


Variance Application

VAR-24-59

Submitted On: Sep 3, 2024

Applicant

 Patricia Ferguson

 678-630-9710

@ pattyfish52@gmail.com

Primary Location

2986 KING ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Patricia

Last Name

Ferguson

Street Address

2986 King Street

City

Smyrna

State

Ga

Zip Code

30080

Email

pattyfish52@gmail.com

Phone Number

6786309710

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

2986 king street

Description of Requested Variances

Truegrid pavers/ gravel as part of parking lot

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.

Per the city's approved plan our parking lot requires truegrid pavers/ gravel as a portion of the lot for parking.

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



APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

APPLICANT: Antiques Wood and Rustics LLC
Representative's Name (print): Patricia A. Ferguson
Address: 2986 King Street, Smyrna, GA 30080
Business Phone: 678-630-9710 Cell Phone: 678-630-9710 Home Phone: 678-630-9710
E-Mail Address: patriciafish52@gmail.com
Signature of Representative: Patricia A. Ferguson

TITLEHOLDER: Antiques Wood and Rustics LLC
Address: 2691 Matthews St, Smyrna, GA 30080
Business Phone: 678-630-9710 Cell Phone: same Home Phone: same
Signature: Antiques Wood and Rustics, LLC

VARIANCE:

Present Zoning: CBD Type of Variance: Allow for pervious pavers with gravel on top for approximately 1/3 of parking/paved area
Explain Intended Use: Used for parking

Location: Back approximately 1/3 of parking/paved surface
Land Lot(s): 522 District: 17th Size of Tract: .52 Acres

CONTIGUOUS ZONING

North: _____
East: _____
South: _____
West: _____

NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified by the owners of the property,
Antiques Wood & Rustics, of address 2986 King Street Smyrna, GA
Intends to make an application for a variance for the purpose of adhering to city approved plans
that allow for approximately 1/3 back of parking/paved lot
to be pervious pavers with gravel on top.
on the premises described in the application.

City Council Meeting Date: October 2024

NAME

ADDRESS

- 1) BPF Enterprises, LLC 1251 Love Street, Smyrna, GA
Patricia A Ferguson Member 9/3/2024
- 2) Jim Cornschat - Cornschat Funeral Home 2950 + 2960 King St Smyrna, GA
[Signature] 9/3/2024

Other
signatures
in
progress

Please have adjacent property owner also provide certified mail receipt, description of the requested variance application. Adjacent properties directly across a street

re of your variance request. You may
es. Notification letters shall include a
and time, and a copy of the completed
g the subject property as well as any

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

For delivery information, visit our website at www.usps.com

**NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES**

Certified Mail Fee \$4.25

Postage \$0.73

Total Postage and Fees \$4.98

09/04/2024

Blue Bird Land Postage
1215 Concord Rd SE
Atlanta GA 30084

PS Form 3800, January 2023 (PSN 7530-02-000-9001) See Reverse for Instructions

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09/04/2024

Good Dog Veterinary Care
1215 Concord Rd SE
Atlanta GA 30084

PS Form 3800, January 2023 (PSN 7530-02-000-9001) See Reverse for Instructions

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09/04/2024

Shamrock Building Systems
1215 Concord Rd SE
Atlanta GA 30084

PS Form 3800, January 2023 (PSN 7530-02-000-9001) See Reverse for Instructions

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09/04/2024

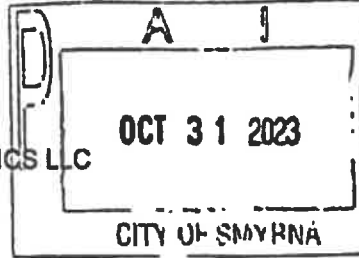
Shamrock 1st United Methodist Church
1215 Concord Rd SE
Atlanta GA 30084

PS Form 3800, January 2023 (PSN 7530-02-000-9001) See Reverse for Instructions

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

2023 Property Tax Notice

ANTIQUES WOOD AND RUSTICS LLC
2691 MATHEWS 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
704	2986 KING ST STREET LIGHT RESIDENTIAL	17-0522-0-0350	421,580.00	168,632.00	0.00	168,632.00	8.99	1,518.00 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

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	1558.00
DATE DUE	11/15/2023

Owner Information

ANTIQUES WOOD AND RUSTICS LLC
2691 MATHEWS ST SE
SMYRNA, GA 30080

Payment Information

Status	 Paid
Last Payment Date	10/05/2023
Amount Paid	\$4,580.05

 Search for Additional Records

Property Information

Parcel Number	17052200350
Acres	0.6
Assessed Value	\$168,632
Fair Market Value	\$421,580
Tax District	6 - City of Smyrna
Homestead Exemption	NONE

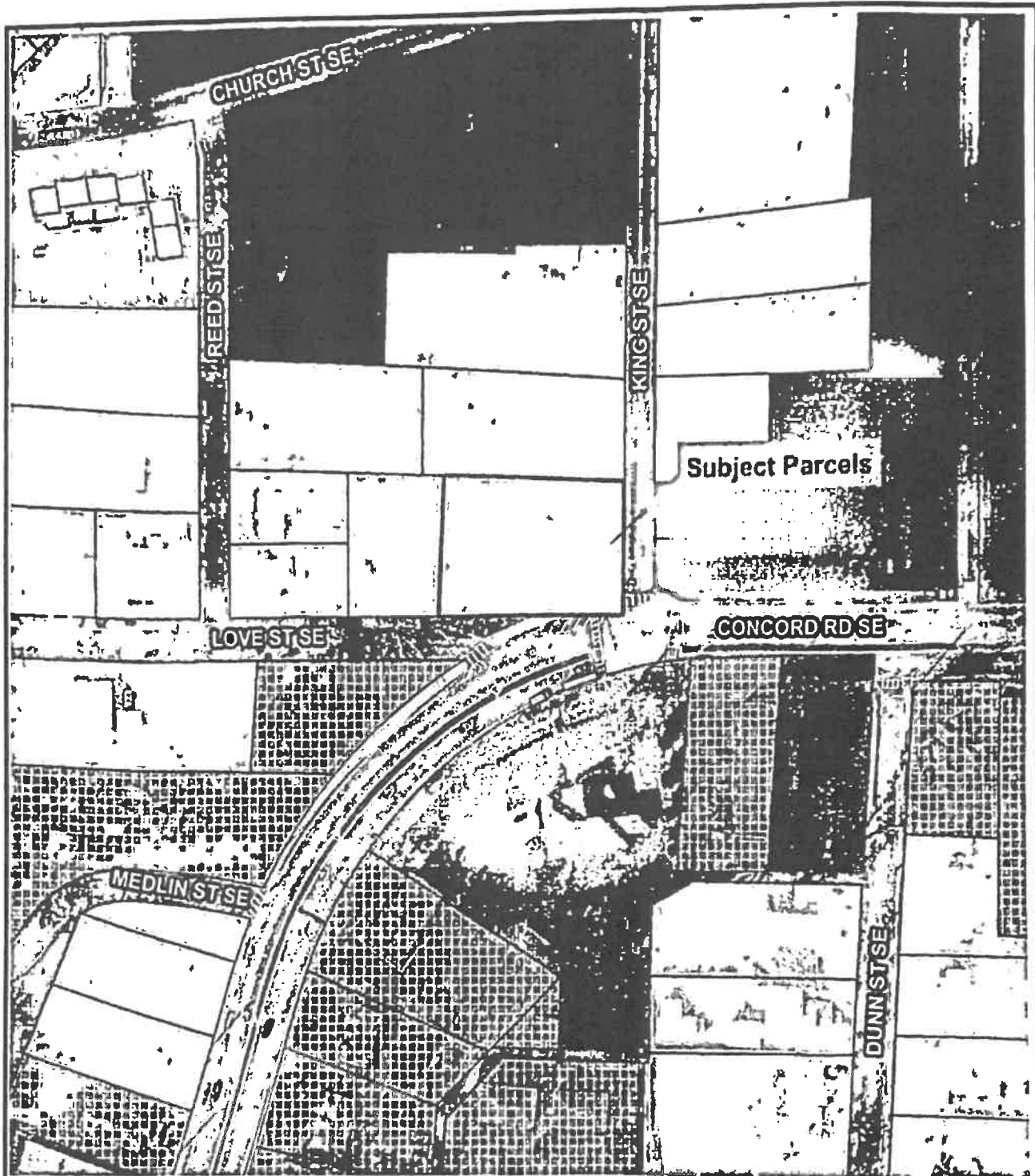
Bill Information

Record Type	Parcel
Bill Type	Original
Tax Year	2023
Due Date	10/15/2023

Taxes

Base Taxes	\$4,580.05
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

Property Address



Zoning Vicinity Map

Exhibit "A"

The Subject Parcel is Located
at 2986 King Street.

From:

R-15

To:

NS

MU	RM-12	NS	TS
R-30	RM-15	LC	CORE
R-20	PUD	OC	
R-15	RD	TB	
R-12	RD-4	CBD	
RAD	RTD	OI	
RM-C4	RH	OO	
RM-10	FC	U	

N



0 30 60 120 180 240 Feet

Case Number:
Z21-015

Ward:
3

Tax Parcel #:
17052200350

Planning Commission
Meeting Date: November 8, 2021

City Council
Meeting Date: December 20, 2021

