



City of Smyrna, GA

08/05/2022

VAR-22-17

Variance Application

Status: Active**Date Created:** Jul 28, 2022**Applicant**

Eddie Karr
permits@bellareed.com
6040 Northbelt Dr Suite F
Norcross, GA 30071
7709137886

Location

1921 SADLER DR SE
SMYRNA, GA 30080

Owner:

GRAHAM FAMILY TRUST DATE JANUARY 22 2004, GRAHAM
CLAUDE B & SYLVIA L CO TRUSTEES
1921 SADLER DR SMYRNA, GA 30080

Applicant Information**First Name**

Eddie

Last Name

Karr

Street Address

6040, Northbelt Dr Suite F

City

Norcorss

State

GA

Zip Code

30071

Email

permits@bellareed.com

Phone Number

(770) 913-7886

Are you the titleholder of the subject property?

No

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

Wayne Melnick

Street Address

1921 Sadler Dr SE

City

Smyrna

State

GA

Zip Code

30080

Phone Number

(404) 754-2408

Property Information**Property Address**

1921, Sadler Dr SE, Smyrna, GA, 30080

Description of Requested Variances

Requesting approval of 75'buffer encroachment for the purpose of a residential inground pool installation.

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.

Respectfully, we submit this variance requesting approval of encroachment into the 75' Buffer for the purpose of an inground pool installation. Unfortunately, the 25', 50' and 75' buffers and the 15' Drain easement encompass the majority of the backyard. This makes it impossible for the proposed pool to be installed without encroaching the 75' buffer. The shape of the lot doesn't leave any space for any alternative design and/or location. Bellareed Luxury Pools will do all that is necessary to minimize the impact.

Variance Request Information

Use of Property

Residential

Number of Variances

1

LVB Hearing Date

08/24/2022

Variance Sign Post Date

08/08/2022

Legal Ad Posted in MDJ

08/05/2022

Variance Requests

Case Number

V22-055

Variance Request to:

Allow encroachment into the 75-foot impervious area setback

Hearing Date

08/24/2022

Acknowledgement

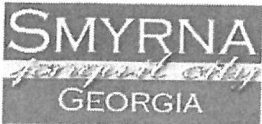
Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

Eddie Karr
07/28/2022

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
https://smyrnaga.viewpointcloud.io/#!/explore/records/7109/printable?act=false&app=true&att=false&emp=false&int=false&loc=true&sec=1011138%2C...					

**NOTARIZED AUTHORIZATION BY PROPERTY LANDOWNER**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 770-319-5387 / Fax 770-431-2808

I, Wayne Melnick, swear that I am the property owner of the property located at: 1921, Sadler Dr 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): Eddie Karr
Address: 6040, Northbelt Drt, Suite F, Norcross, GA 30071
Telephone: (770) 913-7886 Email: permits@bellareed.com

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

[Signature]
Signature

20 July 2022
Date

(Must be signed by the property owner. If the landowner is a corporation, the affidavit must be signed by an officer of the corporation. A STAMPED SIGNATURE IS NOT ACCEPTABLE.)

I hereby certify that Wayne Melnick is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal acknowledgement and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

This 20th day of July, 2022

[Signature]
Notary Public

AFFIX SEAL



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

By signature, it is hereby acknowledged that I have been notified that Mrs & Mr Melnick

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

Requesting the approval of an encroachment into the
75-foot buffer for the purpose of an inground
on the premises described in the application. pool installation.

NAME

ADDRESS

[Signature]
Kim Lill
KS Hank
[Signature]

1919, Sadler Dr SE
1920, Sadler Dr. SE
1922, Sadler Dr SE
1923, Sadler Dr SE
1924, Sadler Dr. SE
1964, Pineridge Rd.

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. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

SMYrna OFFICIAL USE

Certified Mail Fee \$4.00 0293 11

Extra Services & Fees (check box, add fee if applicable)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60
 Total Postage and Fees \$4.60

Sent To 1964 Pine Ridge Rd SE
 Street and Apt. No., or PO Box No.
 Smyrna, GA, 30081
 City, State, ZIP+4

Postmark Here 07/29/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 0960 8702

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7018 0360 0000 0960 8702

alsmyrnaga.gov/mis/citizens/RealEstate/ViewBill.aspx

Service

View Bill

[View bill image](#)

As of 7/26/202

Bill Year 2021

Bill 6345

Owner GRAHAM FAMILY TRUST DATE JANUARY 22 2004

Parcel ID 17069600810

[View payments/adjustments](#)

Use or

Installment

Pay By

Amount

Payments/Credits

Balance

Interest

Due

1 11/15/2021

\$1,976.36

\$1,976.36

\$0.00

\$0.00

\$0.00

TOTAL

\$1,976.36

\$1,976.36

\$0.00

\$0.00

\$0.00

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ALL BEARINGS ARE CALCULATED
FROM ANGLE'S TRIANGULATION
COMPARATIVE OBSERVATION

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	CHORD BEARING
1.1	N 87° 04' 00" E	78.13	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.2	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.3	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.4	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.5	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.6	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.7	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.8	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.9	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.10	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.11	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.12	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.13	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.14	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.15	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.16	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.17	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.18	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.19	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E
1.20	N 87° 04' 00" E	13.32	C1	475.00	45.17	45.17	N 77° 59' 00" E

LOT	AREA	PERCENT	REMARKS
1	1.00	100.00	LOT 1
2	1.00	100.00	LOT 2
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9	1.00	100.00	LOT 9
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LOT	AREA	PERCENT	REMARKS
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LOT	AREA	PERCENT	REMARKS
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LOT	AREA	PERCENT	REMARKS
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19	1.00	100.00	LOT 19
20	1.00	100.00	LOT 20

LEGEND

SYMBOL	DESCRIPTION
1	1.00
2	2.00
3	3.00
4	4.00
5	5.00
6	6.00
7	7.00
8	8.00
9	9.00
10	10.00
11	11.00
12	12.00
13	13.00
14	14.00
15	15.00
16	16.00
17	17.00
18	18.00
19	19.00
20	20.00

STONECREST MANOR

FINAL PLAT FOR

NO. 100	SECTION 10	TOWNSHIP 10 N	RANGE 10 E	DATE 10/10/20
COUNTY OF SAVANNAH, GEORGIA				
PREPARED BY: PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.				
DATE: 10/10/20				
SCALE: 1" = 100'				
SHEET 1 OF 1				
PROJECT: STONECREST MANOR				
ADDRESS: 1000 10TH STREET, SAVANNAH, GA 31401				
PHONE: (770) 455-2155 FAX: (770) 441-8812				



VICINITY MAP - NT

NOTE
THIS LOT HAS A DESIGNATED TREE PROTECTION AREA (DTPA) WHICH IS SHOWN ON THE PLAT. THE DTPA IS A 100' BUFFER ZONE AROUND THE TREE. THE DTPA IS A 100' BUFFER ZONE AROUND THE TREE. THE DTPA IS A 100' BUFFER ZONE AROUND THE TREE.

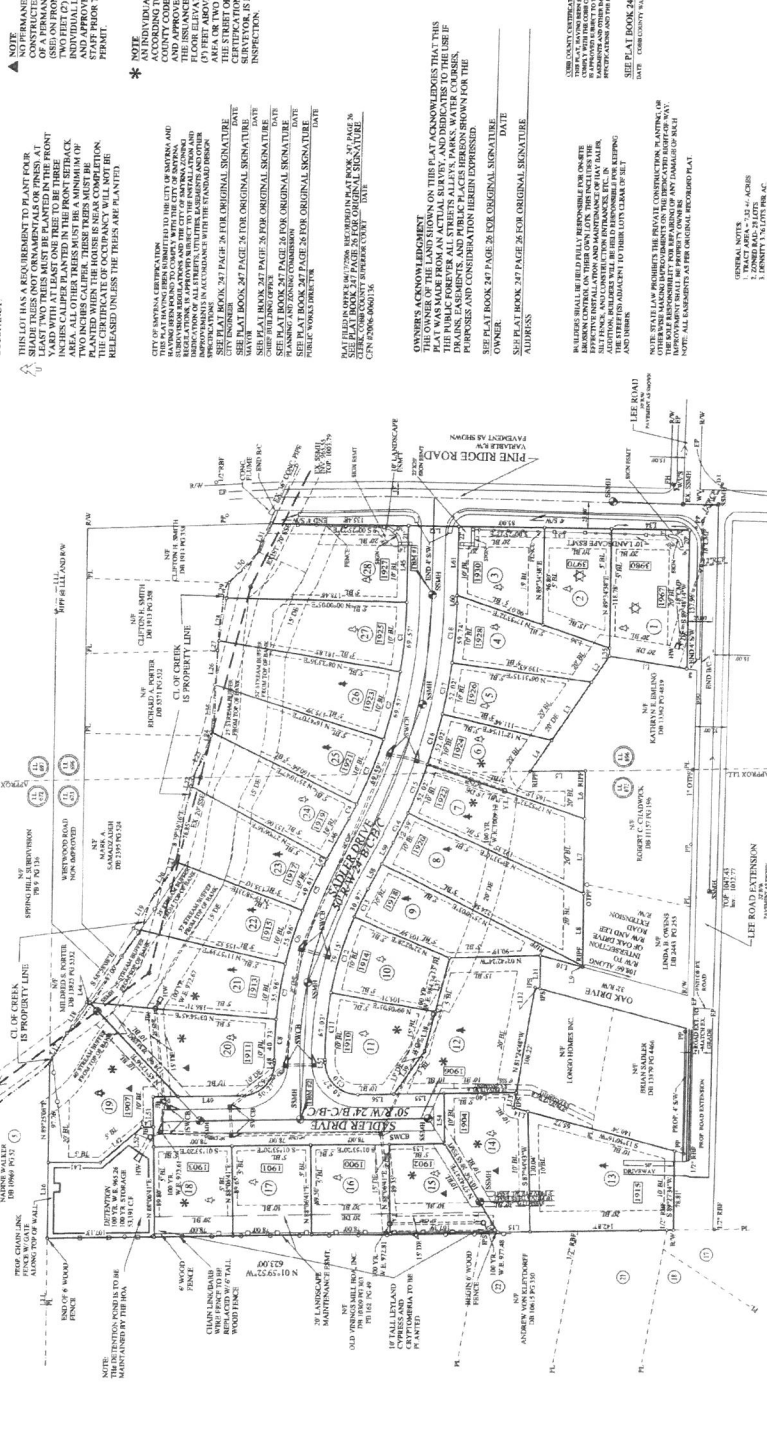
NOTE
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/20	INITIAL PLAT
2	10/10/20	REVISION 1
3	10/10/20	REVISION 2

REVISION 1
DATE: 10/10/20
BY: [Signature]
CHECKED: [Signature]

GENERAL NOTES

1. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF SAVANNAH.
2. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A WATER MAIN ALONG THE STREET FRONT OF EACH LOT.
3. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A SEWER MAIN ALONG THE STREET FRONT OF EACH LOT.
4. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A GROUNDWATER MONITORING SYSTEM ALONG THE STREET FRONT OF EACH LOT.
5. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A FLOOD PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
6. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A LANDSLIDE PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
7. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A TERRORISM PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
8. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A CYBERSECURITY PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
9. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A NUCLEAR PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
10. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A BIOLOGICAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
11. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A CHEMICAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
12. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A PHYSICAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
13. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A SOCIAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
14. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A PSYCHOLOGICAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
15. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A POLITICAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
16. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A RELIGIOUS PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
17. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A CULTURAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
18. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A LINGUISTIC PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
19. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A NATIONAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.
20. THE CITY OF SAVANNAH SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A GLOBAL PROTECTION SYSTEM ALONG THE STREET FRONT OF EACH LOT.