

Variance Application

VAR-24-24

Submitted On: Mar 23, 2024

Applicant

 Wes Fortier
 6789531502
@ wes.fortier@gmail.com

Primary Location

3149 DUNN ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Wes

Last Name

Fortier

Street Address

3149 DUNN ST SE

City

Smyrna

State

GA

Zip Code

30080

Email

wes.fortier@gmail.com

Phone Number

6789531502

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

3149 Dunn ST SE Smyrna GA 30080

Description of Requested Variances

Setback on North side of property to 5' for a garage addition.

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

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Comprehensive Narrative

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.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

The current garage on our house is a single bay with a downward-sloping ceiling, which allows very minimal room for a mid-size SUV. Due to its limited size, the garage is currently utilized for personal tools, lawn equipment, kids bikes, etc. By expanding the garage to two bays we will be able to park a vehicle for safer loading/unloading for our children and also allow for tools, equipment, and kid toys to be stored inside to prevent wear and tear. The proposed garage also incorporates a second level with a bedroom/bathroom and common space for our kids to utilize as they get older. During the construction process, we would also like to add a covered sitting porch on the front of the house. We believe expanding the garage and adding a porch will help make the house more consistent with the architecture, scale, and functionality of the growth in the neighborhood.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

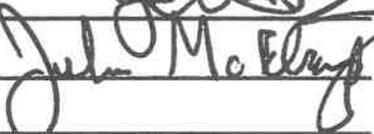
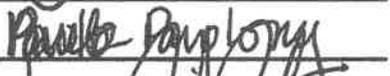
true

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified for Wesley and Kelsey Fortier

Intends to make an application for a variance for the purpose of _____
Reduced setbacks ~~12' to 5'~~ 12' to 5'

on the premises described in the application.

NAME	ADDRESS
John W BRADFORD 	3139 DUNN ST SE
" "	3154 DUNN ST SE
Julia McElroy 	3144 DUNN ST SE
Paula Pavolony 	3150 Lee St SE
Mike Pavolony 	3150 LEE ST SE
CERTIFIED MAIL	3159 DUNN ST SE

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.

The UPS Store #1079
3316-A S COBB DRIVE
SMYRNA, GA 30080-4276
770-432-8203

Terminal....: POS1079A Date.: 12/30/2023
Employee....: 180643 Time.: 01:15 PM
Cashier's Name Cashier

ITEM NAME	QTY	PRICE	TOTAL
Metered Mail Ground Advantage			\$14.62
	1 @	\$14.62	
Tax			\$0.00
MM84D46HYVRY9			
Tracking Number			
Miscellaneous Taxable			\$1.19
	1 @	\$1.19	
Tax			\$0.07
Donation to Junior Achievement			\$1.00
	1 @	\$1.00	
Tax			\$0.00

Subtotal			\$16.81
Shipping/Other Charges			\$0.00
Total tax			\$0.07

Total			\$16.88
Cards			\$16.88

=====
Items Designated NR are Not eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 3 1 2 3 0 1 0 7 9 A 0 3 5 7 4 8

View The UPS Store, Inc.'s privacy notice at
<https://www.theupsstore.com/privacy-policy>

CITY OF SMYRNA
 Tax Department
 PO Box 1226
 Smyrna, GA 30081-1226
 770-434-6600

2023 Property Tax Notice

FORTIER WESLEY & KELSEY
 3149 DUNN ST SE
 SMYRNA, GA 30080

Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2023 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
5756	3149 DUNN ST STREET LIGHT RESIDENTIAL	17-0524-0-0020	414,100.00	165,640.00	0.00	165,640.00	8.99	1,489.10 42.00

Pay online at <https://payments.smyrnaga.gov/>

Important Messages - Please Read

Total of Bills by Tax Type

<p>Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00</p>	<p>Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600</p> <p>THIS TAX BILL HAS BEEN REDUCED BY 161.82 AS A RESULT OF THE HOMEOWNER TAX RELIEF ENACTED BY THE GOVERNOR AND THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA</p>	<table border="1"> <tr><td>Pen</td><td style="text-align: right;">0.00</td></tr> <tr><td>Int</td><td style="text-align: right;">0.00</td></tr> <tr><td>Fees</td><td style="text-align: right;">0.00</td></tr> <tr><td>Adjustments</td><td style="text-align: right;">-161.82</td></tr> <tr><td>Payments</td><td style="text-align: right;">0.00</td></tr> <tr><td>Back Taxes</td><td style="text-align: right;">0.00</td></tr> <tr><td>TOTAL DUE</td><td style="text-align: right;">1369.28</td></tr> <tr><td>DATE DUE</td><td style="text-align: right;">11/15/2023</td></tr> </table>	Pen	0.00	Int	0.00	Fees	0.00	Adjustments	-161.82	Payments	0.00	Back Taxes	0.00	TOTAL DUE	1369.28	DATE DUE	11/15/2023
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FORTIER WESLEY & KELSEY
 3149 DUNN ST SE
 SMYRNA, GA 30080

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

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.	Map Number	Tax Amount
5756	17-0524-0-0020 STREET LIG	1489.10 42.00
DATE DUE		TOTAL DUE
11/15/2023		1369.28

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



Printed: 3/23/2024

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:
 CENTRAL LOAN ADMINISTRATION

FORTIER WESLEY & KELSEY

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17052400020	10/15/2023	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$3,206.14	\$0.00



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