Variance Application

VAR-23-38

Submitted On: Aug 21, 2023

Applicant

@ jcainmbg@gmail.com

Primary Location

3570 S SHERWOOD RD SE SMYRNA, GA 30082

Applicant Information

First Name

Street Address

4062 Norton PL SE

State

Jeff

GA

Email

Yes

icainmbg@gmail.com

Last Name

Cain

City

Smyrna

Zip Code

30082

Phone Number

706-457-0012

Property Information

Property Address

3570 S Sherwood Rd. SE Smyrna GA 30082

Are you the titleholder of the subject property?

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 at 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.
- 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.

8/28/23, 4:55 PM about:blank

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

ntends to make an application for a variance for the pur Approving a finished basement kitchenette with	rpose of h Range at 3570 S Sherwood SE Smyrna GA 30082
on the premises described in the application.	
NAME	ADDRESS
Va	3572 S Sherwood Rd SE
190	3568 S Sherwood Rd SE
	3571 S Sherwood Rd SE
Jemifer Sanderloog	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.

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

Original Amt. 1,212.86 Balance Due 1,212.86 9/23/2022 Discount

Payment 1,212.86

Check Amount

1,212.86

The Commercial Bank The Grove Property Taxes: Bill #11464

1,212.86

www.techchecks.net ORDER#

538396

Bill No.	Property Description	Mao Number	Fair Mkt Value	Assessed Value	Exempt Value	Value Value	Millage	Tax Amount
1464	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

	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%. The interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00	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 contects	Pen Int Fees Adjustments Payments Back Taxes	0.00 0.00 0.00 0.00 0.00 0.00 1212.86 11/15/2022

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

If this address is incorrect pitease write the correct address on this portion

CITY OF SMYRNA

Tax Department PO Box 1226 Smyrna, GA 30081-1226 Bill No. Map Number Tax Amount

11464 17-0382-0-0080 1170.86
STREET LIG 42.00

DATE DUE TOTAL DUE

11/15/2022 1212.86

PAYMENT INSTRUCTIONS

Please write the bill number(s) on your check

For a receipt, please include a stamped, self-

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

addressed envelope.

owner.

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

Original Amt. 971.57

Balance Due 971.57

9/23/2022 Discount

Payment

30128

Check Amount

971.57 971.57

The Commercial Bank The Grove Property Taxes: Bill #11463

971.57

11/15/2022

www.techchecks.net ORDER #

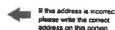
536398

Bill No.	Property Description	mup							
1463	3572 S SHERWOOD RD STREET LIGHT RESIDENTIAL	17-0339	-0-0030	258,500.00	103,400,00	0.00	103,400.00	6.99	929.5 42.00
		In		yrnaga.gov/MSS		it.aspx	Total of Bill	s by Tax Ty	pe
peni assess maximi inter	not paid by the due date are subject after 120 days with an addition and after each successive 120 dayum of 20% of the principal due. It is assessed based on an	nal 5% ys up to a n addition, annual	instruction changes	questions conce ns, ownership, should be direc Tax Departmen	or mailing addre	of Fee	l		0.00 0.00 0.00 0.00
intere	on of the Federal Prime Rate plus st rate is charged per month base	ed on the		re is a question on the interior of your properties.		Bac	k Taxes		0.00 971.57

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

principal due. FIFA charges are a one-time charge

of \$25.00



the Cobb County Tax Assessor's Office at

770-528-3100

CITY OF SMYRNA

Tax Department PO Box 1226 Smyrna, GA 30081-1226 if this address is incorrect. were write the correct idress on this portion

PAYMENT INSTRUCTIONS

Please write the bill number(s) on your check

DATE DUE

- For a receipt, please include a stamped, selfaddressed 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. 11463	Map Nun 17-0339-0- STREET	0030	Tax Amount 929.57 42.00
DATE DUE 11/15/2022			AL DUE

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

Date 9/20/2022		Tax Commi Reference 170382000			Original Am 3,563.3		Balance Due 3,563.37		/20/2022 Discount Amount		30113 Payment 3,563.37 3,563.37
The Comm	et ORDER#	ank 2022 F 509819	Property Tax		rcel 17038200						3,563.37
		3223,000	2200	,270	4.70	CIL	or snlytna		White.		
TAXING AUTH	IORITY	ASSES	SED VALUE	-	EXEMPTION	=	NET ASSESSME	NT x	MILLAGE RATE	=	TAXES DUE
SCHOOL			\$130,240	-	SO	=	\$130.3		0.018900	Ξ	\$2,461.54
Levied by the	Cobb Cou	nty Board of i	ducation rep	resentin	ig approximatei	y 69.08	% of your taxes o	ue.			
COUNTY GENE	ERAL		5130,240	-	50	=	5130.2	240 x	0.008460	=	\$1,101.83
COUNTY BON	D		\$130,240	-	50	=	\$130,2	240 x	0.000000		\$0.00
COUNTY FIRE			N/A	-	N/A	=	1	!/A x	N/A	=	N/A
Levied by the I	Board of (Commissione	's representing	gapprox	imately 30.92 9	s of you	rtaxes due.				
TAX YEAR	PARC	EL ID	DUE	DATE			APPEAL AMOU	INT		TOTA	AL TAXES DUE
2022	17038	200080	10/1	5/2022	Asy			N/A	07		\$3,563.37
Payment mu	st be rece	rived or USP	S Postmorke			etereo	or kiosk posim	erks are	not proof of the	nelv	ntailing.
TAX YEAR	PARC		DUE DAT			ALIAMO			ES DUE AMO		
2022	17038	200080	10/15/20	22	Pays		N/A 58		3,563.37		
				apply a	ifter October 1	7, 2022	•	7*	-,		Fa >-
10E2UZZ37UZQ2	06020.						IS YOU	JR INFO	RMATION UP T	O DA	NTE?
	00003553.37N	nty Properi	u Tav Dill				Nivmai	ling add	455	200	longerown
and the late of th		3784	y lax bill				hasicha				property:

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

	has changed	this property.
	DATE MOVE NEW MAILING ADDRESS:	D:
TODAY AND U.S.	(Contraction (Contraction (Contraction)	

Signature:

Original Amt. Payment 9/20/2022 17033900030 2,829.02 2,829.02 2,829.02 2,829.02 **Check Amount** The Commercial Bank 2022 Property Taxes: Parcel 17033900030 2.829.02 www.techchecks.net ORDER # 509819 3195,490 3236,300 ** 1.15 City of Smyrna **TAXING AUTHORITY** ASSESSED VALUE EXEMPTION **NET ASSESSMENT** x MILLAGERATE = TAXES DUE SCHOOL \$103,400 5103,400 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 5103,400 0.008460 = 5874.76 COUNTY BOND \$103,400 50 S103,400 x 0.000000 =\$0.00 COUNTY FIRE N/A N/A MAX 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 Fayment must be received or USPS Postmarked by the due date. Metered or klosk postmarks are not proof of timely mailing. TAX YEAR PARCEL ID DUE DATE APPEAL AMOUNT AMOUNT ENCLOSED TOTAL TAXES DUE 2022 17033900030 10/15/2022 Fav. N/A \$2,829.02 Late fees apply after October 17, 2022 (See back of Bill) IS YOUR INFORMATION UP TO DATE? *REZ82217033800030* 17033900030 00002829.02N00000000.00 2022 Cobb County Property Tax Bill My mailing address. has changed. DATE MOVED: MIDTOWN BUILDERS GROUP LLC NEW MAILING ADDRESS:

Signature:

9/20/2022

Discount

Balance Due

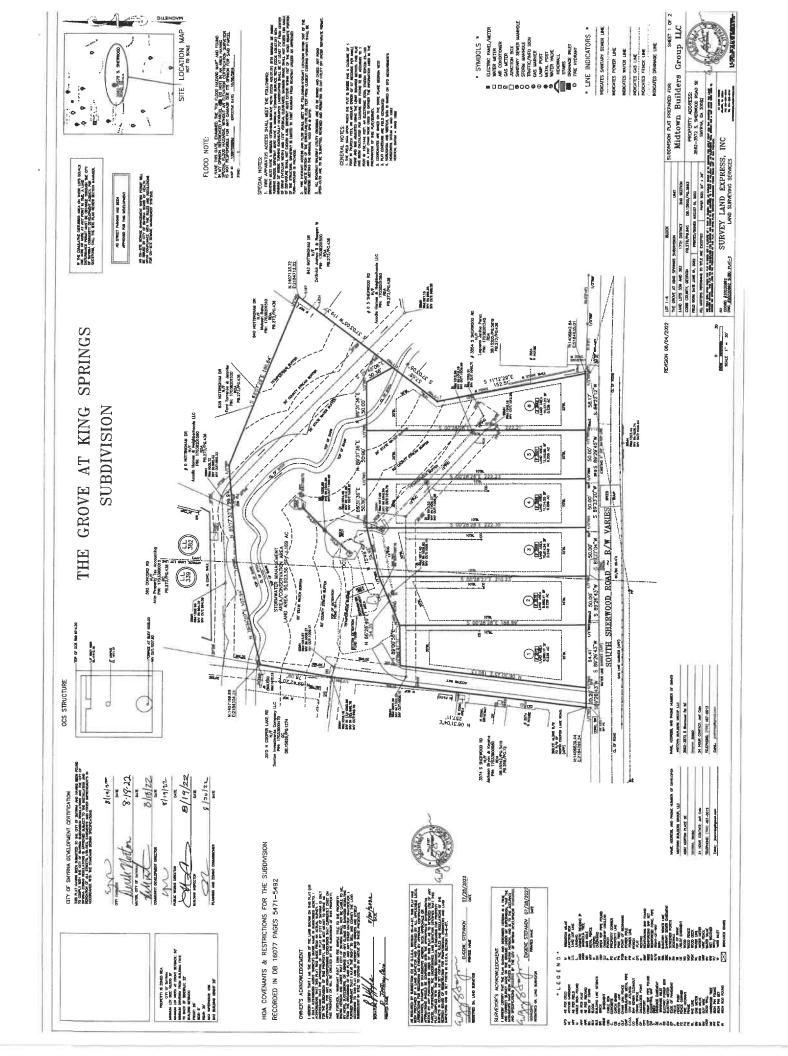
Cobb County Tax Commissioner

Type Reference

Date

4062 NORTON PL SE SMYRNA GA 30082-3963

ב משפר המפרבה מחרכה ב



STAFT

City of Sonyman

City of Smyrna Department of Community Development

Decision Letter for Rezoning

This forter is to certify that your applications for reviousing was rearrend on July 9, 2023. The request for streaming that benefied on September 29, 2021, at the Majore and Connecl foresting. You, as the applicants requested the following reasoning for the property located at 3402 & 3572 Silvenood Road Sergeas, GA 34042.

Contact Response 221-011. Retaining from R-15 to RDA Conditional for the development of the respectively beauty at 12 being per near was asserted with the following maditions.

- The comparation of the horizon in a madelessal subdivision shall suchable a mislast of
 adverses withing the host littles for third, seen, which host pulse all status. We deviated
 shall be compared in 10th hosty plants while it The madelines evidence whose host also external results
 shall not be paratitated to sellice bardy plants for any deviation staring these result.
 - The retention panel shall be placed and screened appropriately to be unobtrown to homes inside and outside the development. The sterm wastratectorion thin shall be designed to treate as least a temperate maketion in a 100 year sterm when. The city cogineer shall approve all place.
 - All utilities within the development shall be underground.
- The Cockeptur of the mapping the proposition for any fulfill impromise to be detected address in the control of the control of
- No delens may be learied on any lot or common area.

- Mayor - Dares Andrew J. Ward - Christ Innerson Day Course & Ward I - Christ Andrew J. Ward - The Good J. Flatter Market - There Mayor I Ward - Darless Wideless Ward I - State Williams of Why G - The Good J. Wald 2" - Love Whences

Cary Administrator - the Benavar J Cary Clette - Norther Carry J Cary Attentory - Start Contrass House speed Carry Solding

3189 Atlanta Road

The developer will comply with the City's current few ordinatee. All required tree protection measures shall be affasted to by the fan dogen during orestructors.

All analysisms by end or dapplen revolution) has shall provide the following at the view of confiltent of companies; which the Visiper trees or three of cuties more. The following species of trees may be used. Nativilly Old, Suramy Charact Older, Quantic may be used it from any for man it approved by the Chin. All yets and common arms are to be pooled, and impleased impass to appropriate

The development shall maintain the RDA sathacks. Front - 25 Side - 30 Rom - 30

Special Conditions

 The minimum lot size shall be 10,005 sq. ft. The meannum lot waith shall be 50 fear. ≓

12. Driverty - 12' minmum length from building fact to back of wiles all.

13. The developer what dedicate 5 ft. of right-of-way dedication along 5 Sharwood Rd.

The developer shall usual a 5 ft, sidewalk and 2 ft, grass strip at the finnings of property slong S Sherwand Rd.

All abustones will be built to a naxonum height of 35' as incomind from the sidewalk along the front elevation

The developer shall most all fire across requirements cleaned recountry by the Fire Marshall during construction plan review.

The developer shall be responsible for any water and arwics improvements decreed necessary by the Public Works Director during construction plan review.

Neger - Borth Mercal - Great Prizers / Ward - Borth Mercal - Treng Laufes / Ward - Charles Width Next - Borth Ward - Treng Laufes / Ward - Charles Width City Africantinaes | per Berger / Cay Clert - Naydor Lenn / Cg, Alterney - Even Cedenae Veskityal Ceer Indoor - Phylor Cegary Calles

10. Approval of the subject property for the RDA-Conditional zoung denice that I be conditioned upon the development of the property to submettial compliance with the set plan submated 19-2021 and created by Cheaves View Engineering LLC and all acoung stopulaness above. Approval of the subject property shell be conditioned upon substantial compliance with the elevations submitted on 1-9-2021. (i) The developer shall be responsible for any stormwater improvements decreed necessary by the City Engaless. 31 Bit Arfanes Read

Solyriae Georgia 30480

SVIVENZ



Date September 21, 2021

Cay Countil Wood L. Cloud Pethons J. Wood V. Aboren Wassen (Wood S. Tonde Labelloy J. Wood 6. Cauche, Wood 6. Wood 6. Wood 6. Studies Wood 6. Studies Wood 6. Studies J. Wood 5. Wood 6. Studies J. Wood 5. Studies Wood 6. Wo CMy Auton in USTREF - Into Researce S. Con Lives - Hambert Con J. Coly deservoy - Scott Godown Hamse spik Court Lives - Haybus Chaptery Californ

SUBDIMISION PLAY PREPARED FOR: SHEET 2 OF 2
Midtown Builders Group LLC REMISSION DAVIA/2022 LUTT-4 REDOKT SUBSTANCIAN PLAY PREDUKED FORB THE CORRESPONDED AND THE CO