

**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 Ingles

**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
<u>TEJESH KASABIA</u>	<u>4324 Goswell Rd, Smyrna, GA 30082</u>
<u>Jyra Slutzky</u>	<u>4325 Goswell Rd. Smyrna 30082</u>
<u>VASENT DIXON</u>	<u>4320 Goswell Rd Smyrna, GA 30082</u>
<u>Larry Ramsey</u>	<u>4217 Chatterbox Lane Smyrna GA 30082</u>
_____	_____
_____	_____
_____	_____
_____	_____

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.



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](http://www.usps.com)™.

Smyrna, GA 30082

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as applicable)	\$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
<b>Total Postage and Fees</b>	<b>\$8.97</b>



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



BROOKSTONE  
 5390 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
Return: GA 33062 Weight: 0 To 1.50 oz Estimated Delivery Date: Thu 01/25/2024 Certified Mail® Tracking # 9589 0710 5270 0059 3143 \$2 Return Receipt Tracking # 9590 9432 8396 3156 6373 \$3.60			
<b>Total</b>			<b>\$8.97</b>

Grand Total \$8.97

Credit Card Refill:  
 Card Name: VISA  
 Account #: 00000000000000000000  
 Approval #: 005772  
 Transaction #: 951  
 AID: 40000000000000000000 Chip  
 AL: US DEBIT  
 PIN: Not Required

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://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 us for FREE #  
<https://informaddelivery.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 1-800-410-7420.

2T ENTER 650T 0270 105T  
 6569 0710 5270 0059 3143  
 9589 0710 5270 0059 3143  
 9590 9432 8396 3156 6373  
 \$8.97  
 01/29/2024 12:22 PM

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
<b>TOTAL DUE</b>	<b>2209.67</b>
<b>DATE DUE</b>	<b>11/15/2023</b>

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

# 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

NO.	DATE	DESCRIPTION



**Watts & Browning Engineers, Inc.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1854 ALPHABET ROAD  
 SUITE 420  
 ATLANTA, GEORGIA 30341  
 PHONE: (770) 485-5288

SCALE:	1" = 100'
DATE SURVEYED:	8-19-98
SURVEYED BY:	T. GREEN
DRAWN BY:	AAG
CHECKED BY:	SLS/SFS
FIELD BOOK #:	1951/1886
JOB NUMBER:	980124
DISC. FILE:	G:\AAG\980124\FP
COUNTY:	COBB
PLAT FILE:	B
SHEET:	2 OF 2

403 P1.

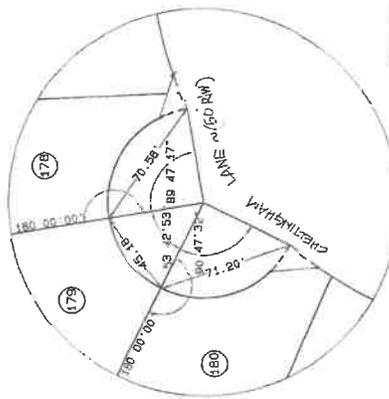
*filed in office 9-3-98  
 plat with 175 page 61  
 Gayle Thompson plat*

CURVE DATA

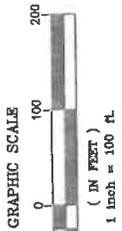
ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT	DEGREE OF CURVE
CS	211.06°	544.47 30' E	135.00	69.35 00'	190.22	134.02
CC	153.00°	N17.37 30° E	250.00	35.00 00'	150.70	74.02
C7	130.55°	N30.00 00° E	660.00	11.00 00'	130.35	65.46
C6	308.22°	N72.45 00° E	192.00	56.30 00'	273.06	108.03
C10	24.29°	S75.07 30° E	435.00	30.35 00'	273.45	128.33
C13	146.75°	S15.42 30° W	275.00	50.35 00'	142.30	75.19
C14						60.08 05'



NOTE: 4' CONC. SYMBOLS (45 SHOWN).



CUT-DE-SAC DETAIL:  
 SCALE: 1"=50'



LOT #	AREA (SF)	LOT #	AREA (SF)
22	12160	177	9308
23	11196	178	8140
24	10128	179	12,964
25	10104	180	10,680
26	10121	181	10,630
27	10130	182	10,639
28	10138	183	10,384
29	10155	184	10,445
30	10172	185	10,156
31	10169	186	11,923
32	10206	187	9,521
33	10233	188	11,418
34	10353	189	11,418
35	10383	190	10,907
36	10474	191	11,117
37	10474	192	10,803
38	10474	193	11,325
39	10474	194	9,926
40	10474	195	9,925
41	10474	196	9,925
42	10474	197	9,925
43	10474	198	9,925
44	10474	199	9,925
45	10474	200	9,925
46	10474	201	9,925
47	10474	202	9,925
48	10474	203	9,925
49	10474	204	9,925
50	10474	205	9,925
51	10474	206	9,925
52	10474	207	9,925
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96	10474	251	9,925
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101	10474	256	9,925
102	10474	257	9,925
103	10474	258	9,925
104	10474	259	9,925
105	10474	260	9,925
106	10474	261	9,925
107	10474	262	9,925
108	10474	263	9,925
109	10474	264	9,925
110	10474	265	9,925
111	10474	266	9,925
112	10474	267	9,925
113	10474	268	9,925
114	10474	269	9,925
115	10474	270	9,925
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117	10474	272	9,925
118	10474	273	9,925
119	10474	274	9,925
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122	10474	277	9,925
123	10474	278	9,925
124	10474	279	9,925
125	10474	280	9,925
126	10474	281	9,925
127	10474	282	9,925
128	10474	283	9,925
129	10474	284	9,925
130	10474	285	9,925
131	10474	286	9,925
132	10474	287	9,925
133	10474	288	9,925
134	10474	289	9,925
135	10474	290	9,925
136	10474	291	9,925
137	10474	292	9,925
138	10474	293	9,925
139	10474	294	9,925
140	10474	295	9,925
141	10474	296	9,925
142	10474	297	9,925
143	10474	298	9,925
144	10474	299	9,925
145	10474	300	9,925

