

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 4
Application No: V21-034
Hearing Date: 4/14/21

APPLICANT: North Cooper Lake Construction, LLC

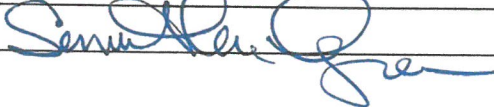
Business Phone: 423-781-6007 Cell Phone: _____ Home Phone: _____

Representative's Name (print): Samantha Agron

Address: 1579 Monroe Dr Suite F330 Atlanta GA 30324

Business Phone: 423-781-6007 Cell Phone: _____ Home Phone: _____

E-Mail Address: sam@cooperlakeconstruction.com

Signature of Representative: 

TITLEHOLDER: Oakton Homes, LLC

Business Phone: 678-614-1613 Cell Phone: _____ Home Phone: _____

Address: 84 Church Street, Marietta, GA 30060

Signature: 

VARIANCE:

Present Zoning: R15 Type of Variance: A variance to Section 810 allowing homeowner to pour a concrete turnaround closer than five feet to side property line.

Explain Intended Use: Variance is for a concrete turnaound when exiting the garage.

The variance will be used for the turnaround only, not the entire length of the drieway. See Exhibit A for turnaround location.

Location: 3937 N Cooper Lake Rd Smyrna GA 30082

Land Lot(s): 336 & 385 District: 17th Size of Tract: .35 Acres

(To be completed by City)

Received: 3/22/21

Legal Ad Posted: 3/26/21

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: 3937 N COOPER LAKE RD SMYRNA GA 30082 R-15

East: NONE - DETENTION POND R-15

South: 3937 N COOPER LAKE RD SMYRNA GA 30082 R-15

West: 3922 N COOPER LAKE RD & 3936 N COOPER LAKE RD SMYRNA GA 30082 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 _____

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

on the premises described in the application.

NAME

ADDRESS

CERTIFIED LETTERS MAILED - USPS LABELS ATTACHED

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

3937 Mulart



Shipment Confirmation
Acceptance Notice

A. Mailer Action

Note To Mailer: The labels and volume associated to this form online must match the labeled packages being presented to the USPS® employee with this form.

Shipment Date: 03/22/2021

Shipped From:

Name North Cooper Lake Construction LLC

Address 1579 Monroe Dr NE Suite F330

City Atlanta

State GA Zip+4® 30324

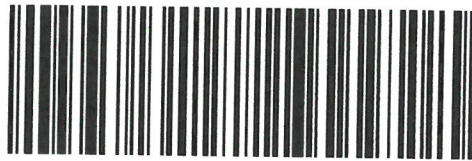
Type of Mail	Volume
Priority Mail Service®	0
Priority Mail Express Service®	0
Library Mail Service®	0
International Mail®	0
First-Class Package Service®	7
Parcel Select®	0
Other	0
Total Volume	7

*Start time for products with service guarantees will begin when mail arrives at the local Post Office™ and items receive individual processing and acceptance scans.

B. USPS Action

USPS EMPLOYEE: Please scan upon pickup or receipt of mail. Leave form with customer or in customer's mail receptacle.

USPS SCAN AT ACCEPTANCE



9475 7112 0108 0190 4744 35



Exhibit "A"



N ~ F
TIMOTHY R. & NATALE
PITCHFORD

N ~ F
BETTY JUNE HINES
D.B. 15260, PG. 6061

N ~ F
ROBERT & RAY RAWLINGS
D.B. 15474, PG. 61

North Cooper Lake Construction LLC
1579 MONROE DR NE STE F330
ATLANTA GA 30324-5039

USPS CERTIFIED MAIL



9407 1118 9876 5898 1347 33

PHILLIP AND ERICA BUCKNER
600 ROSEDALE DR SE
SMYRNA GA 30082-3364



\$4.11 US POSTAGE

FIRST-CLASS

Mar 22 2021

Mailed from ZIP 30324

1 oz First-Class Mail Letter

11923275



062S0012913542

North Cooper Lake Construction LLC
1579 MONROE DR NE STE F330
ATLANTA GA 30324-5039

USPS CERTIFIED MAIL



9407 1118 9876 5898 1349 17

BETTY JUNES HINES
616 ROSEDALE DR SE
SMYRNA GA 30082-3364



\$4.11 US POSTAGE

FIRST-CLASS

Mar 22 2021

Mailed from ZIP 30324

1 oz First-Class Mail Letter

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North Cooper Lake Construction LLC
1579 MONROE DR NE STE F330
ATLANTA GA 30324-5039

USPS CERTIFIED MAIL



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ROBERT FLETCHER & FAY RAWLINGS
626 ROSEDALE DR SE
SMYRNA GA 30082-3364



\$4.11 US POSTAGE

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North Cooper Lake Construction LLC
1579 MONROE DR NE STE F330
ATLANTA GA 30324-5039

USPS CERTIFIED MAIL



9407 1118 9876 5898 1349 62

TIMOTHY R AND NATALIE PITCHFORD
3943 N COOPER LAKE RD SE
SMYRNA GA 30082-3324



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North Cooper Lake Construction LLC
1579 MONROE DR NE STE F330
ATLANTA GA 30324-5039

USPS CERTIFIED MAIL



9407 1118 9876 5898 1349 24

STEVEN WATSON
3922 N COOPER LAKE RD SE
SMYRNA GA 30082-3323

\$4.11 US POSTAGE

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North Cooper Lake Construction LLC
1579 MONROE DR NE STE F330
ATLANTA GA 30324-5039

USPS CERTIFIED MAIL



9407 1118 9876 5898 1349 00

STEVEN DULA
3936 N COOPER LAKE RD SE
SMYRNA GA 30082-3323



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North Cooper Lake Construction LLC
1579 MONROE DR NE STE F330
ATLANTA GA 30324-5039

USPS CERTIFIED MAIL



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TERRI LAND TIMOTHY PURCELL
3950 N COOPER LAKE RD SE
SMYRNA GA 30082-3323



\$4.11 US POSTAGE

FIRST-CLASS

Mar 22 2021

Mailed from ZIP 30324

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062S0012913542



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Name North Cooper Lake Construction LLC

Address 1579 Monroe Dr NE Suite F330

City Atlanta

State GA Zip+4® 30324

Type of Mail	Volume
Priority Mail Service®	0
Priority Mail Express Service®	0
Library Mail Service®	0
International Mail®	0
First-Class Package Service®	7
Parcel Select®	0
Other	0
Total Volume	7

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USPS SCAN AT ACCEPTANCE



9475 7112 0108 0196 8469 08

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

Due to the traffic on N Cooper Lake Rd and the angular building lines of the property, Applicant seeks
a waiver of the 5 foot setback for a driveway turnaround.

The home will face a busy road with oncoming traffic from 2 opposite directions. The additional 5 feet is
for the side entry garage turnaround. The turnaround will allow the homeowner additional safety to exit
the property facing the oncoming traffic of N Cooper Lake instead of backing into it. In addition, there is
a blind spot where N Cooper Lake Rd is elevated to the North. Additional precautions need to be in place
to manage this dangerous circumstance. A side entry garage will also allow privacy from the busy road,
N Cooper Lake.

The requested variance is not substantial and will not alter the characteristics of the adjoining
and surrounding properties.



Printed: 3/21/2021

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:
LOANCARE LLC

WAGES BOYD F JR & CAROL B

Payment Date: 10/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2020	17033600010	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	\$2,921.53	\$0.00



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

Real Estate (Your House or Land)

[View Bill](#)

[View bill image](#)

As of	3/21/2021
Bill Year	2020
Bill	17488
Owner	WAGES BOYD F JR & CAROL B
Parcel ID	17033600010

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$955.42	\$955.42	\$0.00	\$0.00	\$0.00
TOTAL		\$955.42	\$955.42	\$0.00	\$0.00	\$0.00