

## Variance Application

# VAR-24-64

Submitted On: Oct 1, 2024

## Applicant

 Ashley Givens  
 7707108502  
 aehill44@gmail.com

## Primary Location

3294 DUNN ST SE  
SMYRNA, GA 30080

## Applicant Information

### First Name

Andrew and Ashley

### Last Name

Givens

### Street Address

3294 Dunn Street SE

### City

Smyrna

### State

GA

### Zip Code

30080

### Email

aehill44@gmail.com

### Phone Number

770-710-8502

### Are you the titleholder of the subject property?

Yes

## Property Information

### Property Address

3294 Dunn Street SE

### Description of Requested Variances

Addition of a shed

**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.**

We respectfully request a variance to allow two accessory structures in our backyard- specifically a pool and a shed. Both are already installed. The pool went to permitting but we were unaware that a shed required permitting as well. We believe there are compelling reasons to grant this request that align with both the spirit and intent of the zoning regulations. The pool and shed serve two distinctly different purposes and each contribute the enjoyment and functionality of our space. The pool is for recreation and entertaining- bringing community together- and the shed is used for storage of pool and lawn equipment to avoid unsightly messes. We purchased this home for the expansive yard and having a shed in the back offers us easy access and extra space to contain equipment used to keep our property tidy and help add to our neighborhood's charm. We believe that having both structures does not set a detrimental precedent. These both offer ways to engage with our community while maintaining a our property to a high standard, ensuring it is an asset to the community. We appreciate your consideration.

**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

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Las Vegas, NV 89108

Certified Mail Fee	\$4.85	0675
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	15
<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 \$0.73

Total Postage and Fees \$5.58

Sent To meritmees by inv. trust  
 Street and Apt. No., or PO Box No. 5348 Vegas Dr  
 City, State, ZIP+4® Las Vegas NV 89108

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

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Smyrna, GA 30080

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Postage \$0.73

Total Postage and Fees \$5.58

Sent To Current Resident  
 Street and Apt. No., or PO Box No. 3304 Dunn St  
 City, State, ZIP+4® Smyrna, GA 30080

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Current resident  
 Street and Apt. No., or PO Box No. 285 Dunn St  
 City, State, ZIP+4® Smyrna, GA

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Postage \$0.73

Total Postage and Fees \$5.58

Sent To current resident  
 Street and Apt. No., or PO Box No. 3175 Dunn St  
 City, State, ZIP+4® Smyrna GA 30080

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Postage \$0.73

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Sent To Current resident  
 Street and Apt. No., or PO Box No. 3184 Dunn St  
 City, State, ZIP+4® Smyrna, GA 30080

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

2023 Property Tax Notice

GIVENS ANDREW  
 3294 DUNN ST  
 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
6358	3294 DUNN ST STREET LIGHT RESIDENTIAL	17-0524-0-0250	1,002,570.00	401,028.00	0.00	401,028.00	8.99	3,605.24 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>3485.42</b>
<b>DATE DUE</b>	<b>11/15/2023</b>

GIVENS ANDREW  
 3294 DUNN ST  
 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
6358	17-0524-0-0250 STREET LIG	3605.24 42.00
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2023		3485.42

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

**GIVENS ANDREW**

**Cobb County Online Tax Receipt**

Printed: 9/30/2024

Thank you for your payment!

Payer:  
**REGIONS MORTGAGE**

**Payment Date: 10/12/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17052400250	10/15/2023	N/A	\$0.00
<b>Interest</b>	<b>Penalty</b>	<b>Fees</b>	<b>Total Due</b>	<b>Amount Paid</b>
\$0.00	\$0.00	\$0.00	\$0.00	\$9,353.93
				<b>Balance</b>
				\$0.00

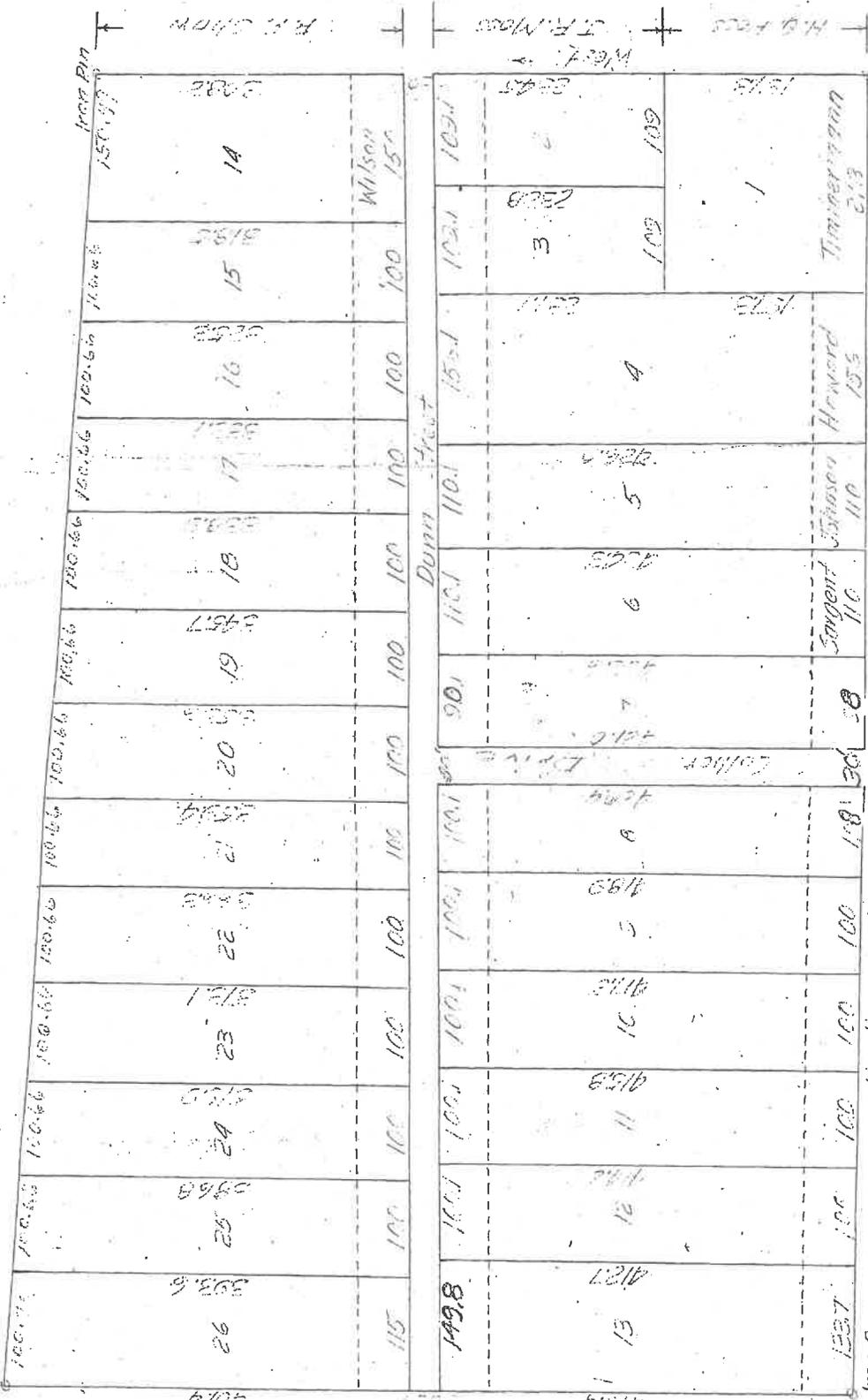


Scan this code with your mobile phone to view this bill

Sobey B. Corbitt  
Iron Pin

Mrs J. J. Baldwin

Iron Pin



137  
Iron Pin

1498  
Iron Pin

1537  
Iron Pin

North →

Mrs. Margaret Dixon, Mrs. Pearl J. Timmerman  
Property of Mrs. Pearl J. Timmerman

Part of L.L. 528, 17th Dist. 2d Sec. Cobb County, Ga.

Accepted for use as a public highway  
this property.

Witness my hand and seal of office  
this 21st day of August, 1900.

1" = 100'

1900