

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6
Application No: 170-015 + 216
Hearing Date: 2/10/2020
2/17/2020

APPLICANT: LADONNA LEWIS (CREAT TRAIL THREE LLC, MACY MANSION LLC)
Business Phone: _____ Cell Phone: 404-309-3689 Home Phone: _____
Representative's Name (print): LADONNA LEWIS
Address: 6400 BYERY TURK WAY CUMMING 30040
Business Phone: _____ Cell Phone: _____ Home Phone: _____
E-Mail Address: MAIL @ LADONNA LEWIS . COM
Signature of Representative: [Signature]

TITLEHOLDER: LADONNA LEWIS (CREAT TRAIL THREE LLC, MACY MANSION LLC)
Business Phone: _____ Cell Phone: 404-309-3689 Home Phone: _____
Address: 4920 ATLANTA HWY SUITE 141, ALPHARETTA 30009
Signature: [Signature]

VARIANCE:

Present Zoning: R3 Type of Variance: area variance, movement of lot lines), current NON-conforming

Explain Intended Use: Subject properties are solely owned by applicant seeking to merge two vacant lots into a single R3 lot with intentions of building house. Current lines are NON-conforming
Location: CREAT WOOD FOREST

Land Lot(s): 17062700160 District: SMYRNA Size of Tract: _____ Acres
17062700170, 17062700180, 17062700190

(To be completed by City)

Received: 1/21/2020
Posted: 1/27/2020
Approved/Denied: _____

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

These two homes sit on large lots and in between are two beautiful vacant lots. All within an established neighborhood, the development of the vacant lots with a valuable new home, property values surrounding will be positively impacted. Currently, the existing homes, as they straddle the two lots, are non-conforming. Per the Variance plan, the request is to moderately adjust the current property lines to create one large lot in between, a combination of lots 9 + 10. Property owner and ex husband own five surrounding houses. There is no contest, approval will bring value to Cobb County + Smyrna by way of a beautiful new custom home.

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

By signature, it is hereby acknowledged that I have been notified that LA DONNA
LEWIS (CREAT TRAIL THREE, LLC + MACY MANSION, LLC)
Intends to make an application for a variance for the purpose of movement of lot lines
to make 1730 + 1740 Seneca Court conforming and
combination of underdeveloped lots 9 + 10 into one lot
on the premises described in the application. for future development.

NAME	ADDRESS
<u>Doug Lewis</u>	<u>1710 Seneca Court</u>
<u>Doug Lewis</u>	<u>1758 Creat Trail</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.

Stormwater Variance Request

New Single Family Home at 1736 Seneca Court

August 25, 2019

Submitted by

LaDonna Faye Lewis, property owner

mail@ladonnalewis.com; 404-309-3684

Builder

Terence Lewis, Portico Properties, LLC

tlewis@porticocustomhomes.com; 770-617-1009

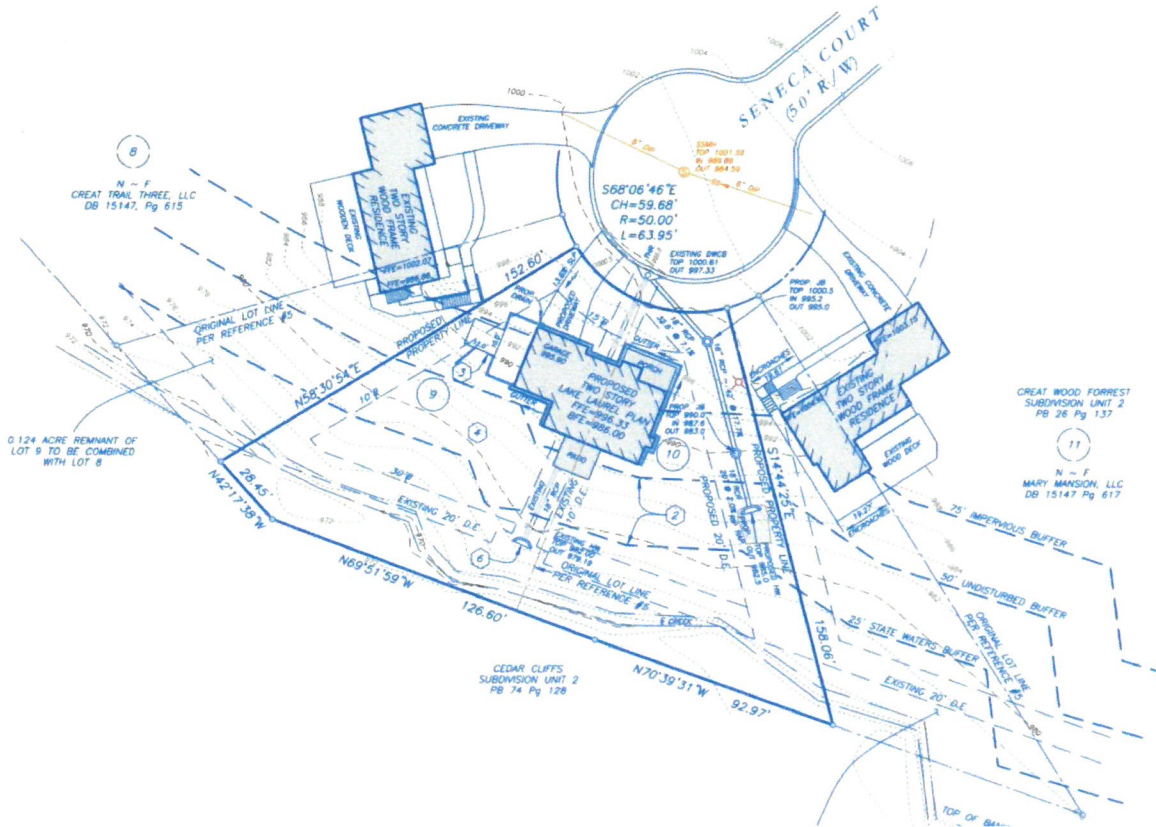
Surveyor/Engineer

Donald Perryman, Surveys Plus Inc

dperryman@surveysplusinc.com; 770-444-9736

Comprehensive Narrative

Ms Lewis owns 2 neighboring homes on 4 contiguous lots in a quiet cul-de-sac within the Creatwood Forest subdivision. The purpose of this Variance is to combine a portion of lots 9 & 10 to create one large lot and add a portion of Lot 9 to Lot 8 and a portion of lot 10 to lot 11 to make these lots conforming as they are currently non-conforming.



Variations Requested

- 1) The proposed front setback reduced from 40 feet to 15 feet
- 2) Proposed stream buffer variance; permission to build a driveway, house and deck within the 75 feet and 50 feet buffers.

Reason for Variance Request

- 1) A setback of 40 feet is impractical for the development of this lot due to its slope as well as respecting the distance from the stream at the back of the property. The unique location of the house within the cul-de-sac lends itself nicely to the requested setback.
- 2) The general lay of the lot requires that the driveway, house and deck be built within the 75 and 50 feet buffers. There are no other options. A house plan has been proactively selected to beautifully showcase the natural lines and location of the land and best accommodate the buffers in place.

Stream Buffer Mitigation: Based upon guidelines from section 4.7 of the Georgia Stormwater Manual "Blue Book,"

- **Dry wells should be designed with slopes that are as close to flat as possible to help ensure that stormwater runoff is evenly distributed throughout the stone reservoir.**
 - 1) The attached Site Plan includes approximate location of the dry well. All roof drains from the house will be directed into the dry well.
 - 2) Any area not flowing into the dry well will be grassed or sodded.
 - 3) Additionally, we propose that the existing headwall at the center of the proposed lot be moved to the east to redirect stormwater from the cul-de-sac.

- **The size of the contributing drainage area should be 2,500 square feet or less. Proximity: 100 feet from surface waters.**
 - 1) Proposed drywell is 12' x 10' x 6' deep.
 - 2) 100 feet from surface waters would place the dry well on the edge of the street which is impractical. Request is to place the dry well between the 50 and 75 feet buffers.

IMPERVIOUS AREA IMPACT
 IMPERVIOUS AREA IMPACT WITHIN THE 75' BUFFER
 PATIO = 82 Sq. Ft.
 HOUSE = 1103 Sq. Ft.
 TOTAL IMPACT = 1185 Sq. Ft.
 IMPERVIOUS AREA IMPACT WITHIN THE 50' BUFFER
 PATIO = 86 Sq. Ft.
 TOTAL IMPACT = 86 Sq. Ft.
 TOTAL IMPERVIOUS AREA = 2215 Sq. Ft. (11.0%)
 TEMPORARY DISTURBED STORM DRAIN AREA = 1896 Sq. Ft.
 (TO BE GRASSED OR SODDED)

