

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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September 19, 2019

## **VIA HAND DELIVERY & EMAIL:**

Mr. Rusty Martin, ACIP, Director  
Community Development Department  
City of Smyrna  
3180 Atlanta Road  
Smyrna, GA 30080

Re: Variance Application of 2900 South Cobb Drive, LLC regarding 2930 South Cobb Drive

Dear Rusty:

This firm represents 2900 South Cobb Drive, LLC concerning the above-captioned Variance Application. By meeting today's deadline, it is my understanding that the Application will be heard by the City of Smyrna License and Variance Board on October 9, 2019.

With respect to the foregoing, enclosed please find the original Application and supplemental documentation as follows:

1. Titleholder signature and paid tax receipts indicating that the 2018 taxes have been paid on the subject property with respect to both the City of Smyrna and Cobb County.
2. An as-built survey and legal description.
3. A comprehensive narrative detailing the Variance request.
4. A Constitutional Challenge.
5. A check made payable to the City of Smyrna in the sum of \$450.00 representing the Application fee.
6. A list of the Property Owners to whom the Certified Mailing of Notices to the adjacent and abutting property owners will be provided.

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## VIA HAND DELIVERY & EMAIL:

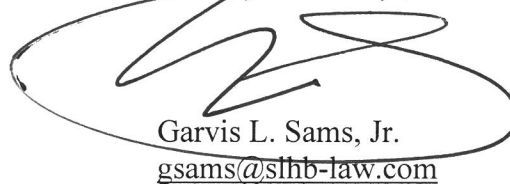
Mr. Rusty Martin, ACIP, Director  
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I will be contacting you and your staff to discuss potential stipulations/conditions of the Variance request and to address any concerns which you or the staff may have regarding the Application. In the interim, should you have any questions or need any additional documentation or information, please do not hesitate to contact me. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk  
Enclosures

cc: License and Variance Board Members (via email w/attachments)  
Mr. Joey Staubes, Planner II (via email w/attachments)  
2900 South Cobb Drive, LLC (via email w/attachments)

## EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lots 377 and 378 of the 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at the point formed at the intersection of the westerly right of way line of South Cobb Drive (200' R/W) with the northerly right of way line of Plaza Drive (40' R/W); thence, along the westerly right of way line of South Cobb Drive, North 17 degrees 15 minutes 11 seconds west, 156.38 feet to a point; thence South 85 degrees 57 minutes 32 seconds west, 120.00 feet to a point; thence South 89 degrees 50 minutes 02 seconds west, 99.75 feet to a point; thence South 08 degrees 55 minutes 25 seconds east, 152.87 feet to a point located on the northerly right of way line of Plaza Drive; thence, along the northerly right of way line of Plaza Drive, North 85 degrees 55 minutes 50 seconds east, 142.73 feet to a point and the point of beginning.

As shown on that certain Variance Site Plan for Real Estate Performance Group, by Bohler Engineering, dated August 5, 2019.