

Variance Application

Applicant

Primary Location

VAR-23-56

 Robert Harrison
 7706162728
@ robert@lairdmckee.com

2760 FRASER ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Robert

Last Name

Harrison

Street Address

2889 Alexander Street

City

Smyrna

State

GA

Zip Code

30080

Email

Robert@LairdMcKee.com

Phone Number

7706162728

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

2760 Fraser Street

Description of Requested Variances

Permission to add front porch 6' deep

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.

Home was built before current zoning and setback requirements. A front porch addition would help with curb appeal and studies have shown that front porches add to the walkability of a neighborhood. We are asking the front setback to be modified to allow for a 6' deep front porch.

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

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U.S. Postal Service CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Smyrna, GA 30080

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To: <i>Phillip & Emily Mangiacelli</i>	
Street and Apt. No., or PO Box No. <i>2771 Fraser St</i>	
City, State, ZIP+4® <i>Smyrna, GA 30080</i>	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To: <i>Harold Dudley</i>	
Street and Apt. No., or PO Box No. <i>2778 Fraser St</i>	
City, State, ZIP+4® <i>Smyrna, GA 30080</i>	

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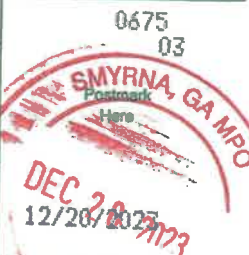
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To: <i>Dana Beech</i>	
Street and Apt. No., or PO Box No. <i>2750 Fraser St</i>	
City, State, ZIP+4® <i>Smyrna, GA 30080</i>	

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To: <i>Melvin Harner</i>	
Street and Apt. No., or PO Box No. <i>2749 Fraser St</i>	
City, State, ZIP+4® <i>Smyrna, GA 30080</i>	

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To: <i>Gailie Barbosa</i>	
Street and Apt. No., or PO Box No. <i>2759 Fraser St</i>	
City, State, ZIP+4® <i>Smyrna, GA 30080</i>	

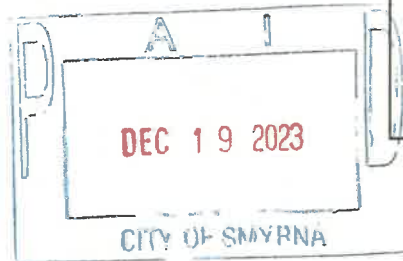
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CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226
770-434-6600

2023 Property Tax Notice

SIMPLE ATL LIVING LLC
1045 SHY LN
MARIETTA, GA 30060



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
15877	2760 FRASER ST STREET LIGHT RESIDENTIAL	17-0449-0-0360	299,030.00	119,612.00	0.00	119,612.00	8.99	1,075.31 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	1117.31
		DATE DUE	11/15/2023

SIMPLE ATL LIVING LLC
1045 SHY LN
MARIETTA, GA 30060



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

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
15877	17-0449-0-0360 STREET LIG	1075.31 42.00
DATE DUE		TOTAL DUE
11/15/2023		1117.31

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

Owner Information

SIMPLE ATL LIVING LLC
1045 SHY LN
MARIETTA, GA 30060

Payment Information

Status Paid
Last Payment Date 10/07/2023
Amount Paid \$3,248.66

Property Information

Parcel Number 17044900360
Acres 0
Assessed Value \$119,612
Fair Market Value \$299,030
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

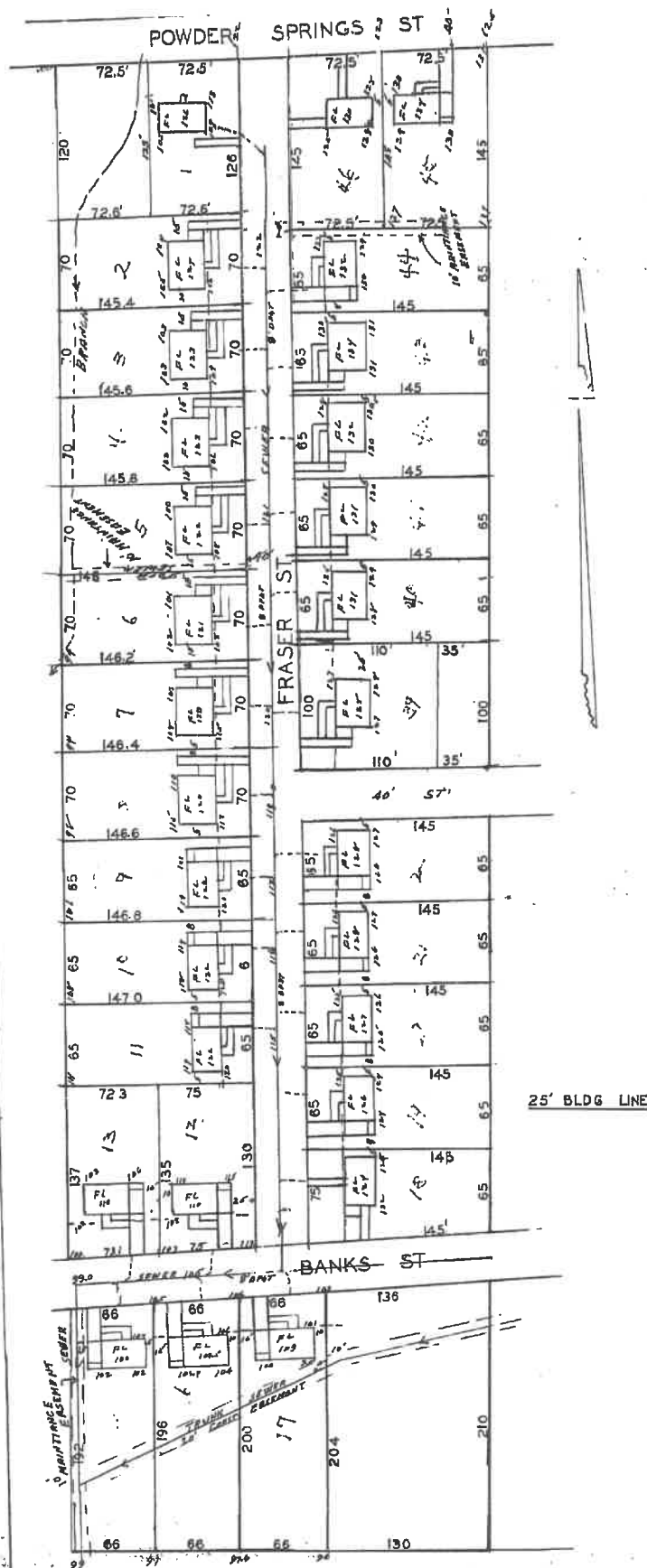
Base Taxes \$3,248.66
Penalty \$0.00
Interest \$0.00
Fees \$0.00
Good Through
Balance Due \$0.00

Property Address

2760 FRASER ST

Jurisdictions

Taxing Authority	40% Assessed Value	- Less Exemption	= Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	119,612	0	119,612	0.018700	\$2,236.74
SCHOOL BOND	119,612	0	119,612	0.000000	\$0.00
COUNTY GENERAL	119,612	0	119,612	0.008460	\$1,011.92
COUNTY BOND	119,612	0	119,612	0.000000	\$0.00
STATE	119,612	0	119,612	0.000000	\$0.00



HILLSDALE HOMES SUBD
 LAND LOT 449 17 DISTRICT
 2ND SECTION COBB CO GA
 IN CITY SMYRNA GA
 SCALE 1" 60'
 JULY 13 1954

Glenn K. Gellman

W T POSTON
 REG. NO. 1001