

Variance Application

VAR-24-7

Submitted On: Jan 18, 2024

Applicant

 Teresa Pastore
 404-825-1627
@ teresa@sundialpools.com

Primary Location

4322 GOSWELL RD SE
SMYRNA, GA 30082

Applicant Information

First Name

Teresa

Last Name

Pastore

Street Address

5087 Dallas Hwy, Suite 600

City

Powder Springs

State

Georgia

Zip Code

30127

Email

teresa@sundialpools.com

Phone Number

770-575-4359

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (I.e., First and Last Name, or Name of Entity)

Anthony and Ashley Inglese

Street Address

4322 Goswell Road SE

City

Smyrna

State

Georgia

Zip Code

30082

Email Address

--

Phone Number

770-575-4359

Property Information

Property Address

4322 Goswell Rd SE

Description of Requested Variances

Swimming Pool Variance

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.

Sundial Pools is asking to have a pool and decking that make sense in this backyard. We request to increase the pool size to 15' x 30', add pool decking and a retaining wall of 24" tall. In addition, we would like to leave the existing steps off the back porch in tact. Total additional square footage we are requesting not to exceed 800 SF of impervious area.

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

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 678-631-5387 / Fax 770-431-2808

I, Ashley Inglese, swear that I am the Property Owner of the property located at 4322 Goswell Rd, Smyrna GA 30082 as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): Sundial Pools, LLC

Business Contact Person: Teresa Pastore

Business Address: 5087 Dallas Hwy Ste 600, Powder Spring GA 30127

Contact Telephone: 404-825-1627

Contact Email: teresa@sundialpools.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Ashley Inglese
Signature of Property Owner

4322 Goswell Rd. Smyrna GA 30082
Address

Ashley Inglese
Name of Property Owner (print clearly)

Smyrna, GA 30082
City, State, Zip

NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified by Ashley and Tony Inglese

Intends to make an application for a variance for the purpose of _____
Installing a swimming pool in their backyard.

on the premises described in the application.

NAME

ADDRESS

TEJESH KASABIA
Julia Stutzky
Valerie Dixon
Larry Ramsey

4324 Goswell Rd, Smyrna, GA 30082
4325 Goswell Rd. Smyrna 30082
4320 Goswell Rd Smyrna, GA 30082
4217 Chatterbox Lane Smyrna GA 30082

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.

SENDER: COMPLETE THIS SECTION

☐ Complete items 1, 2, and 3.
☐ Print your name and address on the reverse, so that we can return the card to you.
☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Assigned to:

Mrs. Mrs. Maddox
 4323 Oswald Rd
 Sylvania, GA 30577-3053

9590 9402 6396 3156 6373 64


2. Article Number (Transfer from service label)

9569 0720 5270 1059 3143 12

PS Form 3811, July 2020 PSN 7500-02-000-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ X
 B. Received by printed name ☐ ☐ Date of delivery
 C. Date of delivery
 D. To delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery
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Domestic Return Receipt

9589 0710 5270 1059 3143 12

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

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

Smyrna, GA 30082

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$2.65
<input 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	\$0.92
Total Postage and Fees	\$8.97



Sent To Mr + Mrs Maddox
Street and Apt. No., or PO Box No. 4323 GDSwell Rd
City, State, ZIP+4® Smyrna, GA 30082



BROOKSTONE
5330 BROOKSTONE DR NW STE 250
ACWORTH, GA 30101-7183
(800)275-8777

01/29/2024 12:22 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.90
Sealing: GA 33062			
Weight: 0 to 1.50 oz			
Estimated Delivery Date: Thu 01/25/2024			
Certified Mail®			\$4.40
Tracking #			
9589 0710 5270 1059 3143			\$2.60
Return Receipt			\$3.60
Tracking #			
9590 9432 8396 3156 6373			\$6.60
Total			\$8.97

Grand Total \$8.97

Credit Card Receipt \$8.97

Card Name: VISA
Account #: 4000000000000000
Approval #: 105772
Transaction #: 951
ATD: 4000000000000000
AL: US DEBIT
PIN: Not Required

Text your tracking number to 28777 (USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail
Track your Packages
Sign up for FREE®
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-413-7420.



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

2023 Property Tax Notice

INGLESE ANTHONY
INGLESE ASHLEY
4322 GOSWELL RD
SMYRNA, GA 30082

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
8293	4322 GOSWELL RD STREET LIGHT RESIDENTIAL	17-0406-0-0630	647,800.00	259,120.00	0.00	259,120.00	8.99	2,329.49 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	2209.67
DATE DUE	11/15/2023

INGLESE ANTHONY
INGLESE ASHLEY
4322 GOSWELL RD
SMYRNA, GA 30082

← 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
8293	17-0406-0-0630 STREET LIG	2329.49 42.00
DATE DUE		TOTAL DUE
11/15/2023		2209.67

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

Real Estate (Your House or Land)

[Return to view bill](#)

Payments/Adjustments

As of 1/8/2024					
Bill Year			2023		
Bill			8293		
Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Adjustment	11/20/2023	11/20/2023	293141		\$0.00
Payment	10/24/2023	10/25/2023	3252474	CORELOGIC	\$2,209.67
Abatement	9/17/2023	9/18/2023	4083	HOMEOWNER TAX RELIEF GRANT	(\$161.82)

[Return to view bill](#)



Printed: 1/8/2024

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:
PENNYMAC

INGLESE ANTHONY
INGLESE ASHLEY

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	17040600630	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	\$5,743.22	\$0.00



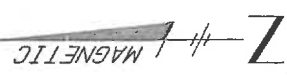
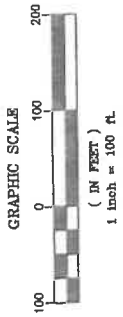
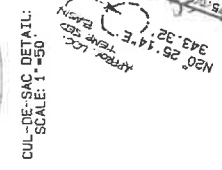
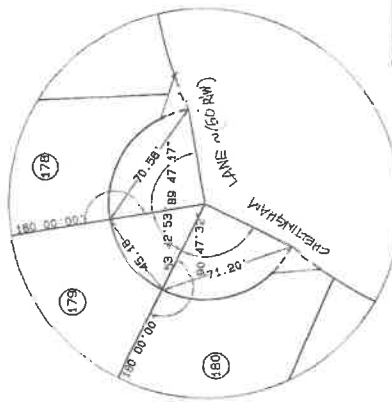
Scan this code with your
mobile phone to view
this bill!!

filed in Office 7-3-98
 Plot Page 175 page 61
 Gary C. Stephenson, clerk
 b6
 b7C

LOT #	AREA (SF)	LOT #	AREA (SF)
22	10,610	177	9,906
23	11,586	178	10,492
24	10,128	179	12,464
25	10,104	180	10,400
26	10,121	181	10,830
27	10,330	182	10,428
28	10,338	183	10,484
29	10,155	184	10,445
30	10,712	185	10,156
31	10,168	186	11,529
32	10,206	187	11,611
33	10,231	188	9,925
34	10,353	189	11,428
35	13,323	190	10,307
36	20,064	191	11,125
37	25,074	192	10,839
38	17,132	193	11,325
39	17,800	194	9,826
40	13,558	195	9,835
41	9,721	196	9,835
42	17,136	197	9,825
43	17,136	198	9,825
44	11,158	199	10,763
45	10,143	200	11,386
46	10,143	201	12,905
47	11,554	202	15,093
48	9,111	203	10,748
49	11,111	204	10,932
50	8,845	205	10,667
51	6,947	206	9,963
52	9,392	207	10,446
53	9,569	208	10,962
54	10,301	209	10,657
55	10,321	210	10,679
56	10,019	211	10,530
57	11,112	212	10,530

CURVE DATA		CHORD BEARING RATIO:		DELTA		CHOIR		TANGENT		IN-PILE OF CURVE	
TS	PVC	544.47	37.30°	136.00	69.95	35.00	150.72	134.02	45.26	25.20	
CU	153.08	517.57	30.00°	290.00	150.72	79.02	22.95	79.02	22.95	33.00	
CV	130.55	530.00	30.00°	680.00	11.00	0.00	130.36	65.48	08.25	3.30	
CA	308.28	722.45	40.00°	182.00	56.30	30.00	273.65	205.03	31.18	33.00	
C10	242.19	675.07	50.00°	435.00	30.35	00.00	229.45	118.93	19.17	33.00	
C11	146.79	515.42	20.00°	275.00	30.35	00.00	142.50	75.19	20.05	09.00	

NOTE: 4 CONC. SIGNALS. (AS SHOWN).



FINAL PLAT OF
KING VALLEY AT VININGS
UNIT 2
LOCATED IN City of Smyrna
LAND LOTS 405 & 406 ~
17th DISTRICT ~ 2nd SECTION ~
COBB COUNTY, GEORGIA

[illegible]

W&B

Watts & Browning Engineers, Inc.
CIVIL, MECHANICAL AND ELECTRICAL ENGINEERS

SUITE 120
1954 AIRPORT ROAD
ATLANTA, GEORGIA 30341

PHONE: (770) 461-7661
FAX: (770) 462-5065

SCALE: 1" = 100'

DATE SURVEYED: 8-19-98
DATE DRAFTED: T. GREEN
SURVEYED BY: A. G.
DRAWN BY: S. S. / SPS
CHECKED BY: 1951/1955
FIELD BOOK #: 990124
JOB NUMBER:

DISC FILE: G:\AAG\1980124\FP
COUNTY: COBB
PLAT FILE: 8
SHEET: 2 OF 2

