

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: PARAMOUNT REALTY GROUP, LLC


Business Phone: _____ Cell Phone: 770-522-5195 Home Phone: _____

Representative's Name (print): JEFF TEEMS

Address: 4045 ORCHARD RD. - BLDG 400, SMYRNA, GA 30080

Business Phone: _____ Cell Phone: 404-216-7143 Home Phone: _____

E-Mail Address: JEFF@PARAMOUNTRG.COM

Signature of Representative: 

TITLEHOLDER: _____

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Address: _____

Signature: _____

VARIANCE:

Present Zoning: R-20 Type of Variance: FRONT YARDING, LINE SETBACK

Explain Intended Use: NEW HOME CONSTRUCTION

Location: LOT B, THE GROVE @ FOREST HILLS

Land Lot(s): 556 District: 17th Size of Tract: .47 Acres

(To be completed by City)

Received: 5/25/17

Posted: _____

Approved/Denied: _____

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

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(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: PARAMOUNT REALTY GROUP, LLC


Business Phone: _____ Cell Phone: 770-527-5194 Home Phone: _____

Representative's Name (print): JEFF TREMS

Address: 4045 ORCHARD RD - BLDG 400, SMYRNA GA 30080

Business Phone: _____ Cell Phone: 404-216-7143 Home Phone: _____

E-Mail Address: jeff@paramountry.com

Signature of Representative: 

TITLEHOLDER: _____

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Address: _____

Signature: _____

VARIANCE:

Present Zoning: R-20 Type of Variance: FRONT BULWING LANE SET BACK

Explain Intended Use: NEW HOME CONSTRUCTION

Location: LOT 6 - THE GROVE AT FOREST HILLS

Land Lot(s): 556 District: 17th Size of Tract: .46 Acres

(To be completed by City)

Received: 5/25/17

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-20

East: R-20

South: R-20

West: R-20

Our variance is requested on the following property:
Lot 6- The Grove at Forest Hills, Smyrna, GA 30080 Land Lot 556,
Presently zoned R20 Single Family
Home is being built for inclusion in a new 13 lot subdivision being built within the
Forest Hills neighborhood.
It comes off Concord Road SE about ¼ mile West of Atlanta Road
All adjacent properties are Zoned R20 Single Family

We are asking for this variance for several reasons. First, this lot meets or exceeds all requirements of zoning, but due to the irregular shape of typical cul-de-sac lots, we cannot meet the conditions for the building setback line. We need a variance from 100' to 77'. Secondly, We want to preserve the streetscape by keeping the house on this lot in line with the homes on the existing conforming lots. Lastly, granting the variance does not give an unfair advantage to the lot over others with the same zoning.

This application meets the criteria required for a variance that is set out in City of the Smyrna Zoning Ordinance:

1. The requested variance does not go beyond the minimum necessary to afford relief to the applicant, and does not constitute a special privilege that is inconsistent with the limitations upon other properties in the zoning district. Many similar variances have been granted by the City of Smyrna in this Forest Hills neighborhood.
2. The grant of the requested variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. The neighborhood is being redeveloped with new and aesthetically pleasing homes that are resulting in an increase in the overall property values in the area. The applicant's proposed construction will continue the trend of improving property values and will be materially beneficial to the adjacent and surrounding public.
3. The requested variance would be consistent with the spirit and purpose of this chapter and the comprehensive plan provide for variances because of hardship situations similar to those presented by the applicant. Similar variances have been granted in the surrounding neighborhood. The benefits of granting this variance clearly outweigh the enforcement of this ordinance provision.

Respectfully,

McMurtry and Associates

Our variance is requested on the following property:

Lot 8- The Grove at Forest Hills, Smyrna, GA 30080 Land Lot 556,

Presently zoned R20 Single Family

Home is being built for inclusion in a new 13 lot subdivision being built within the Forest Hills neighborhood.

It comes off Concord Road SE about ¼ mile West of Atlanta Road

All adjacent properties are Zoned R20 Single Family

We are asking for this variance for several reasons. First, this lot meets or exceeds all requirements of zoning, but due to the irregular shape of typical cul-de-sac lots, we cannot meet the conditions for the building setback line. We need a variance from 100' to 65'. Secondly, We want to preserve the streetscape by keeping the house on this lot in line with the homes on the existing conforming lots. Lastly, granting the variance does not give an unfair advantage to the lot over others with the same zoning.

This application meets the criteria required for a variance that is set out in City of the Smyrna Zoning Ordinance:

1. The requested variance does not go beyond the minimum necessary to afford relief to the applicant, and does not constitute a special privilege that is inconsistent with the limitations upon other properties in the zoning district. Many similar variances have been granted by the City of Smyrna in this Forest Hills neighborhood.
2. The grant of the requested variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. The neighborhood is being redeveloped with new and aesthetically pleasing homes that are resulting in an increase in the overall property values in the area. The applicant's proposed construction will continue the trend of improving property values and will be materially beneficial to the adjacent and surrounding public.
3. The requested variance would be consistent with the spirit and purpose of this chapter and the comprehensive plan provide for variances because of hardship situations similar to those presented by the applicant. Similar variances have been granted in the surrounding neighborhood. The benefits of granting this variance clearly outweigh the enforcement of this ordinance provision.

Respectfully,

McMurtry and Associates

Printed: 5/24/2017



Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 PINETREE SMYRNA LLC

PINETREE SMYRNA LLC
3360 PINE TREE

Payment Date: 10/12/2016

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2016	17055600050	10/17/2016	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,307.72	\$0.00



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



Printed: 5/24/2017

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 J REX & CHARLENE B MARTIN

MARTIN J REX & CHARLENE B
3380 PINETREE

Payment Date: 10/17/2016

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2016	17055600060	10/17/2016	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$756.94	\$0.00



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

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

2016 Property Tax Notice

PINETREE SMYRNA LLC
 3420 PINETREE DR 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.

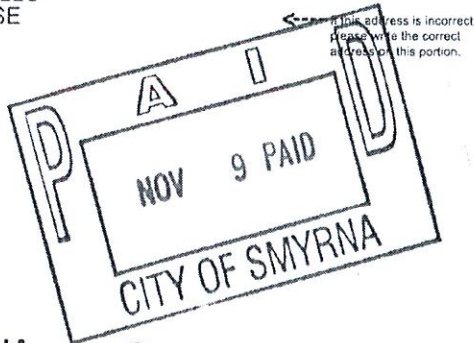
2016 City of Smyrna Property Tax Notice								
Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
12613	3360 PINETREE DR SE	17-0556-0-0050	530,980	212,392	57,496	154,896	8.990000	1392.52
	EXEMPTIONS: FLOATING HOMESTEAD				57,496			

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

Important Messages - Please Read		Total of Bills by Tax Type
<p>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</p>	<p>Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600</p> <p>If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100</p>	Pen 0.00
		Int 0.00
		Fees 0.00
		Adjustments 0.00
		Payments 0.00
		Back Taxes 0.00
		TOTAL DUE 1,392.52
		DATE DUE 11/15/2016

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

PINETREE SMYRNA LLC
 3420 PINETREE DR SE
 SMYRNA, GA 30080



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

PAYMENT INSTRUCTIONS

- 1 Please write the bill number(s) on your check
- 1 For a receipt, please include a stamped, self-addressed envelope.
- 1 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
- 1 If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
12613	17-0556-0-0050	1392.52
DATE DUE		TOTAL DUE
11/15/2016		1392.52