

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 2

Application No: 178-046

Hearing Date: 6/13/18

APPLICANT: Thomas DeSousa

Business Phone: _____ Cell Phone: 678-787-1264 Home Phone: _____

Representative's Name (print): _____

Address: 2474 Spring Drive SE

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

E-Mail Address: _____

Signature of Representative: T. DeSousa

TITLEHOLDER: Megan DeSousa

Business Phone: _____ Cell Phone: 678-787-0906 Home Phone: _____

Address: 2474 Spring Drive SE

Signature: Megan DeSousa

VARIANCE:

Present Zoning: F-15 Type of Variance: VIII Sec 801
Side Setback reduction from 10' to 5'

Explain Intended Use: for access setback reduction for
carport

Location: _____

Land Lot(s): 778 District: P-15 Size of Tract: 0.31 Acres

17

(To be completed by City)

Received: 5/23/18

Posted: 5/25/18

Approved/Denied: _____

The reason for our variance is when the home was originally built it was designed with side by side driveways with the neighboring property. Since the driveway is located on that side of the house it is the only sensible area to place a car port on my house. With the elevation and the neighboring property's setback, the structure does not impede on anything to the neighbor. There are many other houses in the neighborhood who also have car ports in the exact same spot, and I have sent a few of those photos in my prior email. I have a special needs brother who lives in the house, and does not like rain. This carport allows for his day to day to be more comforting. The car port is decorative and attractive. It adds value with the neighborhood, in addition to our other aesthetic improvements since my ownership.

Please let me know if there is anything else you need from me prior to the recommendation and hearing.

Thank you for your assistance!

-Megan

7017 3040 0000 8195 9226

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

SMYRNA, GA 30080

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

☐ 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 \$0.50

Total Postage and Fees \$3.95

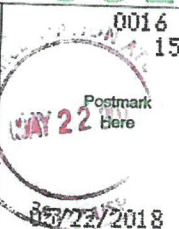
Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7017 3040 0000 8195 9127

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

SMYRNA, GA 30080

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

☐ 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 \$0.50

Total Postage and Fees \$3.95

Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7017 3040 0000 8195 9219

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

SMYRNA, GA 30080

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

☐ 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 \$0.50

Total Postage and Fees \$3.95

Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



7017 3040 0000 8195 9202

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

SMYRNA, GA 30080

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

☐ 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 \$0.50

Total Postage and Fees \$3.95

Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$3.45	
\$		
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$0.50	
\$		
Total Postage and Fees	\$3.95	
\$		

Postmark
Here

06/08/2018

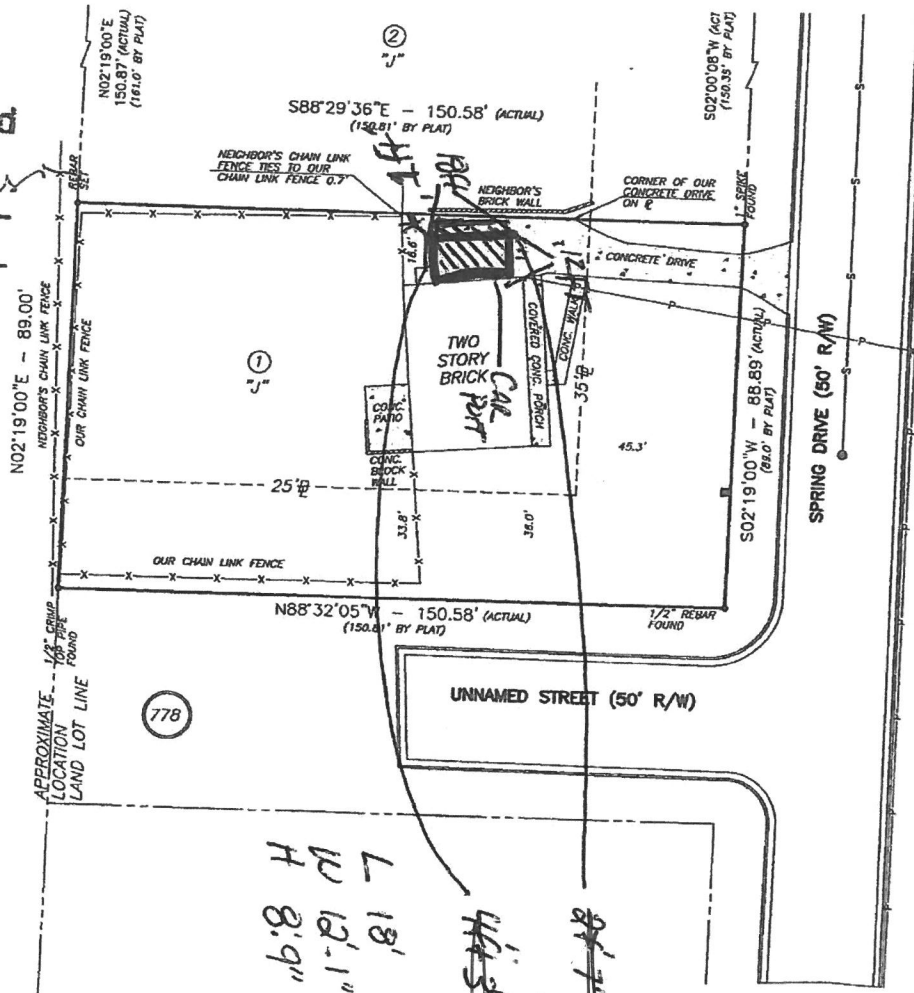
Sent To **3424 Peachtree Rd.**
Street and Apt. No., or PO Box No.
Suite 300
City, State, ZIP+4[®]
Atlanta GA 30326

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

This survey has been reviewed
and acknowledged by:

Stephen F. Luford



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 239,044 FEET. A GEDMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

LEGEND

B	1/2" REBAR FOUND	1/2" REBAR FOUND
BC	1/2" REBAR FOUND	1/2" REBAR FOUND
C	1/2" REBAR FOUND	1/2" REBAR FOUND
EP	1/2" REBAR FOUND	1/2" REBAR FOUND
TW	1/2" REBAR FOUND	1/2" REBAR FOUND
BT	1/2" REBAR FOUND	1/2" REBAR FOUND
RCP	1/2" REBAR FOUND	1/2" REBAR FOUND
CMP	1/2" REBAR FOUND	1/2" REBAR FOUND
PP	1/2" REBAR FOUND	1/2" REBAR FOUND
LP	1/2" REBAR FOUND	1/2" REBAR FOUND
OW	1/2" REBAR FOUND	1/2" REBAR FOUND
P	1/2" REBAR FOUND	1/2" REBAR FOUND
PM	1/2" REBAR FOUND	1/2" REBAR FOUND
PD	1/2" REBAR FOUND	1/2" REBAR FOUND
FO	1/2" REBAR FOUND	1/2" REBAR FOUND
A/C	1/2" REBAR FOUND	1/2" REBAR FOUND
TB	1/2" REBAR FOUND	1/2" REBAR FOUND
CU	1/2" REBAR FOUND	1/2" REBAR FOUND
GV	1/2" REBAR FOUND	1/2" REBAR FOUND
GLM	1/2" REBAR FOUND	1/2" REBAR FOUND
WM	1/2" REBAR FOUND	1/2" REBAR FOUND
WV	1/2" REBAR FOUND	1/2" REBAR FOUND
FW	1/2" REBAR FOUND	1/2" REBAR FOUND
MW	1/2" REBAR FOUND	1/2" REBAR FOUND
HW	1/2" REBAR FOUND	1/2" REBAR FOUND
JB	1/2" REBAR FOUND	1/2" REBAR FOUND
DI	1/2" REBAR FOUND	1/2" REBAR FOUND
S	1/2" REBAR FOUND	1/2" REBAR FOUND
SSM	1/2" REBAR FOUND	1/2" REBAR FOUND
CO	1/2" REBAR FOUND	1/2" REBAR FOUND
P.O.B.	1/2" REBAR FOUND	1/2" REBAR FOUND
P.O.C.	1/2" REBAR FOUND	1/2" REBAR FOUND

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF DJS TRADING LLC AND MAX REGAL LLC DEED BOOK 15423 PAGE 4548-4549 COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.A.R.M. OFFICIAL FLOOD HAZARD MAPS.



Michael R. Nolas
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67, Authority O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

NO.	REVISIONS	DATE

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mclungsurveying.com
Certificate of Authorization #LSF000752

SURVEY FOR
MEGAN DESOUSA

2474 SPRING DRIVE
SMYRNA, GEORGIA

TOTAL AREA= 0.307± ACRES
OR 13,392± SQ. FT.

LOT 1 BLOCK "J"
SPRINGHILL SUBDIVISION

LAND LOT 778
DISTRICT 17TH.
COBB COUNTY
GEORGIA

SECTION 2ND
PLAT PREPARED: 7-6-17
FIELD: 7-5-17 SCALE: 1"=20'

PB 34
PG 87

JOB#245431SN C&B-B



SCALE IN FEET