



Variance Application	Applicant	Primary Location
<b>VAR-24-8</b>	 Hossein Kafaei	802 SMYRNA HILL DR SE
Submitted On: Jan 21, 2024	 770-912-2526	SMYRNA, GA 30082
	@ zach.glauto@gmail.com	

Applicant Information

First Name	Last Name
Hossein	Kafaei
Street Address	City
802 Smyrna Hill DR	Smyrna
State	Zip Code
GA	30082
Email	Phone Number
zach.glauto@gmail.com	7709122526

Are you the titleholder of the subject property?  
Yes

Property Information

Property Address
802 Smyrna Hill Dr, Smyrna GA 30082
Description of Requested Variances
Parking Reduction, Fence Heigh in set back area

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.  
Parking Reduction Variance

This variance is being requested because its' application would indeed be depriving the applicant of reasonable use of property, and with exceptional conditions. Parking requirements by code are based on square footage of the entirety of the building space and/or office space in accordance with occupancy number/parking spaces. Per current code we are required to fit 112 parking spaces, which is based on the square footage of the entirety of the building space being 18,250 sq. ft. Now, considering the majority of this property is to be used for a body repair shop (needing working space for car repair), and only the minimal front portion of the building space will be used as a front office for customers, measuring 2,300 sq. ft, we request that the parking requirements be reduced to a total 64 parking spaces. The reality is, placing 112 spaces would be realistically impossible and not necessary.

Total Office Space: 2,300 sq. ft.

Total Building Space: 18,250 sq. ft.

**PARKING STALL COUNT:**

ANGLED 45° (9' X 18') 6

TANDEM (9' X 20' / CAR) 26

COMPACT (8' X 18') 12

REGULAR (9' X 20': INCD'S ADA) 20

TOTAL PARKING STALLS REQUESTED: 64

**Fence Height "In Set Back Area"**

This variance is being requested because its' implementation would indeed be depriving the applicant of reasonable use of property with exceptional conditions. We would like to increase the fence height, only in the front of the property, in the set back, from 4ft to 6ft. This will help with possible noise reduction, add pleasant curb appeal and help deter unwanted nightly misfortunes. The fence will consist of iron steel flat top style with 3/4" pickets spaced out every 3 1/2". This variance coincides with our parking reduction request, giving us more space for parking cars that are to be repaired in the future as part of our business. That all said, we are more than open to changing the style of fencing to be used to add to the curb appeal for anyone passing by so as for them to not be able to see any forms of disabled, wrecked, or unrepaired cars. or etc..

## 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

NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified that  
 Hossein Kataei at 802 Smyrna Hill DR, Smyrna GA, 30082

Intends to make an application for a variance for the purpose of Placement of Waste Management, Fence Location/Material, 2 Side Set Back Reductions Parking requirement reduction.

Variance Board Meeting is on Feb 28, 2024

ADDRESS

ADDRESS	DATE
Commerce 782 Smyrna Hill Dr Smyrna GA 30078	11/1/82
3320 Santa Col Dr. Su <sup>n</sup> Fr	11/1/82
3430 Lake Drive SE Smyrna GA 30080	11/1/82
3440 Lake Dr. Smyrna GA	11/1/82

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.



Product	Qty	Unit Price	Price
Mailbox 10 x 16	1	\$1.69	\$1.69
First-Class Mail®	1		\$2.91
Large Envelope			
Weight 10.9080			
Height 10.9080			
Estimated Delivery Date			
Mon 01/22/2024			
Certified Mail®			
Tracking #			
702217000011359568			
Total			\$6.60
Grand Total			\$6.35
Credit Card Refill			\$6.35
Card Number AMEX			
Account # XXXXXXXXXXXXXXXXXX			
Approval # 868919			
Transaction # 624			
AID XXXXXXXXXX019901			
AMEX Credit			

## Parcel Find

PARCEL: 17-0412-0-0140  
 LOCATION: 802 SMYRNA HILL DR  
 NAME: \*\* VARIOUS \*\*  
 EFF DATE: 01/22/2024

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	160	N	802 SMYRNA HILL DR	2,865.00	0.00	0.00
2022	RE-R	13452	N	802 SMYRNA HILL DR	2,221.46	0.00	0.00
2021	RE-R	13166	N	802 SMYRNA HILL DR	2,203.12	0.00	0.00
2020	RE-R	13119	N	802 SMYRNA HILL DR	2,119.12	0.00	0.00
2019	RE-R	13049	N	802 SMYRNA HILL DR	2,078.85	0.00	0.00
2018	RE-R	12941	N	802 SMYRNA HILL DR	2,078.85	0.00	0.00
2017	RE-R	12890	N	802 SMYRNA HILL DR	1,825.55	0.00	0.00
2016	RE-R	12566	N	802 SMYRNA HILL DR	1,825.55	0.00	0.00
2015	RE-R	12450	N	802 SMYRNA HILL DR	1,825.55	0.00	0.00
2014	RE-R	12371	N	802 SMYRNA HILL DR	1,610.50	0.00	0.00
2013	RE-R	12209	N	802 SMYRNA HILL DR	1,610.50	0.00	0.00
2012	RE-R	1151307	N	802 SMYRNA HILL DR	2,066.12	0.00	0.00
2011	RE-R	1141464	N	802 SMYRNA HILL DR	2,156.74	0.00	0.00
2010	RE-R	1116240	N	802 SMYRNA HILL DR	2,156.74	0.00	0.00
2009	RE-R	1098821	N	802 SMYRNA HILL DR	2,156.74	0.00	0.00
2008	RE-R	1081408	N	802 SMYRNA HILL DR	2,156.74	0.00	0.00
2007	RE-R	1063990	N	802 SMYRNA HILL DR	1,728.99	0.00	0.00
2006	RE-R	1047061	N	802 SMYRNA HILL DR	1,763.61	0.00	0.00
2005	RE-R	1030950	N	802 SMYRNA HILL DR	1,840.54	0.00	0.00
2004	RE-R	1015462	N	802 SMYRNA HILL DR	1,833.50	0.00	0.00
2003	RE-R	1000308	N	802 SMYRNA HILL DR	1,843.00	0.00	0.00
TOTAL DUE NOW						0.00	0.00
TOTAL UNPAID						0.00	0.00

\*\* END OF REPORT - Generated by Mike Hickenbottom \*\*



Printed: 1/22/2024

## 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:  
Hossein Kafaei

**802 SMYRNA HILL ROAD LLC**

**Payment Date: 10/13/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17041200140	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	\$8,401.78	\$0.00



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

I, T.L. Dickson, Owner of the property shown hereon, do hereby adopt this plat of subdivision, establish the minimum building lines and dedicate the roads and streets to public use to be maintained as such.

There are no suits of action, leases, liens or trusts on the property included on this plat.

Signed: *T.L. Dickson*  
Witness: *J. M. L. K.*

Approved for filing:

Chairman Cobb Co. Planning Comm.  
Notice: Approval or acceptance for filing of this plat by Chairman of Cobb Co. Planning Comm. in no way requires the County to construct roads. Owners are required to construct roads and drainage structures.

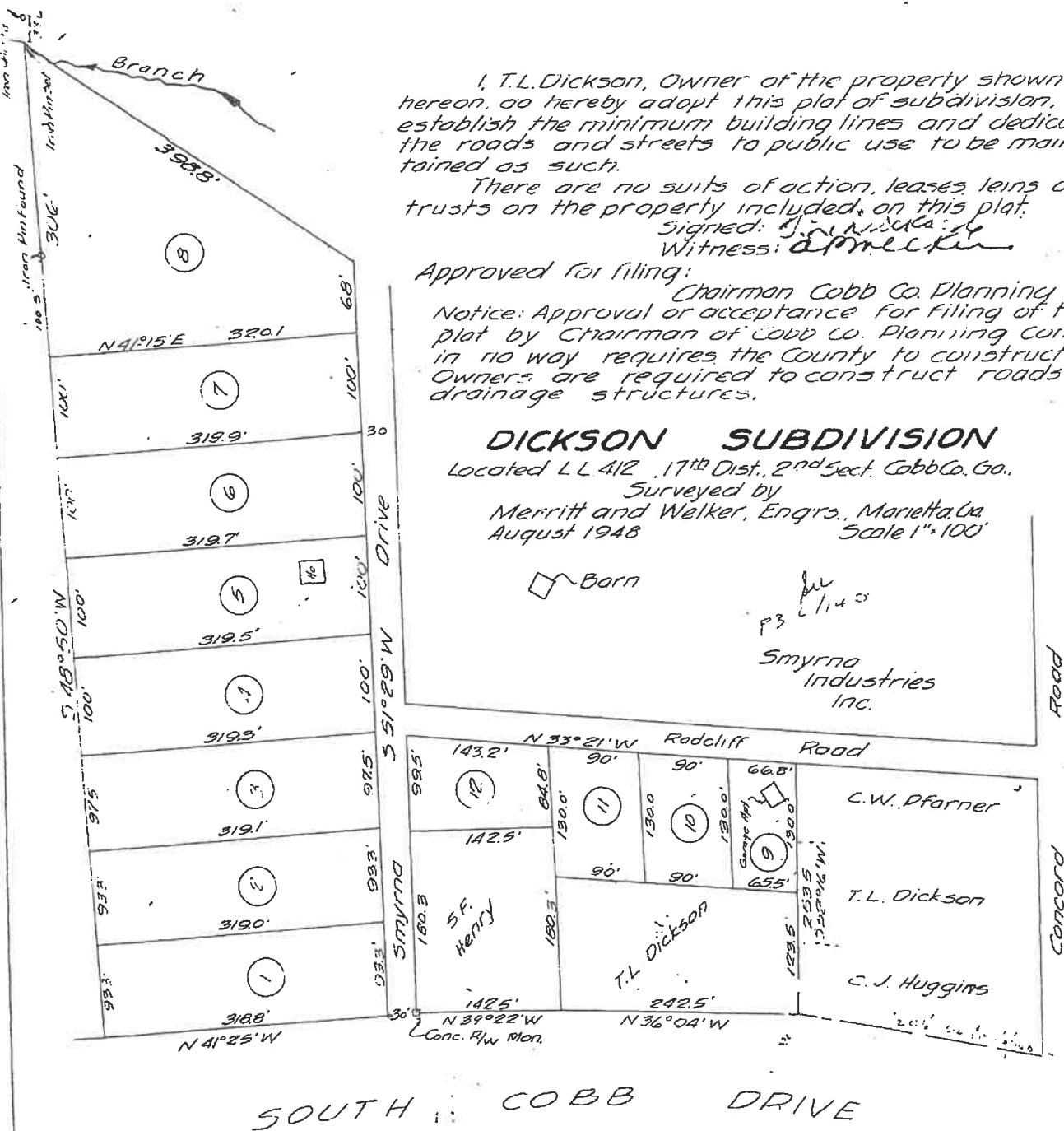
## DICKSON SUBDIVISION

Located L.L. 412, 17th Dist., 2nd Sect. Cobb Co. Ga.

Surveyed by  
Merritt and Welker, Engrs., Marietta, Ga.  
August 1948  
Scale 1"=100'

Barn

*SW*  
P3 1/14  
Smyrna Industries Inc.



Recorded: Cobb Co. Ga.  
Plat Book 7, Page 161

*7/21/49 - 1949*  
*First Edition, 3/22*