

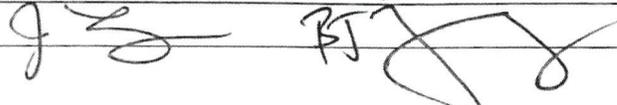
APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3
Application No: V21-001
Hearing Date: 7/14/21

APPLICANT: Jenina & Billy-Joe Lagasca
Business Phone: _____ Cell Phone: 321-960-9176 Home Phone: _____
Representative's Name (print): Billy-Joe Lagasca
Address: 3554 S SHERWOOD RD SE SMYRNA GA 30082
Business Phone: _____ Cell Phone: 321-960-9176 Home Phone: _____
E-Mail Address: bj.lagasca@gmail.com
Signature of Representative: 

TITLEHOLDER: Jenina & Billy-Joe Lagasca
Business Phone: _____ Cell Phone: 321-960-9176 Home Phone: _____
Address: 3554 S SHERWOOD RD SE SMYRNA GA 30082
Signature: 

VARIANCE:

Present Zoning: _____ Type of Variance: STREAM BUFFER
DUE TO THE PROPOSED SCOPE OF WORK - THE ADDITION
ENCROACHES INTO THE 75 FT STREAM BUFFER SETBACK
Explain Intended Use: _____
ADDITION OF SCREEN PORCH & DECK

Location: REAR
Land Lot(s): 382 District: 17th Size of Tract: 0.26 Acres

(To be completed by City)
Received: 0/21/21
Legal Ad Posted: _____
Signs Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: RDA, R-15

East: RDA

South: R-15

West: R-15

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that _____

JENINA LAGASCA & BILLY-JOE LAGASCA

Intends to make an application for a variance for the purpose of _____

ADDITION & DECK TO THE BACK OF THE HOUSE

on the premises described in the application.

NAME	ADDRESS
<u>Deborah Fayer</u>	<u>3552 S Sherwood Rd SE</u>
<u>Jennie Pantazopoulos</u>	<u>3547 S. Sherwood Rd SE</u>
<u>Wintanna Ugwuegbu</u>	<u>3550 S. Sherwood Rd SE</u>
<u>Math Green</u>	<u>3569 S Sherwood road se</u>
_____	_____
_____	_____
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also, you may 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 directly across a street.

**ZONING ORDINANCE
SEC. 1403. VARIANCE REVIEW STANDARDS.**

(a) In rendering its decisions, the License and Variance Board or Mayor and City Council 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.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

- ① There Are NO EXTRAORDINARY CONDITIONS OR EXCEPTIONS ABOUT THE PROPERTY IN QUESTION THAT DOES NOT APPLY TO OTHER PROPERTIES IN DISTRICT.
- ② - There is NOT HARSHIP OR SELF INTEREST IN USE OF VARIANCE FOR THE CONSTRUCTION OF PORCH, IT WOULD BE WITHIN 50' BUFFER
- ③ WITHOUT VARIANCE THE APPLICANT WOULD NOT BE ABLE TO CONSTRUCT. SCREEN PORCH WHICH IS WIDELY COMMON IN THEIR NEIGHBORHOOD.
- ④ THIS VARIANCE IS NOT BEING SOUGHT TO OVERCOME 50' BUFFER ONLY 7.5' BUFFER - ~~VARIANCE~~ STORM WATER MANAGEMENT HAS APPROVED THE PROJECT PER - NEVIN S MOORE, HAS APPROVED WATER MITIGATION PLAN CREATED FOR NEW STRUCTURE.



CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Printed: 6/21/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
CHASE

LAGASCA JENINA PEREZ

Payment Date: 10/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17038201340	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$4,243.80	\$0.00	



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

