

Variance Application

Applicant

Primary Location

VAR-23-38

Submitted On: Aug 21, 2023

Jeff Cain  
7064570012  
@jcainmbg@gmail.com

3570 S SHERWOOD RD SE  
SMYRNA, GA 30082

Applicant Information

First Name

Jeff

Last Name

Cain

Street Address

4062 Norton PL SE

City

Smyrna

State

GA

Zip Code

30082

Email

jcainmbg@gmail.com

Phone Number

706-457-0012

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

3570 S Sherwood Rd. SE Smyrna GA 30082

Description of Requested Variances

Installation of a kitchenette with range in the finished basement. My buyers are from Australia and when their parents come to visit them it is for months, not days. They would like to provide a separate private space for their parents/family when visiting so as not to have houseguests in their living space for months at a time.

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.**

Installing a kitchenette with Range in finished basement. My buyers are from Australia. When their parents/family come to visit them it is for months, not days. They would like to provide a private space in their finished basement for their parents/family to stay when visiting so as not to have them in their living space for extended periods of time.

**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 ~~to~~ by Midtown Builders Group, LLC

Intends to make an application for a variance for the purpose of \_\_\_\_\_  
Approving a finished basement kitchenette with Range at 3570 S Sherwood SE Smyrna GA 30082

\_\_\_\_\_ on the premises described in the application.

**NAME**

**ADDRESS**

  
Jennifer Vandecloep  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3572 S Sherwood Rd SE

3568 S Sherwood Rd SE

3571 S Sherwood Rd SE

3573 S Sherwood Rd SE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date 9/23/2022 Type Bill Reference Bill No. 11464

Original Amt.  
1,212.86

Balance Due  
1,212.86

9/23/2022

Discount

Payment  
1,212.86  
1,212.86

Check Amount

The Commercial Bank The Grove Property Taxes: Bill #11464

1,212.86

www.techchecks.net ORDER # 536396

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
11464	3572 S SHERWOOD RD SE STREET LIGHT RESIDENTIAL	17-0382-0-0080	325,600.00	130,240.00	0.00	130,240.00	8.99	1,170.86 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
<b>TOTAL DUE</b>	<b>1212.86</b>
<b>DATE DUE</b>	<b>11/15/2022</b>

MIDTOWN BUILDERS GROUP LLC  
4062 NORTON PL SE  
SMYRNA, GA 30082 USA



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
11464	17-0382-0-0080 STREET LIG	1170.86 42.00
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2022		1212.86

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

## City of Smyrna Tax Department

Date 9/23/2022 Type Bill Reference Bill No. 11463

Original Amt.  
971.57

Balance Due  
971.57

9/23/2022  
Discount

Check Amount

30128

Payment  
971.57  
971.57

The Commercial Bank The Grove Property Taxes: Bill #11463

971.57

www.techchecks.net ORDER # 536396

Bill No.	Property Description	Map No.	Value	Value				
11463	3572 S SHERWOOD RD STREET LIGHT RESIDENTIAL	17-0339-0-0030	258,500.00	103,400.00	0.00	103,400.00	8.99	929.57 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

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Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>971.57</b>
<b>DATE DUE</b>	<b>11/15/2022</b>

MIDTOWN BUILDERS GROUP LLC  
4062 NORTON PL SE  
SMYRNA, GA 30082 USA

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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
11463	17-0339-0-0030 STREET LIG	929.57 42.00
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2022		971.57

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

## Cobb County Tax Commissioner

Date 9/20/2022 Type Bill Reference 17038200080

Original Amt.  
3,563.37

Balance Due  
3,563.37

9/20/2022  
Discount  
Check Amount

30113  
Payment  
3,563.37  
3,563.37

The Commercial Bank 2022 Property Taxes: Parcel 17038200080

3,563.37

www.techchecks.net ORDER # 509819

17038200080 \$325,600 \$130,240 1-4-5 City of Smyrna

TAXING AUTHORITY	ASSESSED VALUE	-	EXEMPTION	=	NET ASSESSMENT	x	MILLAGE RATE	=	TAXES DUE
SCHOOL	\$130,240	-	\$0	=	\$130,240	x	0.018900	=	\$2,461.54

Levied by the Cobb County Board of Education representing approximately 69.08% of your taxes due.

COUNTY GENERAL	\$130,240	-	\$0	=	\$130,240	x	0.008460	=	\$1,101.83
COUNTY BOND	\$130,240	-	\$0	=	\$130,240	x	0.000000	=	\$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	17038200080	10/15/2022	N/A	\$3,563.37

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

TAX YEAR	PARCEL ID	DUE DATE	APPEAL AMOUNT	TOTAL TAXES DUE	AMOUNT ENCLOSED
2022	17038200080	10/15/2022	N/A	\$3,563.37	

Late fees apply after October 17, 2022  
(See back of Bill)

IS YOUR INFORMATION UP TO DATE?

☐ My mailing address  
has changed.

☐ I no longer own  
this property.

DATE MOVED: \_\_\_\_\_

NEW MAILING ADDRESS: \_\_\_\_\_

Signature: \_\_\_\_\_



\*RE202217038200080\*  
17038200080 00003553.374862000000 00

2022 Cobb County Property Tax Bill

3784



MIDTOWN BUILDERS GROUP LLC  
4062 NORTON PL SE  
SMYRNA GA 30082-3963

## Cobb County Tax Commissioner

9/20/2022

Date Type Reference  
9/20/2022 Bill 17033900030

Original Amt.  
2,829.02

Balance Due  
2,829.02

Discount

Payment  
2,829.02  
2,829.02

Check Amount

The Commercial Bank 2022 Property Taxes: Parcel 17033900030

2,829.02

www.techchecks.net ORDER # 509819

3258,500 5103,400 1.15 City of Smyrna

TAXING AUTHORITY	ASSESSED VALUE	-	EXEMPTION	=	NET ASSESSMENT	x	MILLAGE RATE	=	TAXES DUE
SCHOOL	\$103,400	-	\$0	=	\$103,400	x	0.018900	=	\$1,954.26

Levied by the Cobb County Board of Education representing approximately 69.08% of your taxes due.

COUNTY GENERAL	\$103,400	-	\$0	=	\$103,400	x	0.008460	=	\$874.76
COUNTY BOND	\$103,400	-	\$0	=	\$103,400	x	0.000000	=	\$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	17033900030	10/15/2022	N/A	\$2,829.02

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

TAX YEAR	PARCEL ID	DUE DATE	APPEAL AMOUNT	TOTAL TAXES DUE	AMOUNT ENCLOSED
2022	17033900030	10/15/2022	N/A	\$2,829.02	

Late fees apply after October 17, 2022  
(See back of Bill)



\*RE202217033900030\*  
17033900030 00002829.02N00000000.00

## 2022 Cobb County Property Tax Bill

666



MIDTOWN BUILDERS GROUP LLC  
4062 NORTON PL SE  
SMYRNA GA 30082-3963



Internal Use

## IS YOUR INFORMATION UP TO DATE?

My mailing address  
has changed.I no longer own  
this property.

DATE MOVED: \_\_\_\_\_

NEW MAILING ADDRESS: \_\_\_\_\_

Signature: \_\_\_\_\_





