

CONTIGUOUS ZONING

North: GC General Commercial, RM-12 Multi Family Residential

East: RM-12 Multi Family Residential

South: RM-12 Multi Family Residential

West: GC General Commercial, NS Neighborhood Shopping, RM-12 Multi Family Residential

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Ward Luxury Apartments, LLC

Intends to make an application for a variance for the purpose of Construction of 10 additional rental residences

on the premises described in the application.

NAME	ADDRESS
920 Windy Hill Road LLC	See attached Certified Mail receipts
Dehco Inc	
810 Windy Hill Rd	
United States Postal Service	
Greens at Windy Hill Apartments, LLC	
Salmon LTD	

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.

**U.S. Postal Service™****CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com**ATLANTA, GA 31339****OFFICIAL USE**

0016

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

07/17/2021

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

Subject Property consists of 10 attached rental units built in the 1970's and has some existing non-conformity per current ordinance. Current owner is in the process of upgrading existing units. In conjunction with City of Smyrna improvements along Windy Hill Rd, Belmont Blvd and Ward St, Owner seeks relief for the purpose of building 10 additional units as allowed by current zoning in order to further enhance property and economic viability, as adjacent properties include 2 large scale apartment complexes.

Subject Property is small for its zoning classification and thus is disproportionately impacted by the standards from which relief is sought. Additional adjacent properties include a US Post Office and a currently vacant commercial property.

If relief is granted, Owner's improvements include upgrading infrastructure and streetscape improvements at Subject Property, as well as continuing to upgrade existing units.

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

2020 Property Tax Notice

WARD LUXURY APARTMENTS LLC
2323 WARD ST 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.

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
----------	----------------------	------------	----------------	----------------	--------------	---------------	--------------	------------

17665	2323 WARD ST SE	17-0447-0-0070	750,000.00	300,000.00	0.00	300,000.00	8.99	2,697.00
-------	-----------------	----------------	------------	------------	------	------------	------	----------

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
TOTAL DUE	2697.00
DATE DUE	11/16/2020

WARD LUXURY APARTMENTS LLC
2323 WARD ST SE
SMYRNA, GA 30080

◀ If this address is incorrect,
please write the correct
address on this portion.

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
17665	17-0447-0-0070	2697.00
DATE DUE		TOTAL DUE
11/16/2020		2697.00

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

MyUnis Self Service

Real Estate (Your House or Land)

[View Bill](#)

Instalment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
	As of	8/4/2021				
	Bill Year	2020				
	Bill	17665				
	Owner	WARD LUXURY APARTMENTS LLC				
	Parcel ID	17044700070				
View payments/adjustments						
1	11/16/2020	\$2,697.00	\$2,697.00	\$0.00	\$0.00	\$0.00
						TOTAL

©2021 Tyler Technologies, Inc.

