



APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application Number: V21-088-091

Variance Meeting Date: 8/25/21

APPLICANT: Paces Consulting & Design, LLC

Representative's Name (print): Bo Hickman

Address: PO Box 250568 Atlanta, GA 30325

Business Phone: 404-352-7700 Cell Phone: 404-245-2388 Home Phone: \_\_\_\_\_

E-Mail Address: Bo@PacesGroup.com

Signature of Representative: By: [Signature] Its: Managing Member  
E. L. Hickman Jr

TITLEHOLDER: Ward Luxury Apartments, LLC

Address: 2323 Ward Street SE Smyrna, GA 30080

Business Phone: \_\_\_\_\_ Cell Phone: 770-310-6083 Home Phone: \_\_\_\_\_

Signature: By: [Signature] Its: Managing Member  
Elad Karta

VARIANCE:

Present Zoning: RM-12 Type of Variance: N setback from 35' to 10'; Lot coverage from 35% to 60%;

Parking screen from 20' to 0'; Recreation area from 10,000 sf to 1800 sf

Explain Intended Use: Construction of 10 additional rental residences

Location: 2323 Ward Street SE Smyrna GA 30080

Land Lot(s): 447 District: 17 Size of Tract: 1.87 Acres

(To be completed by City)

Received: 8/5/21

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

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

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

**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	
Unitred States Postal Service	
Greens at Windy Hill Apratments, 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.





HOWELL MTLL  
1984 HOWELL MILL RD NW  
ATLANTA, GA 30327-9998  
(800)275-8777

07/17/2021 11:49 AM

Product	Qty	Unit Price	Price
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First-Class Mail®	1		\$0.75
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Letter

Ponte Vedra Beach, FL 32082

Weight: 0 lb 1.50 oz

Estimated Delivery Date

Wed 07/21/2021

Certified Mail®

Tracking #:

70201810000144180360

Return Receipt

Tracking #:

9590 9402 6077 0125 0621 69

Total

\$2.85

\$7.20

\$0.75

Letter

Anaheim, CA 92807

Weight: 0 lb 1.40 oz

Estimated Delivery Date

Wed 07/21/2021

Certified Mail®

Tracking #:

70201810000144180414

Return Receipt

Tracking #:

9590 9402 6077 0125 0621 76

Total

\$7.20

\$0.75

Letter

Apalachicola, FL 32320

Weight: 0 lb 1.50 oz

Estimated Delivery Date

Wed 07/21/2021

Certified Mail®

Tracking #:

70201810000144180438

Return Receipt

Tracking #:

9590 9402 6077 0125 0621 38

Total

\$7.20

\$0.75

Letter

Smyrna, GA 30080

Weight: 0 lb 1.50 oz

Estimated Delivery Date

Tue 07/20/2021

Certified Mail®

Tracking #:

70201810000144180452

Return Receipt

Tracking #:

9590 9402 6077 0125 0621 21

Total

\$7.20

\$0.75

Letter

Atlanta, GA 30330

Weight: 0 lb 1.50 oz

Estimated Delivery Date

Tue 07/20/2021

Certified Mail®

Tracking #:

70201810000144180421

Return Receipt

Tracking #:

9590 9402 6077 0125 0621 45

Total

\$7.20

\$0.75

Letter

Atlanta, GA 30310

Weight: 0 lb 1.50 oz

Estimated Delivery Date

Tue 07/20/2021

Certified Mail®

Tracking #:

70201810000144180377

Return Receipt

Tracking #:

9590 9402 6077 0125 0621 52

Total

\$7.20

\$0.75

Letter

Grand Total :

\$43.20

Credit Card Remitted

Card Name: AMEX



HOWELL MTLL  
1984 HOWELL MILL RD NW  
ATLANTA, GA 30327-9998  
(800)275-8777

07/17/2021 11:49 AM

Product	Qty	Unit Price	Price
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Tracking #:

70201810000144180377

Return Receipt

Tracking #:

9590 9402 6077 0125 0621 52

Total

\$7.20

\$0.75

Letter

Grand Total :

\$43.20

Credit Card Remitted

Card Name: AMEX

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Atlanta, GA 30339

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$2.85  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To 810 Windy Hill Rd

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Atlanta, GA, 30339

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Ponte Vedra Beach, FL 32082

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$2.85  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To Greens at Windy Hill Apartments, LLC

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

822 ATLANTA

Ponte Vedra Beach, FL 32082

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Smyrna, GA 30080

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$2.85  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To 920 Windy Hill Road LLC

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Smyrna, GA, 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Anaheim, CA 92807

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$2.85  
☐ Return Receipt (electronic) \$0.00  
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☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To Salmon LTD

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

205 S San Vicente Ln

Anaheim, CA, 92807

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Atlanta, GA 30310

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$2.85  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To United States Postal Service

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

DeKalb Technology Parkway

Atlanta, GA, 30310

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Atlanta, FL 32320

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$2.85  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To Dehco Inc

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Apalachicola, FL, 32320

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



**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 <a href="http://portal.smyrnaga.gov/MSS/citizens/default.aspx">http://portal.smyrnaga.gov/MSS/citizens/default.aspx</a>								
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.

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

Munis Self Service

Real Estate (Your House or Land)

View Bill		View bill image	
As of	8/4/2021		
Bill Year	2020		
Bill	17665		
Owner	WARD LUXURY APARTMENTS LLC		
Parcel ID	17044700070		

View payments/adjustments							
Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due	
1	11/16/2020	\$2,697.00	\$2,697.00	\$0.00	\$0.00	\$0.00	
TOTAL		\$2,697.00	\$2,697.00	\$0.00	\$0.00	\$0.00	



COBB COUNTY 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 more payment information

CARLA JACKSON  
TAX COMMISSIONER

HEATHER WALKER  
CHIEF DEPUTY

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



Pay Online

WARD LUXURY APARTMENTS LLC

2323 WARD ST SE

PAYMENT DUE DATE: October 15, 2020

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

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption				
17044700070	750,000	300,000	1.97	6 - City of Smyrna	NONE				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due

SCHOOL	300,000	-	0	=	300,000	x	0.0189	=	\$5,670.00
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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	300,000	-	0	=	300,000	x	0.00846	=	\$2,538.00
County Bond	300,000	-	0	=	300,000	x	0.00013	=	\$39.00
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	17044700070	10/15/2020	Pay: N/A or	\$8,247.00

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

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2020	17044700070	10/15/2020	Pay: N/A or	\$8,247.00	

Late fees apply after  
October 15, 2020

IS YOUR INFORMATION UP TO DATE?

2020 COBB COUNTY TAX BILL

WARD LUXURY APARTMENTS LLC

or Current Property Owner  
2323 WARD ST SE

SMYRNA, GA 30080

Internal Use



☐ My mailing address  
has changed

☐ I want to remove  
homestead  
exemptions

Date Moved:

New Mailing Address:

Signature :



CARLA JACKSON  
HEATHER WALKER  
Phone:  
Fax:

TAX COMMISSIONER  
CHIEF DEPUTY  
770-528-8600  
770-528-8679

Printed: 8/2/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer  
Elad Karta

WARD LUXURY APARTMENTS LLC

Payment Date: 1/25/2021

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17044700070	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	\$8,247.00		\$0.00



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