

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

Street Address

3149 DUNN ST SE

State

GA

Email

wes.fortier@gmail.com

Last Name

Fortier

City

Smyrna

Zip Code

30080

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 ~~10' to 5'~~ 12' to 5'

on the premises described in the application.

NAME

ADDRESS

John W BRADFORD [Signature]  
" " " "

Julia McElroy Julia McElroy

Paula Pavolony Paula Pavolony  
Mike Pavolony [Signature]

CERTIFIED MAIL

3139 DUNN ST SE

3154 DUNN ST SE

3144 DUNN ST SE

3150 Lee St SE

3150 Lee St SE

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.

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

\$

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

- |  |    |  |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

Postage

\$

**Total Postage and Fees**

\$

Sent To

3866 RAINS CT ATLANTA GA 30319

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark  
Here

9589 0720 6856 5270 0908 4537 47

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.



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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**

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	Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600  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	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

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
<b>DATE DUE</b>		<b>TOTAL DUE</b>
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!!