


Variance Application**VAR-24-76**

Submitted On: Dec 16, 2024

Applicant

 Kristina Leidner-Eisenhardt
 770-910-5711
@ kleidner@amanaacademy.org

Primary Location

2200 LAKE PARK DR SE
SMYRNA, GA 30080

Applicant Information**First Name**

Kristina

Last Name

Leidner-Eisenhardt

Street Address

2200 Lake Park Drive

City

Smyrna

State

GA

Zip Code

30080

Email

kleidner@amanaacademy.org

Phone Number

7709105711

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

2200 lake park drive

Description of Requested Variances

We are wanting to put up a 6foot fence versus a 4 foot fence. The reason why we want the fence is to protect kids from traffic and the extent of it covers the majority of the area that kids will be directly engaging. The height of 6' ensures that this happens. We would like to fence in the whole property for security reasons but at this time we can not do the whole property. So we are looking to fence in the area behind the modulars first.

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.

Amana requires a 6' high fence for the safety and security of its staff and students. Typical in a K-12 site, 6' high fence is nonconforming to their typical 4' approved fence height. This is why we are applying for a variance to increase our fence height to 6'. This is not an office building anymore, this is a school, located in a urban setting, along a busy road and surrounded by office buildings, parking lots, and public pedestrian corridors. The safety and security of Amana's students is wanted and required by our governing charter. Hence the reason for this variance.

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™
CERTIFIED MAIL® RECEIPT
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Atlanta GA 30327

Atlanta GA 30327

Certified Mail Fee \$4.85

0509 23

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

12/16/2024

Sent To

Michael Ruppert

Street and Apt. No., or PO Box No.

Atlanta GA 30327

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

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Atlanta GA 31145

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

12/16/2024

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Specialized Investment Partners

Street and Apt. No., or PO Box No.

Atlanta GA 30327

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Atlanta GA 30080

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Postage \$1.73

Total Postage and Fees \$6.58

12/16/2024

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WELM

Street and Apt. No., or PO Box No.

Atlanta GA 30080

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

12/16/2024

Sent To

Scott Pruitt Director

Street and Apt. No., or PO Box No.

Atlanta GA 30080

9589 0710 5270 1789 9951 71

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Atlanta, GA 30326

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate) \$11.00

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☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$10.73

Total Postage and Fees \$21.58

Sent To

Calce Farm Partners

Street and Apt. No., or PO Box No.

3424 Peachtree Suite 300

City, State, ZIP+4®

Atlanta, GA 30326

0509 23

16 DEC 2024

Postmark
Here

USPS 16/2024

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

2024 Property Tax Notice

MURATA ELECTRONICS NORTH
AMERICA INC
2200 LAKE PARK DR
SMYRNA, GA 30080-7643

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

2024 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 |
|----------|---|----------------|----------------|----------------|--------------|---------------|--------------|---------------------|
| 12374 | 2200 LAKE PARK DR SE STREET LIGHT COMMERCIAL | 17-0779-0-0060 | 3,128,200.00 | 1,251,280.00 | 0.00 | 1,251,280.00 | 8.99 | 11,249.01 100.00 |

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 | 11349.01 |
| DATE DUE | 11/15/2024 |

MURATA ELECTRONICS NORTH
AMERICA INC
2200 LAKE PARK DR
SMYRNA, GA 30080-7643

← 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 |
|-----------------|------------------------------|--------------------|
| 12374 | 17-0779-0-0060 STREET LIG | 11249.01 100.00 |
| DATE DUE | | TOTAL DUE |
| 11/15/2024 | | 11349.01 |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

Print

Check Number 9906183869

Amount USD 12,645.81



Cleared Date 11/22/24

Pay To CITY OF SMYRNA TAX
DEPARTMENT

Bills Paid With This Check

| Invoice # | Due Date | Amount | Payment Amount |
|-----------|----------|---------------|----------------|
| 747 | 11/15/24 | USD 1,296.80 | USD 1,296.80 |
| 12374 | 11/15/24 | USD 11,349.01 | USD 11,349.01 |

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|--|--|--|
| Remittance Info: Multiple invoices | | 9906183869 |
| Amana West 285 South Main Street Alpharetta, GA 30009 6786240969 | | JPMorgan Chase Bank, N.A. Verify: 888-237-9615 90-7182/3222 |
| | | 11/7/2024 |
| PAY TO THE ORDER OF CITY OF SMYRNA TAX DEPARTMENT | | \$ 12645.81 |
| Twelve Thousand Six Hundred Forty-Five and 81/100 | | DOLLARS |
| VOID AFTER 90 DAYS | | |
|  2-3187 CITY OF SMYRNA TAX DEPARTMENT PO BOX 1226 SMYRNA, GA 30081-1226 | |  John R. Kelly, U.S. Attorney |

9906183869 12645.81 215376176

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For Deposit Only
City of Smyrna
0008800009220
352
2800 King Street
2800
DATE



Printed: 12/13/2024

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:
AMANA WEST

**MURATA ELECTRONICS NORTH
AMERICA INC**

Payment Date: 10/15/2024

| Tax Year | Parcel ID | Due Date | Appeal Amount | | | Taxes Due |
|----------|-------------|------------|---------------|-------------|---------|-----------|
| 2024 | 17077900060 | 10/15/2024 | Pay: | N/A | or | \$0.00 |
| Interest | Penalty | Fees | Total Due | Amount Paid | Balance | |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$33,984.77 | \$0.00 | |



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