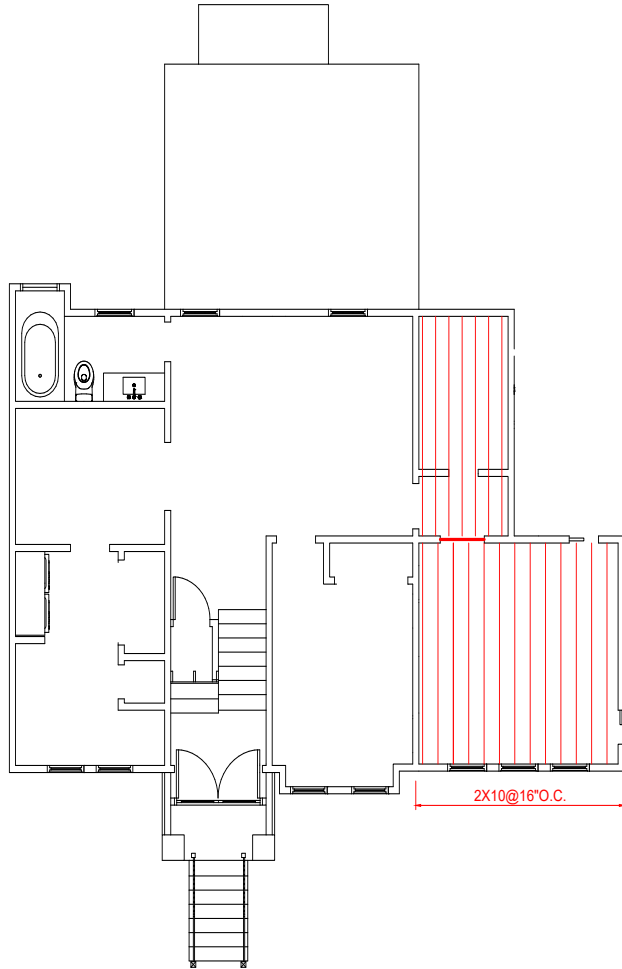


**SHEET NAME:**

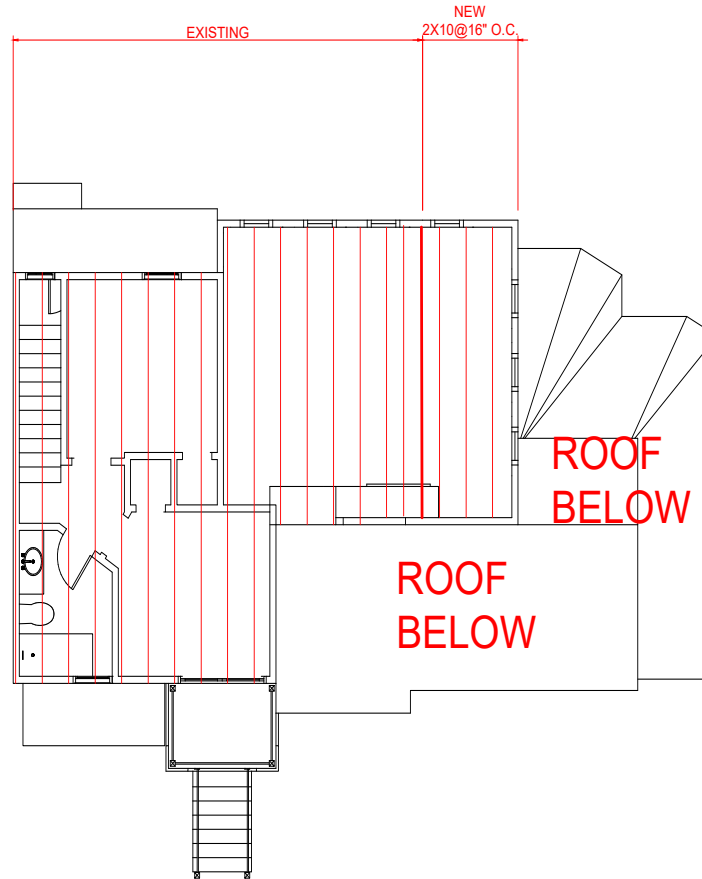
# S-2



2ND FLOOR FRAMING/ MASTER BATH CEILING FRAMING  
SCALE: 1/4"=1'-0"



**3RD FLOOR FRAMING PLAN**  
**SCALE:1/4"=1'-0"**



**CEILING FRAMING PLAN**  
**SCALE:1/4"=1'-0"**



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DATE					
BY					
DESCRIPTION					
REV. NO.					

**PROJECT ENGINEER:**  
**H.L. LARK**

**PROJECT NAME AND ADDRESS:**

**2255 GOODWOOD BLVD SE,  
 SMYRNA, GA  
 30080**

**RELEASED FOR CONSTRUCTION**

**DRAWN BY:**  
**K.B.**

**CHECKED BY:**  
**LEROY LARK**

**SEAL:**



**PAGE NAME:**  
 3RD FLOOR FRAMING  
 PLAN/CEILING FRAMING  
 PLAN

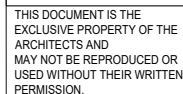
**DATE:**  
 MAY 2024

**SCALE:**  
 AS SHOWN

**SHEET NAME:**

**S-3**



[illegible]

**2255 GOODWOOD  
BLVD SE,  
SMYRNA, GA  
30080**

**CHECKED BY:**  
**LEROY LARK**

SEAL:



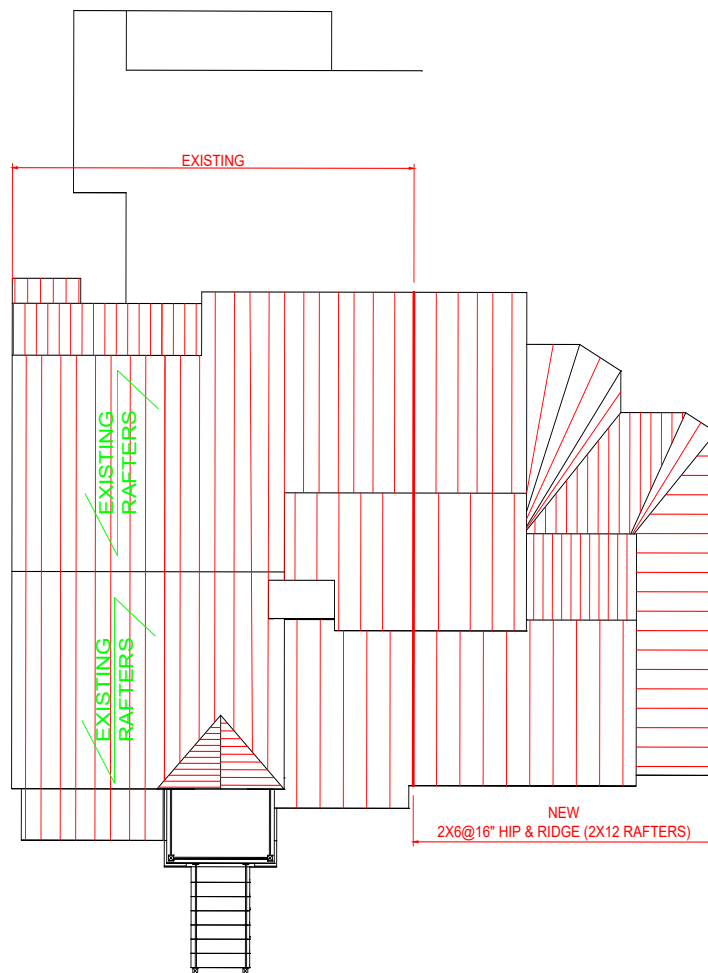
## ROOF FRAMING PLAN

**DATE:**  
MAY 2024

**SCALE:**  
**AS SHOWN**

**SHEET NAME:**

S-4





# ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

**Variance Application****VAR-24-41**

Submitted On: Jun 3, 2024

**Applicant**

 Christopher Tzegaegbe  
 404-552-0964  
@ starcon11@yahoo.com

**Primary Location**

2255 GOODWOOD BLVD SE  
SMYRNA, GA 30080

**Applicant Information****First Name**

Christopher

**Last Name**

Tzegaegbe

**Street Address**

2360 Park Estates Dr

**City**

Snellville

**State**

GA

**Zip Code**

30078

**Email**

starcon11@yahoo.com

**Phone Number**

4045520964

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

No

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

Danielle Davis

**Street Address**

2255 Goodwood Blvd SE

**City**

Smyrna

**State**

GA

**Zip Code**

30080

**Email Address**

ddavis21@gmail.com

**Phone Number**

4047966495

**Property Information****Property Address**

2255 Goodwood Blvd SE

**Description of Requested Variances**

Variance application to increase the allowable impervious surface area due to Owners intent to add to the existing building on the right elevation of the property which will increase the impervious lot coverage beyond the maximum allowed of 30%. The proposed improvement will increase the impervious lot coverage to 38%

**Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.**

true

**\*\*If the request includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer, a stormwater mitigation plan is REQUIRED prior to submittal of the variance application.\*\***

**Please contact City Engineer, Mark Wolff with any questions relating to the stormwater mitigation plan; 678-631-5546 or mwolff@smyrnaga.gov.**

## **Comprehensive Narrative**

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance;
6. Whether as a result of an exchange of buffer area the net buffer area is not reduced; and
7. Whether issuance of the variance is at least as protective of natural resources and the environment.

**A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.**

Danielle Davis and Star Construction & Development Inc. would like to request a variance at 2255 Goodwood Blvd. The scope of the project would be to add a two-story side addition on the left side of the home, including an additional bedroom, full bathroom and walk-in closet. Also adding more curb appeal to the exterior of the house with added windows and painting the entire home giving the home a brand-new look. The project will change the lot coverage to 37.58%. To allow room for the addition, three trees will be removed and placed elsewhere on the lot per the site plan.

Danielle has lived in the home since 2010. Danielle has enjoyed living in the community and is a loyal resident to the city. She has really grown to absolutely love the neighborhood and all the wonderful neighbors around them. She recently married and Ray, her husband, and his two children moved into the home. Daniella and Ray are now very excited to be expecting their first child. Both Danielle and Ray work from home and need offices in addition to a nursery for the new baby and additional storage space. They love the house so much but are in need of a little more space to grow in. Given the very unique lot they live on, we have decided the only way to get more space is to extend the home.

The variance requested would include increasing the lot coverage to 37.58%. The proposed addition remains within the existing set back lines and will not encroach into any setbacks or neighboring yards.

### **The Proposed Variance Will:**

1. Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable
2. The house is already complying. We are only asking to increase the lot coverage to make it more usable to the current homeowners of the property. They currently need an office, additional bedroom, and additional storage space.
3. Not alter the essential character of a neighborhood
4. Continue to blend in and match other existing homes and enhance the character of the neighborhood.

## 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, Danielle Davis, swear that I am the Property Owner of the property located at 2255 Goodwood Blvd SE, Smyrna, GA 30080 as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): Star Construction & Development, Inc.

Business Contact Person: Christopher Tzegaegbe

Business Address: 2360 Park Estates Drive, Snellville, GA 30078

Contact Telephone: 404-552-0964

Contact Email: starcon11@yahoo.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.)

Danielle Davis

Signature of Property Owner

2255 Goodwood Blvd SE

Address

Danielle Davis

Name of Property Owner (print clearly)

Smyrna, GA 30080

City, State, Zip



9589 0710 5270 0293 9771 54

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☐ Adult Signature Restricted Delivery \$

Postage  
\$

Total Postage and Fees  
\$

Sent To 2298 Goodwood Blvd  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4® Smyma, GA 30080

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

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Sent To **2241 Goodwood Blvd**

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City, State, ZIP+4® **Smyrna, GA 30080**

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Sent To **2260 Goodwood Blvd**

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Total Postage and Fees

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See Reverse for Instructions

**From:** [Mike Hickenbottom](#)  
**To:** [Caitlin Crowe](#)  
**Subject:** RE: 2255 Goodwood Blvd  
**Date:** Monday, June 17, 2024 9:45:23 AM

---

Hey Caitlin,

Yes all the taxes are paid in full.

Thank you,

Mike Hickenbottom  
City of Smyrna  
678-631-5325

---

**From:** Caitlin Crowe <ccrowe@smyrnaga.gov>  
**Sent:** Tuesday, June 11, 2024 10:38 AM  
**To:** Mike Hickenbottom <mhickenbottom@smyrnaga.gov>  
**Subject:** 2255 Goodwood Blvd

Good morning Mike,

Can you let me know if 2255 Goodwood Blvd 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](mailto:ccrowe@smyrnaga.gov)



Printed: 6/5/2024

## 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:  
TRUIST

**DAVIS DANIELLE D**

**Payment Date: 10/12/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17070200920	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$3,660.73	\$0.00	



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



