


Variance Application**VAR-23-28**

Submitted On: Jul 16, 2023

Applicant

 Ashley Camp
 678-773-6823
@ ashleybcamp@gmail.com

Primary Location

2661 GRADY ST SE
SMYRNA, GA 30080

Applicant Information**First Name**

Ashley

Last Name

Camp

Street Address

2661 Grady Street SE

City

Smyrna

State

GA

Zip Code

30080

Email

ashleybcamp@gmail.com

Phone Number

678-773-6823

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

2661 Grady Street Smyrna GA 30080

Description of Requested Variances

setback

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.

Property currently has existing concrete patio and brick retaining wall. Property Owner wants to install roof over the patio and add ventless fireplace.

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



APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

APPLICANT: Ashley Camp
Representative's Name (print): Ashley Camp
Address: 2661 Grady St SE Smyrna, GA 30080
Business Phone: _____ Cell Phone: 678 773 6823 Home Phone: _____
E-Mail Address: ashleybcamp@gmail.com
Signature of Representative: [Signature]

TITLEHOLDER: Ashley Camp
Address: 2661 Grady St SE Smyrna GA 30080
Business Phone: _____ Cell Phone: 678 773 6823 Home Phone: _____
Signature: [Signature]

VARIANCE:

Present Zoning: RDA Type of Variance: Setback

Explain Intended Use: Outdoor covered patio

Location: _____

Land Lot(s): 489 District: 17 Size of Tract: 0.152 Acres

CONTIGUOUS ZONING

North: RDA
East: RDA
South: RDA
West: RDA

ZONING ORDINANCE SECTION 1403 VARIANCE REVIEW STANDARDS

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.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Property currently has existing concrete patio and brick retaining wall. Property owner requests to install roof over patio to the wall and add ventless fireplace.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by Ashley Camp

Intends to make an application for a variance for the purpose of installing a covered patio
on the south side of 2661 Grady St SE. where existing
patio and retaining wall is currently
on the premises described in the application.

NAME	ADDRESS
<u>Stephan Chin</u>	<u>2674 GRADY ST SE</u>
<u>Ashley Stephens</u>	<u>1065 ELLE CT SE</u>
<u>1144 St. Skelton</u>	<u>1070 Ellr Ct SE</u>
<u>[Signature]</u>	<u>2673 Grady St.</u>
<u>[Signature]</u>	<u>1075 Elle Ct SE</u>
<u>[Signature]</u>	<u>1060 Elle Ct SE</u>
<u>[Signature]</u>	<u>1080 Elle Ct SE</u>
<u>[Signature]</u>	<u>2655 GRADY ST SE</u>
<u>[Signature]</u>	<u>2678 Grady St SE</u>
<u>[Signature]</u>	<u>2682 Grady St SE</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.

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

2022 Property Tax Notice

CAMP DANNY M & ASHLEY
2661 GRADY ST SE
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.

2022 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
2577	2661 GRADY ST STREET LIGHT RESIDENTIAL	17-0489-0-0970	473,810.00	189,524.00	0.00	189,524.00	8.99	1,703.82 42.00

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

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

If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	1745.82
DATE DUE	11/15/2022

CAMP DANNY M & ASHLEY
2661 GRADY ST SE
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
2577	17-0489-0-0970 STREET LIG	1703.82 42.00
DATE DUE		TOTAL DUE
11/15/2022		1745.82

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



2022 COBB COUNTY PROPERTY TAX BILL

TAX COMMISSIONER

Pay online at www.cobbtax.org or (866) 729-2622
See the back of this bill for more payment information

HEATHER WALKER
CHIEF DEPUTY

736 Whitlock Ave, Ste • 100 Marietta, GA 30064
(770) 528-8600 • tax@cobbtax.org

Phone: 770-528-8600
Fax: 770-528-8679



A copy of your bill was sent to your mortgage company. See the **back of this bill** for more information about mortgage companies.

Pay Online

PAYMENT DUE: October 15, 2022

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
CAMP DANNY M & ASHLEY	2661 GRADY ST	10/15/2022	\$4,566.40

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption				
17048900970	\$473,810	\$189,524	0.15	6 - City of Smyrna	Yes; 111 Basic				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
SCHOOL	189,524	-	10,000	=	179,524	x	0.0189	=	\$3,393.00
Levied by the Cobb County Board of Education representing approximately 74.30% of your taxes due.									
COUNTY GENERAL	189,524	-	50,824	=	138,700	x	0.00846	=	\$1,173.40
COUNTY BOND	189,524	-	0	=	189,524	x	0	=	\$0.00
COUNTY FIRE	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Levied by the Board of Commissioners representing approximately 25.70% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$40,824.00 because your property's value was reassessed.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2022	17048900970	10/15/2022	Pay: N/A	or \$4,566.40

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2022	17048900970	10/15/2022	Pay: N/A	or \$4,566.40	

Late fees apply after 10/15/2022
(See back of Bill)

2022 Cobb County Property Tax Bill

Internal Use

CAMP DANNY M & ASHLEY

or Current Property Owner
2661 GRADY ST SE



SMYRNA, GA 30080

IS YOUR INFORMATION UP TO DATE?



My mailing address
has changed.



I no longer own this
property.

Date Moved: _____

New Mailing Address:

Signature : _____

REVISION

THIS PLAN SUPERSEDES THAT RECORDED IN PLAT BOOK 271 PAGE 718. THE REVISIONS ARE TO ADD 10' DRIVEWAY TO LOT 11.

SET PLAT BOOK 271 PAGE 718 FOR ORIGINAL SHOWN

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OWNER/DEVELOPER

Community Bank of the South

3016 Atlanta Road

Smyrna, Georgia 30080

Contact: Mrs. Julie Poble

Phone: (678) 365-7327

OWNER'S ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described land, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of the County of Cobb, Georgia.

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SURVEYOR'S ACKNOWLEDGMENT

I, the undersigned, being a duly licensed surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of the County of Cobb, Georgia.

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CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAN, having been submitted to the City of Smyrna and having been approved by the City Council, is hereby certified to be a true and correct copy of the original as recorded in the public records of the County of Cobb, Georgia.

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REVISIONS:

5-28-07 To add 0.731 Acres tract

5-10-10 To add 1.111 Acres tract, Shady Lane 1, 2, 3, 10 & 11

6-02-10 To add 10' Driveway Easement on Lots 9, 10 & 11

7-01-10 To add 20' Drive & Utility Easement on Lots 12 & 13

11-04-10 To Reverse Rear Line of Lot 12 & 13 and Remove Drive & Utility easement on Lots 12 & 13.

08-01-11 To Reverse Rear Line of Lot 12 & 13.

GENERAL NOTES:

1. NUMBER 1 BEARING SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

2. TOTAL AREA: 3.734 ACRES

3. TOTAL NUMBER OF LOTS: 15

4. DRIVEWAY: 40' WIDE/15' DEEP

5. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 11 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 12.

6. EASEMENTS: 20' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 12 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 13.

7. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 13 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 14.

8. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 14 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 15.

9. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 15 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 16.

10. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 16 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 17.

11. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 17 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 18.

12. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 18 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 19.

13. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 19 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 20.

14. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 20 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 21.

15. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 21 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 22.

16. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 22 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 23.

17. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 23 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 24.

18. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 24 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 25.

19. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 25 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 26.

20. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 26 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 27.

21. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 27 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 28.

22. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 28 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 29.

23. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 29 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 30.

24. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 30 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 31.

25. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 31 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 32.

26. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 32 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 33.

27. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 33 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 34.

28. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 34 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 35.

29. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 35 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 36.

30. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 36 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 37.

31. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 37 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 38.

32. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 38 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 39.

33. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 39 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 40.

34. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 40 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 41.

35. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 41 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 42.

36. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 42 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 43.

37. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 43 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 44.

38. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 44 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 45.

39. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 45 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 46.

40. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 46 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 47.

41. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 47 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 48.

42. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 48 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 49.

43. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 49 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 50.

44. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 50 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 51.

45. EASEMENTS: 10' DRIVEWAY EASEMENT FROM SHADY LANE TO LOT 51 AND BALANCE LINE 2' EASEMENT FROM SHADY LANE TO LOT 52.