

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 4

Application No: V19-019

Hearing Date: 5/13/19 - P6Z
5/20/19 - M+C

APPLICANT: CHARLES A. WELCH

Business Phone: 770-544-0322 Cell Phone: 404-626-3893 Home Phone: 770-432-8437

Representative's Name (print): CHARLES A. WELCH

Address: 870 AUSTIN DR. SE, SMYRNA, GA 30082

Business Phone: SAME Cell Phone: SAME Home Phone: SAME

E-Mail Address: CHARLES.WELCH@GMCNETWORK.COM

Signature of Representative: Charles A. Welch

TITLEHOLDER: SAME AS ABOVE

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Address: _____

Signature: Charles A. Welch

VARIANCE:

Present Zoning: R-15 Type of Variance: STREAM SETBACK
FROM 50' TO 25'

Explain Intended Use: I NEED TO CONSTRUCT A WALL FOR THE
DETENTION POND WITHIN THE 50' SETBACK AREA

Location: 3813 NORTH COOPER LAKE RD SE

Land Lot(s): 337 & 384 District: 17TH Size of Tract: 2.4 Acres

(To be completed by City)

Received: 3/29/19

Posted: 4/26/19

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-20

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

By signature, it is hereby acknowledged that I have been notified that CHARLES
A. WELCH

Intends to make an application for a variance for the purpose of REDUCING
STREAM SETBACK FROM 50' TO 25'

on the premises described in the application.

NAME	ADDRESS
<u>Jon Kuer</u>	<u>3790 N COOPER LAKE RD</u>
<u>John Whiting</u>	<u>3817 N Cooper Lake Rd</u>
<u>Sonathan Winn</u>	<u>3824 N Cooper Lake Rd</u>
<u>Carlyle Smith</u>	<u>610 Austin Drive</u>
<u>Mark</u>	<u>3834 Cherrydale Ln</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. 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) THE STREAM BUFFER REQUESTED IS TO REDUCE
THE REQUIRED BUFFER FROM 50' TO 25'. THE
STREAM ~~IS~~ BEGINS AT THIS LOCATION.
 - 2) CREATED BY NATURE
 - 3) IF VARIANCE IS NOT APPROVED THE POND WILL
NEED TO BE MOVED TO ANOTHER LOCATION
BEQUIRING A ZONING CHANGE.
 - 4) YES IT IS.
-
-
-
-
-
-
-
-

Charles A. and Catherine Welch
870 Austin Drive
Smyrna, Georgia 30082
(404) 626-3893

April 9, 2019

Richard J. Foster
3835 Cherrydale Lane
Smyrna, Georgia 30082

Re: Variance Request – 3813 North Cooper Lake Rd.
Cobb County Parcel no. 17038400100

Dear Mr. Foster:

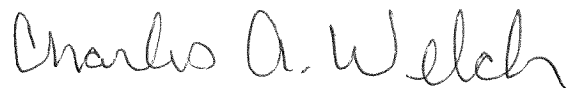
By copy of this letter I am informing you of my intent to apply for a stream buffer setback variance on the referenced property. My intent is to request that the 50' buffer required by the City of Smyrna be reduced to 25' as required by the State of Georgia.

Attached is a copy of the proposed plat of the development with a highlighted area showing the requested buffer. Essentially, I am requesting to be allowed to construct a concrete wall within the restricted 50' buffer. The wall is needed for the construction of a detention pond.

The City of Smyrna Planning and Zoning Hearing for this issue will be held on May 13, 2019 at 6:00 p.m. in the Smyrna City Hall. The Smyrna City Council will vote on the issue on May 20, 2019 at 7:00 p.m. in the Smyrna City Hall.

Thank you for your review.

Sincerely,



Charles A. Welch
Property Owner

Charles A. and Catherine Welch
870 Austin Drive
Smyrna, Georgia 30082
(404) 626-3893

April 9, 2019

Flora Tillman
3800 N. Cooper lake Rd.
Smyrna, Georgia 30082

Re: Variance Request – 3813 North Cooper Lake Rd.
Cobb County Parcel no. 17038400100

Dear Ms. Tillman:

By copy of this letter I am informing you of my intent to apply for a stream buffer setback variance on the referenced property. My intent is to request that the 50' buffer required by the City of Smyrna be reduced to 25' as required by the State of Georgia.

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Thank you for your review.

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SMYRNA, GA 30082

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$4.05

GA 0831 85

Postmark Here

APR 09 2019

Sent To
PADMA-A KELAM
Street and Apt. No., or P.O. Box No.
3793 N. COOPER LAKE RD
City, State, ZIP+4®
SMYRNA, GA 30082

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

7019 0140 0001 0644 3279

Charles A. and Catherine Welch
870 Austin Drive
Smyrna, Georgia 30082
(404) 626-3893

April 9, 2019

Avis Wynn Chambliss
642 Austin Dr. SE
Smyrna, Georgia 30082

Re: Variance Request – 3813 North Cooper Lake Rd.
Cobb County Parcel no. 17038400100

Dear Ms. Chambliss:

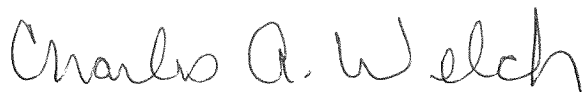
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Thank you for your review.

Sincerely,



Charles A. Welch
Property Owner

Charles A. and Catherine Welch
870 Austin Drive
Smyrna, Georgia 30082
(404) 626-3893

April 9, 2019

Padmaja Kelam
3793 N. Cooper Lake Rd
Smyrna, Georgia 30082

Re: Variance Request – 3813 North Cooper Lake Rd.
Cobb County Parcel no. 17038400100

Dear Ms. Kelam:

By copy of this letter I am informing you of my intent to apply for a stream buffer setback variance on the referenced property. My intent is to request that the 50' buffer required by the City of Smyrna be reduced to 25' as required by the State of Georgia.

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Thank you for your review.

Sincerely,



Charles A. Welch
Property Owner

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 4

Application No: _____

Hearing Date: _____

APPLICANT: CHARLES A. WELCH

Business Phone: 770-952-2481 Cell Phone: 404-626-3893 Home Phone: 770-432-8437

Representative's Name (print): CHARLES A. WELCH

Address: 870 AUSTIN DR. SMYRNA, GA 30082

Business Phone: 770-952-2481 Cell Phone: 404-626-3893 Home Phone: 770-432-8437

E-Mail Address: CHARLES.WELCH@GMCNETWORK.COM

Signature of Representative: Charles A. Welch

TITLEHOLDER: CHARLES A. WELCH

Business Phone: 770-952-2481 Cell Phone: 404-626-3893 Home Phone: 770-432-8437

Address: 870 AUSTIN DR. SMYRNA, GA 30082

Signature: Charles A. Welch

VARIANCE:

Present Zoning: R-1S Type of Variance: STREAM SETBACK FROM
50' TO 25'

Explain Intended Use: CONSTRUCTION OF POND

Location: NORTHEAST CORNER OF PROPERTY

Land Lot(s): 384 District: 17 Size of Tract: 2.4 Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

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Certified Mail Fee \$3.50 0331 85

Extra Services & Fees (check box, add fee if appropriate)
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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$4.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To
 Alys Wynn Chamblis
 Street and Apt. No., or PO Box No.
 642 AUSTIN DR, SE
 City, State, ZIP+4®
 SMYRNA, GA 30082

Postmark Here
 APR 09 2019

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

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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To
 RICHARD FOSTER
 Street and Apt. No., or PO Box No.
 3835 CHERYDALE LANE
 City, State, ZIP+4®
 SMYRNA, GA 30082

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 APR 09 2019

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

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To
 PADMAJA KELANO
 Street and Apt. No., or PO Box No.
 3793 N. COOPER LANE R1
 City, State, ZIP+4®
 SMYRNA, GA 30082

Postmark Here
 APR 09 2019

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To
 FLORA JILLMAN
 Street and Apt. No., or PO Box No.
 3800 N. COOPER LANE RD
 City, State, ZIP+4®
 SMYRNA, GA 30082

Postmark Here
 APR 09 2019

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