



## APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 5

Application Number: V21-086

Variance Meeting Date: 8/11/21

APPLICANT: Investment Nationwide Group, Inc

Representative's Name (print): Heejong Shin

Address: 3689 Oakcliff Road #A Doraville Georgia 30340

Business Phone: 678-791-6070 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-Mail Address: inginc2000@gmail.com

Signature of Representative: Emelia Pineda

TITLEHOLDER: Emelia Pineda

Address: 350 Pat Mell Road SE

Business Phone: 678-503-0114 Cell Phone: 678-446-4030 Home Phone: \_\_\_\_\_

Signature: Emelia Pineda

### VARIANCE:

Present Zoning: GC Type of Variance: Deck Construction on parking lot using 6 parking spaces,

Explain Intended Use: Used for seating customers to wait for their food, because we reduce the quantity of tables inside and the people are waiting on their vehicles now, but we need space for the walking customers

Location: 350 Pat Mel Road SE, Marietta Ga 30060

Land Lot(s): 275 District: 17th Size of Tract: 1 Acres

(To be completed by City)

Received: 7/22/21

Legal Ad Posted: \_\_\_\_\_

Signs Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

## **CONTIGUOUS ZONING**

North: pat mel road

East: frank lane

South: adjacent building

West: adjacent building

## **NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Billares Guerrero

Intends to make an application for a variance for the purpose of build a deck for customers waiting area and keep the existing parking spaces also adding 6 parking spaces more on back of the building to keep the same quantity

on the premises described in the application.

**NAME** Jan C. Banda  
404-538-486  
770-432-4783  
P. O. Box 111

**ADDRESS**

2136 Frank Ln. Marietta, GA 30060  
270 Pat Mell Rd, SE Smyrna GA 30080  
430 pat mell rd Marietta

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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.

## **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**

we have many years working on our property, selling food and never had uses whole parking lot with the customers because we have many walking customers, but with the pandemic we reduce our tables quantity, but the customers has to wait for their food out side, stand up in parking lot, thats why we want to use 6 parking spaces that we never use on the side of the property, but replacing with 6 new spaces on the back of the building.

we hope can do that to give a better service to our customers in this hard time business season .



## COBB COUNTY PROPERTY TAX BILL 2020

Pay online at [www.cobbtax.org](http://www.cobbtax.org) or 1-866-729-2622  
See the back of this bill for important information

**CARLA JACKSON**  
TAX COMMISSIONER

**HEATHER WALKER**  
CHIEF DEPUTY

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



Pay Online

PINEDA NESTOR & EMELIA  
350 PAT MELL RD

**PAYMENT DUE DATE: OCTOBER 15, 2020**

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

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17027600950	\$492,210	\$196,884	1.00	City of Smyrna	None

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
School	\$196,884	-	\$0	=	\$196,884	x	0.018900	=	\$3,721.11

Levied by the **Cobb County Board of Education** representing approximately **68.75%** of your taxes due.

**County**

Levied by the **Board of Commissioners** representing approximately **31.25%** of your taxes due.

County General	\$196,884	-	\$0	=	\$196,884	x	0.008460	=	\$1,665.64
County Bond	\$196,884	-	\$0	=	\$196,884	x	0.000130	=	\$25.59
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due		
2020	17027600950	10/15/2020	Pay:	N/A	or	\$5,412.34



**Carla Jackson**  
Cobb County Tax Commissioner  
PO Box 649  
Marietta, GA 30061-0649  
770 528-8600

RECEIPT NUMBER 102506

Page: 1 of 1

Entered: 10/23/2020 11:10:15 AM  
Date Received: 10/23/2020  
Business Date: 10/23/2020  
Cashier: 15 CMR  
Register: WS15 MAIN-FC02

**CREDIT CARD RECEIPT**

**PARCEL: 17-0276-0-095-0**

Card Name: PINEDA NESTOR  
Card Issuer: MASTERCARD Last 4: 5083  
Approval: 009369 Tran ID: 25001867 009369  
Amount: \*\*\*\*\*5,412.34  
Card Fee(s): \*\*\*\*\*119.07  
Total: \*\*\*\*\*5,531.41

**Payor Copy**

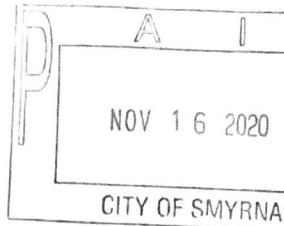
**PINEDA NESTOR  
2071 MORNING BROOK CIR**

Printed: 10/23/2020 11:10:17 AM by CMR

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

2020 Property Tax Notice

PINEDA NESTOR & EMELIA  
2071 MORNING BROOK CIR  
LAWRENCEVILLE, GA 30043



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.

**2020 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
13181	350 PAT MELL RD	17-0276-0-0950	492,210.00	196,884.00	0.00	196,884.00	8.99	1,769.99

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>1769.99</b>
<b>DATE DUE</b>	<b>11/16/2020</b>