

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6
Application No: V21-006-009
Hearing Date: 1/27/21

APPLICANT: JARRETT KING

Business Phone: — Cell Phone: 404.353.1373 Home Phone: —

Representative's Name (print): _____

Address: 1335 CLIFFWOOD DRIVE SE, SMYRNA GA 30080

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

E-Mail Address: JARRETT@JARRETTKING.COM

Signature of Representative: J# K.

TITLEHOLDER: A. JARRETT D. KING

Business Phone: — Cell Phone: 404.353.1373 Home Phone: —

Address: 1335 CLIFFWOOD DRIVE SE, SMYRNA GA 30080

Signature: J# K.

VARIANCE:

Present Zoning: R-15 Type of Variance: ATTACHED ACCESSORY STRUCTURE

Explain Intended Use: SMALL GUEST HOUSE FOR PERSONAL AND/OR FAMILY USE.

Location: 1335 CLIFFWOOD DR. FACING HAYES DR. ON BARK OF LOT.

Land Lot(s): 526 District: 17TH Size of Tract: 0.422 Acres

(To be completed by City)

Received: 1/4/2021

Legal Ad Posted: 1/8/2021

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that JARRETT KING

Intends to make an application for a variance for the purpose of ATTACHED
ACCESSORY STRUCTURE

on the premises described in the application.

*** SEE RECEIPTS OF CERTIFIED LETTERS**

NAME	ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also, you may 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 directly across a street.

The following adjacent and abutting neighbors have been notified via certified mail of this application (see receipts as proof of mailing on next page):

Patrick & Vanessa Winchester

1314 Hayes Drive
Smyrna, GA 30080

Kay Poindexter

1318 Hayes Drive
Smyrna, GA 30080

William Hunter

1330 Hayes Drive
Smyrna, GA 30080

Kyle & Shelley Roney

3556 Marion Street
Smyrna, GA 30080

Edith Gann**

1325 Cliffwood Drive
Smyrna, GA 30080

** Letter sent to Jenny Whitaker, daughter of former owner (Edith Gann), who is recently deceased. The letter was sent to Jenny's address in Powder Springs.

7019 2280 0001 2708 3158

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Smyrna, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.55	0675	15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
Total Postage and Fees	\$4.75		

Sent To **PATRICK + VANESSA WINCHESTER**
Street and Apt. No., or PO Box No.
1314 HAYES DRIVE
City, State, ZIP+4®
SMYRNA, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 2708 3080

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Smyrna, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.55	0675	15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
Total Postage and Fees	\$4.75		

Sent To **WILLIAM HUNTER**
Street and Apt. No., or PO Box No.
1330 HAYES DRIVE
City, State, ZIP+4®
SMYRNA, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 2708 3097

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Smyrna, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.55	0675	15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
Total Postage and Fees	\$4.75		

Sent To **KAY POINDENTER**
Street and Apt. No., or PO Box No.
1318 HAYES DRIVE
City, State, ZIP+4®
SMYRNA, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 2708 3103

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Smyrna, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.55	0675	15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
Total Postage and Fees	\$4.75		

Sent To **KYLE & SHELLEY RONEY**
Street and Apt. No., or PO Box No.
3556 MARION ST.
City, State, ZIP+4®
SMYRNA, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 2708 3110

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

Powder Springs, GA 30127

OFFICIAL USE

Certified Mail Fee	\$3.55	0675	15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		
Total Postage and Fees	\$4.75		

Sent To **JENNY WHITAKER**
Street and Apt. No., or PO Box No.
4651 OAKLEIGH MANOR DR.
City, State, ZIP+4®
POWDER SPRINGS, GA 30127

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Comprehensive Narrative

I am a 21-year resident of Smyrna living in the Forest Hills neighborhood. I bought my current home in June of 2019, in part, because of the large lot size and potential for building an accessory structure on the property. I have a 75-year-old mother who is currently out of state (Columbia, SC) and lives alone. My only sibling, a sister, lives in New York and has two young children while I am single with no dependents – making me the likely care giver as my mother ages. Prior to COVID-19, my plan was to wait a few years and eventually build a small guest house on the lot for use by my mother when she is ready to be closer and requires more care. While this is still the intended use, COVID-19 has presented an even more immediate need.

The impact of the pandemic on the living conditions in New York City, where my sister has lived for the last 20+ years, has become untenable for her family. They are currently renting a place outside the city as a short-term solution but have expressed interest in relocating to Atlanta. By prioritizing the build of a guest house now, I can offer the main home to my sister and her family while I take up residence in the guest house. Given that interest rates are currently at historic lows, it is an excellent time to go ahead and make this investment in the property. This also means that I'll have the guest house ready when my mother needs it rather than waiting until the need arises.

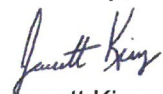
I am filing this application for a variance to allow for the construction of a small two-story, attached, accessory structure to be used as a guest house for personal use by myself and/or my family. This accessory structure is not being built for use as a rental.

Per the site plan accompanying this application, there will be some variance related to the standard 30' setback off the rear of the property as placement of the structure relative to the existing house does not allow for a full 30' of setback. Outside of the setback, the only other item I want to highlight for the License and Variance Board is a request for permission to install a built-in cooktop in the kitchen. It is my understanding that the R-15 zoning does not allow for a "full" kitchen in an accessory structure and that a "full" kitchen is defined as one containing a stove/oven. While a countertop toaster oven is probably sufficient for any baking needs, I am very concerned about an elderly woman using a hotplate (or equivalent) for daily cooking needs. Hotplates have been associated with significant risks for both fire and electrocution and I would far rather install a small built-in cooktop. I respectfully ask for due consideration of this allowance for the guest house kitchen.

There are numerous attached, two-story, accessory structures in the Forest Hills neighborhood including one diagonally across the street from my property at 1314 Hayes Drive. Others include: 1483 Collier, 3272 Pinetree and 1445 Northview. Like most of these other accessory structures, mine will be "attached" via a covered walkway connected to the main house per the site plan. My intent is to match the general style and color of the main house (white exterior with dark brown or black trim) utilizing a combination of any of the following: board and batten, hardy plank and/or painted brick.

I am attaching with the application a collection of images representing the planned exterior elevation/style. These images are "directional" only; however, they do accurately convey the general style of the planned structure. I am confident this accessory structure will work seamlessly with the aesthetic of the existing property while also enhancing the value of both my property and those adjacent. I look forward to the opportunity to answer any questions the Board may have in order to approve this application.

Sincerely,



Jarrett King
1335 Cliffwood Drive SE
Smyrna, GA 30080
404.353.1373
jarrett@jarrettking.com

Residential Variance Application

Submitted: January 4, 2021
Owner: Jarrett King
Lot Number: Land Lot 526, Lot 12 of Cliffwood Subdivision
Address: 1335 Cliffwood Drive SE, Smyrna, GA 30080
Zoning: R-15
Location: Off King Springs Road across from Tolleson Park in Forest Hills neighborhood – corner lot at intersection of Cliffwood and Hayes Drives



Printed: 12/29/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
SELECT PORTFOLIO SERVICING INC

KING A JARRETT

Payment Date: 10/1/2020

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2020	17052600110	10/15/2020	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$5,175.93	\$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

2020 Property Tax Notice

KING A JARRETT
 1335 CLIFFWOOD DR
 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.

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
8968	1335 CLIFFWOOD DR	17-0526-0-0110	520,710.00	208,284.00	0.00	208,284.00	8.99	1,872.47

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	1,872.47
Back Taxes	0.00
TOTAL DUE	0.00
DATE DUE	11/16/2020

KING A JARRETT
 1335 CLIFFWOOD DR
 SMYRNA, GA 30080

← 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
8968	17-0526-0-0110	1872.47
DATE DUE		TOTAL DUE
11/16/2020		0.00

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

