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RE: Comprehensive Narrative Letter & Formal Notice to Contiguous Landowners of Property Variance Application Submittal (what was sent out)  
Properties – 1151 Stephens St (17048700040), 17048700550, 170487000540

City of Smyrna – Comprehensive Narrative Letter:

Thank you for the opportunity to request a variance on the parcels of property on Stephens St., including 1 home (1151) and 2 additional parcels/lots. First and foremost, we are happy to report that this simple request for variance will fix the issues plaguing the property. More importantly, this variance will lead to a wonderful addition of new custom homes to the neighborhood not only increasing value but more importantly putting and end the blighted property/home that's full of issues which the City is well aware of and we are trying to solve.

This improvement will not require a rezoning, the property will stay R-15, however it will far exceed the minimum sqft size requirements under the current zoning. We are only requesting a few small variances as a great solution to the hardships the property has due to issues like the encroaching stream and sewer line on the property and the City recommended setbacks under the standard R-15 zoning guidelines. Thankfully, these hardships can be lessened by the attainment of a front property line width reduction including a front yard and driveway setback reduction variance. Per the survey, the stream and sewer easement, which neighbors benefit from, has become a detriment to the use of the property as a viable homestead for a future family. We have requested a front setback reduction of only 10' from a 35' front setback to a 25' to help solve this issue. This reduction to the front setback will also create the perfect transition from the Greenwood Subdivision homes to the West homes which have a 15' front setback and the 1153 address located to the immediate East which is set back at 35' or more from the front setback. Another aspect of the variance request is to address the hardship of use as it relates to the current odd shape and layout of the parcels to a more unified shape in keeping with the homes currently on Stephens St. The simple solution that makes the most sense is to align the parcels better with Stephens St. which only requires we reduce the minimum front property line width from 85' to 63' and a driveway set back reduction of 5' to 2' to ensure proper egress to the property and structure.

The immediate goal with this variance request is to achieve a more perfect union with the other homes on the street and create one of a kind homes that bolster a feel of community and maintain the quaint feel that the City strives to achieve. Our personal goal is to continue to make the City of Smyrna a terrific place to live!

We have included in this package the following items for your review:

- Variance Application
- Site Plan
- Parcel Map
- Sample Floor Plans

Respectfully Yours,

Vincent Longo  
Fellow Smyrna Resident & President of Longo Homes Inc.