

Variance Application

VAR-23-30

Applicant

 Kamryn Johnson
 4704932312
@ kamryn.johnson@jedunn.com

Primary Location

5040 HIGHLANDS PKWY SE
SMYRNA, GA 30080

Applicant Information

First Name

Kamryn

Last Name

Johnson

Street Address

2555 Cumberland Pkwy SE

City

Atlanta

State

GA

Zip Code

30082

Email

kamryn.johnson@jedunn.com

Phone Number

4704932312

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

Glock Inc

Street Address

6000 Highlands Pkwy

City

Smyrna

State

GA

Zip Code

30082

Email Address

--

Phone Number

4705540130

Property Information

Property Address

5040 Highlands Pkwy Smyrna GA 30082

Description of Requested Variances

Modification of building material from 8ft chain link and barbwire fence to 8ft ornamental/decorative iron fence with masonry columns.

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.

Acknowledgement

2. Applicant fully understands that while the following is a false statement made in this application, it is subject to the applicant's discretion 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) year or both. The provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.

Applicant Signature:

true

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.

Glock INC is a firearms manufacturer with active DoD (Department of Defense) contracts that require a secured facility. Thus the 8' tall fence that was already approved. In an effort to preserve the professional/office look along Highlands Parkway, we are proposing a substantial material/appearance change to the already approved fence. This proposed change will affect only the areas that are visible form the road. The height of the already approved fence will not change with the proposed changes (will not be taller) The proposed changes still maintain the secured access intent of the initially approved fence so we can comply with our internal/customer security requirements.

**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, James C. Mathis, swear that I am the Property Owner of the property

located at: 6000 Highlands Parkway, Smyrna GA 30082

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Kamryn Johnson

Address: 2555 Cumberland Parkway SE, Atlanta GA 30339

Telephone: (470) 493-2312 Email: Kamryn.Johnson@jedunn.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.)

Signature of Property Owner

GLOCK INC.

James C. Mathis

Name of Property Owner (print clearly)

6000 Highlands Pkwy

Address

Smyrna GA 30082

City, State, Zip



**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

APPLICANT: Glock Inc.

Representative's Name(print): Kamryn Johnson

Address: 2555 Cumberland Pkwy, Atlanta, GA 30339

Business Phone: 470-493-2312 Cell Phone: _____ Home Phone: _____

E-Mail Address: kamryn.johnson@jedunn.com

Signature of Representative: Kamryn Johnson

Digitally signed by Kamryn Johnson
DN: E=kamryn.johnson@jedunn.com, CN=Kamryn Johnson, OU=Users, OU=Atlanta, OU=Branch Offices,
OU=Jedunn, DC=Jedunn, DC=Int
Date: 2023.07.17 14:06:09-04'00'

TITLEHOLDER: Glock Inc.

Address: 6000 Highlands Pkwy, Smyrna, GA 30082

Business Phone: (770) 432-1202 Cell Phone: _____ Home Phone: _____

Signature: C Mathis

Digitally signed by C Mathis
Date: 2023.07.14 12:32:33 -04'00'

VARIANCE:

Present Zoning: C5 - Commercial Large Tracts Type of Variance: 8ft decorative ornamental fence

Explain Intended Use: Glock INC is a firearms manufacturer with active DoD (Department of Defense) contracts that require a secured facility.

Location: 5040 Highlands Pkwy, Smyrna, GA 30082

Land Lot(s): 1 District: 6 Size of Tract: 5.514 Acres

CONTIGUOUS ZONING

North: C5 - Commercial Large Tracts

East: C5 - Commercial Large Tracts

South: C5 - Commercial Large Tracts

West: C5 - Commercial Large Tracts

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

-Glock INC is a firearms manufacturer with active DoD (Department of Defense) contracts that

require a secured facility. Thus the 8' tall fence that was already approved. In an effort to preserve the professional/office look along Highlands Parkway, we are proposing a substantial

material/appearance change to the already approved fence.

-This proposed change will affect only the areas that are visible form the road.

-The height of the already approved fence will not change with the proposed changes (will not be taller)

-The proposed changes still maintain the secured access intent of the initially approved fence so we can comply with our internal/customer security requirements.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified ~~that~~ Glock Inc.

Intends to make an application for a variance for the purpose of _____
Installing an 8ft decorative ornamental fence.

_____ on the premises described in the application.

NAME

ADDRESS

German Rodriguez



6000 Highlands Pkwy

5080 Highlands Pkwy

5700 Highlands Pkwy

German Rodriguez



5500 Highlands Pkwy

5020 Highlands Pkwy

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.

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NAME

ADDRESS

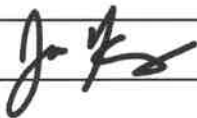
6000 Highlands Pkwy

5080 Highlands Pkwy

5700 Highlands Pkwy

5500 Highlands Pkwy

5020 Highlands Pkwy



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Installing an 8ft decorative ornamental fence.

_____ on the premises described in the application.

NAME

ADDRESS

Bora Kayali / Ops manager
Ref / Ops Mgr

6000 Highlands Pkwy
5080 Highlands Pkwy
5700 Highlands Pkwy
5500 Highlands Pkwy
5020 Highlands Pkwy

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Browse Bills

Year	Type	Bill Numb	Reference	AR Code	Billed Amount	Unpaid Princip	Customer	Name 1
2022	RE-R	6281	5040 HIGHLANDS PKWY	RE	18,919.13	0.00	66888	GLOCK INC
2021	RE-R	6151	5040 HIGHLANDS PKWY	RE	14,303.27	0.00	66888	GLOCK INC
2020	RE-R	6080	5040 HIGHLANDS PKWY	RE	14,219.27	0.00	15447	GLOCK INC
2019	RE-R	6071	5040 HIGHLANDS PKWY	RE	12,765.80	0.00	15447	GLOCK INC
2018	RE-R	5958	5040 HIGHLANDS PKWY	RE	12,765.80	0.00	15447	GLOCK INC
2017	RE-R	6021	5040 HIGHLANDS PKWY	RE	13,587.81	0.00	15447	GLOCK INC
2016	RE-R	3831	5040 HIGHLANDS PKWY	RE	11,072.05	0.00	1009751	DATAGRAPHIC REALTY
2015	RE-R	3770	5040 HIGHLANDS PKWY	RE	11,072.05	0.00	1009751	DATAGRAPHIC REALTY
2014	RE-R	3698	5040 HIGHLANDS PKWY	RE	10,925.33	0.00	1009751	DATAGRAPHIC REALTY
2013	RE-R	3659	5040 HIGHLANDS PKWY	RE	10,925.33	0.00	1009751	DATAGRAPHIC REALTY
2012	RE-R	1159487	5040 HIGHLANDS PKWY	RE	10,925.33	0.00	1068042	DATAGRAPHIC REALTY
2011	RE-R	1141889	5040 HIGHLANDS PKWY	RE	12,372.04	0.00	1088274	DATAGRAPHIC REALTY
2010	RE-R	1124333	5040 HIGHLANDS PKWY	RE	12,372.04	0.00	1028071	DATAGRAPHIC REALTY
2009	RE-R	1106859	5040 HIGHLANDS PKWY	RE	12,372.04	0.00	1028071	DATAGRAPHIC REALTY
2008	RE-R	1089397	5040 HIGHLANDS PKWY	RE	12,372.04	0.00	1028071	DATAGRAPHIC REALTY
2007	RE-R	1071740	5040 HIGHLANDS PKWY	RE	10,632.65	0.00	1068042	DATAGRAPHIC REALTY
2006	RE-R	1054566	5040 HIGHLANDS PKWY	RE	10,845.54	0.00	1028071	DATAGRAPHIC REALTY
2005	RE-R	1038152	5040 HIGHLANDS PKWY	RE	11,318.63	0.00	1028071	DATAGRAPHIC REALTY
2004	RE-R	1022504	5040 HIGHLANDS PKWY	RE	11,231.27	0.00	1028071	DATAGRAPHIC REALTY
2003	RE-R	1007135	5040 HIGHLANDS PKWY	RE	11,289.46	0.00	1028071	DATAGRAPHIC REALTY



2022 COBB COUNTY PROPERTY TAX BILL

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

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

TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

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



Pay Online

PAYMENT DUE: January 15, 2023

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
GLOCK INC C/O K E ANDREWS & COMPANY	5040 HIGHLANDS PKWY	1/15/2023	\$47,611.47

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption				
17054500180	\$4,350,463	\$1,740,185	5.51	6 - City of Smyrna	NONE				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due

SCHOOL	1,740,185	-	0	=	1,740,185	x	0.0189	=	\$32,889.50
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Levied by the Cobb County Board of Education representing approximately 69.08% of your taxes due.

COUNTY GENERAL	1,740,185	-	0	=	1,740,185	x	0.00846	=	\$14,721.97
COUNTY BOND	1,740,185	-	0	=	1,740,185	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 30.92% of your taxes due.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2022	17054500180	01/15/2023	Pay: N/A or	\$47,611.47

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	17054500180	01/15/2023	Pay: N/A or	\$47,611.47	

Late fees apply after 1/15/2023
(See back of Bill)

2022 Cobb County Property Tax Bill

Internal Use

GLOCK INC
C/O K E ANDREWS & COMPANY
or Current Property Owner
2424 RIDGE RD



ROCKWALL, TX 75087

IS YOUR INFORMATION UP TO DATE?



My mailing address
has changed.



I no longer own this
property.

Date Moved: _____

New Mailing Address:

Signature : _____