

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

3

Application No: V20-041-43

Hearing Date: 8/12/2020

APPLICANT: Arnaldo and Angela San Martin

Business Phone: _____ Cell Phone: 404-276-4737 Home Phone: _____

Representative's Name (print): Angela San Martin

Address: 1429 Walker Court SE, Smyrna, GA 30080

Business Phone: _____ Cell Phone: 404-276-4737 Home Phone: _____

E-Mail Address: angsanmartin74@yahoo.com

Signature of Representative: 

TITLEHOLDER: Angela and Arnaldo San Martin

Business Phone: _____ Cell Phone: 404-276-4737 Home Phone: _____

Address: 1429 Walker Court SE, Smyrna, GA 30080

Signature: 

VARIANCE:

Present Zoning: RDA-C Type of Variance: 1. To build a pool inside the back and side setbacks of our backyard. 2. To exceed the 45% impervious land area.

Explain Intended Use: We plan to install an in-ground pool. All pavers or area surrounding the pool deck will be constructed using pervious pavers or flowers/plants.

Location: 1429 Walker Court SE, Smyrna, GA 30080

Land Lot(s): 560 District: 17 Size of Tract: 0.193 Acres

(To be completed by City)

Received: 7/23/2020

Posted: 7/27/2020

Approved/Denied: _____

CONTIGUOUS ZONING

North: Single family home - lot 1 on survey - 1396 Roswell Street SE RDA

East: Single family home - lot 2 on survey - 1440 Whitfield Street R-15

South: Single family home and existing building at the property line. R-15

West: Walker Court SE 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 _____

Angela and Arnaldo San Martin

Intends to make an application for a variance for the purpose of installing an in ground
pool.

on the premises described in the application.

NAME

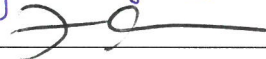
ADDRESS

Mike/Erin Arrigo

Kem/Clark Bailey

Bob/ Bob Egan (Robert)

Johnny Greene



2230 Mams Cir. Smyrna, GA 30080

1396 Roswell St SE, Smyrna GA 30080

1440 Whitfield St. SE, Smyrna GA 30080

2729 Morris Circle Smyrna

2780 Morris Circle Smyrna, GA 30080

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

Please refer to attachment.

COMPREHENSIVE NARRATIVE

We are applying for three variances. The first one is to build within the setback on the back of our property, the second one is to build within the setback on the side of our property, and the third one is to slightly exceed the percentage of impervious area on our property.

We are proposing to install an in-ground pool at our personal residence in Smyrna. We live in Williams Park and have a large house on a small lot which poses some opportunities. We would like to build the in-ground pool within the setbacks established in our backyard. Currently, the setback is 5'-0" on the back and 10'-0" on the side. We wish to build the edge of the pool 3'-0" from our property line on the back and side. Currently, there are other homes in our neighborhood of Williams Park that have less than 10'-0" side setbacks and are allowed to build closer to their property lines than we are currently allowed. A couple of examples of this include the following: our neighbor to the south of our property has a building that has been built about 1'-0" off the property line. Our neighbor to the north has a detached garage that is located 5'-0" off their property line.

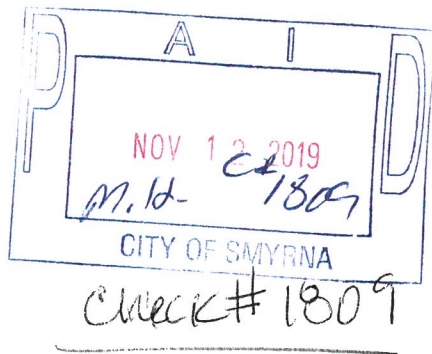
Because we are on a small lot, the pool will take up a large portion of our backyard so we have run the pervious/impervious land calculations and show that we may be slightly greater than what is currently allowed by the city of Smyrna. We have received verbal approval to exceed the 45% of impervious land area by the City Engineer and plan to use all pervious pavers or grass/plants/flowers around the pool deck in order to stay at what the City Engineer will allow.

We have not selected our pool contractor yet but have interviewed and received quotes from several companies. The renderings attached are purely conceptual, so we will work within the approved variance outcome to develop our final layout. Once this is completed we will submit for permit.

MARTIN ANGELA RAE SAN & ARNALDO JUAN
SAN
1429 WALKER CT SE
SMYRNA, GA 30080

← If this address is incorrect,
please write the correct
address on this portion.

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

PAYMENT INSTRUCTIONS

- Please write the bill number(s) on your check
- For a receipt, please include a stamped, self-addressed envelope.
- We send a bill to both you and your mortgage company. If you have changed your mortgage company, forward a copy of your tax bill to them
- If ownership has changed, please forward to new owner.

Bill No. 10315	Map Number 17-0560-0-1250	Tax Amount 2050.73
DATE DUE 11/15/2019		TOTAL DUE 2050.73



Printed: 7/8/2020

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:
ARNALDO J & ANGELA R SAN MARTIN

**MARTIN ANGELA RAE SAN & ARNALDO
JUAN
SAN**

Payment Date: 10/7/2019

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2019	17056001250	10/15/2019	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$5,734.63	\$0.00	



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