



APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application Number: _____

Variance Meeting Date: _____

APPLICANT: Outback Deck, Inc.

Representative's Name (print): Brian Neal

Address: 501 Hickory Ridge Trl Ste 150, Woodstock, GA 30188

Business Phone: 678-262-4113 Cell Phone: _____ Home Phone: _____

E-Mail Address: permitting@outbackdeck.net

Signature of Representative: 
4AC2F3CB7065468...

TITLEHOLDER: Alejandro & Alexandra Barraza

Address: 1522 Grace Meadows Ln SE, Smyrna, GA 30082

Business Phone: _____ DocuSigned by: _____ Cell Phone: 708-602-4352 Home Phone: _____

Signature: 
C6800680C2784E4...

VARIANCE:

Present Zoning: RRC Type of Variance: Reduction of the 45' rear setback; Allow encroachment in 75' impervious surface setback; Allow encroachment in the 50' undisturbed natural vegetation buffer

Explain Intended Use: Replacement and expansion of deck

Location: 1522 Grace Meadows Ln SE, Smyrna, GA 30082

Land Lot(s): 383 District: 6 Size of Tract: 0.33 Acres

(To be completed by City)

Received: _____

Legal Ad Posted: _____

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: RRC

East: RRC

South: RRC

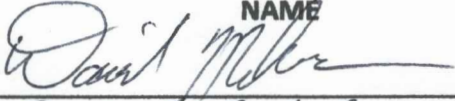

West: RRC

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Alejandro Barraza at
1522 Grace Meadows Lane SE

Intends to make an application for a variance for the purpose of expanding and replacing the
current deck at the rear of the home

on the premises described in the application.

NAME
<u></u>
<u></u>

ADDRESS
<u>1520 Grace Meadows Lane SE</u>
<u>1524 Grace Meadows Lane SE</u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also 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 properties directly across a street.

ZONING ORDINANCE
SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board 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

We intend to replace the existing deck and expand into the larger footprint shown on the site plan.

The home and deck as it exists currently sit within the impervious surface area and undisturbed stream buffer. Additionally, the deck crosses the rear building set back line. Because of these reasons, we would like to be allowed the listed variance. We will designate land elsewhere on the property with the impervious buffer at a 1:1 ratio.

To address any exceptional or extraordinary conditions for this property:

- If the impervious buffer were upheld, the homeowner would not be able to have any deck or addition on their home

- There will be no ground clearing or tree removal, so the natural vegetation will remain undisturbed.

- The rear setback currently touches the house and greatly limits the use of the property.

No posts or footings will be within the undisturbed vegetation buffer.