

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V21-013

Hearing Date: 3/24/21

APPLICANT: Ron Hunter

Business Phone: \_\_\_\_\_ Cell Phone: 678-615-0494 Home Phone: \_\_\_\_\_

Representative's Name (print): \_\_\_\_\_

Address: 2625 Lynnhaven LN 30080

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-Mail Address: RhunterMSTH@gmail.com

Signature of Representative: \_\_\_\_\_

TITLEHOLDER: Ronald Hunter

Business Phone: \_\_\_\_\_ Cell Phone: 678-615-0494 Home Phone: \_\_\_\_\_

Address: 2625 Lynnhaven LN Smyrna 30080

Signature: \_\_\_\_\_

## VARIANCE:

Present Zoning: RDA Type of Variance: to allow a 6-Foot wooden fence in Rear yard on a corner Lot

Explain Intended Use: Safety for my 2 year old daughter, privacy from strangers looking at her while she plays in the rear yard.

Location: 2625 Lynnhaven LN

Land Lot(s): 27 District: 17 Size of Tract: 0.17 Acres  
482

(To be completed by City)

Received: 2/1/2021

Legal Ad Posted: 2/5/21; 3/5/21

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

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

**CONTIGUOUS ZONING**

North: RDA

East: RDA

South: RDA

West: RDA

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

By signature, it is hereby acknowledged that I have been notified that Ron Hunter

Intends to make an application for a variance for the purpose of 6 Ft Fence  
at 2625 Lynnhaven Ln

on the premises described in the application.

| NAME               | ADDRESS                    |
|--------------------|----------------------------|
| <u>Bill Boatna</u> | <u>2624 Lynnhaven</u>      |
| <u>Klaus</u>       | <u>601 BASSETT CT</u>      |
| <u>Irene May</u>   | <u>607 Bassett Ct</u>      |
| <u>Jason Dixon</u> | <u>606 Bassett Ct</u>      |
| <u>B. Rapala</u>   | <u>505 Wakefield Ct SE</u> |
| _____              | _____                      |
| _____              | _____                      |
| _____              | _____                      |

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.

### SEC. 1403. VARIANCE REVIEW STANDARDS.

- Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

## COMPREHENSIVE NARRATIVE

[illegible]

I'm applying for a variance for the following reasons ;

My home sits in a very unique way in the district, no other home sits this way in my neighborhood. My Front side faces East (Basset), my side door faces( Lynnhaven ), my rear faces (Arlington ) with a unique cul-de-sac .

My backyard yields no privacy, other than a private 6ft fence. My neighbors have employed workers to work on their homes, but they park in what's looked at as my rear yard. I have custody of my 2 year old daughter, and this creates an unsafe condition for my daughter. They are less than 2 feet away from her when she is in the backyard. They often look upon her . I notice workers urinating in my scrub area. I shouldn't have to bring my daughter inside the house, to keep her from seeing this disgusting act.

The community decided to have community gathering, with food and drink. This was in my rear yard ,and street area . Although the gathering was outside, it was in my rear yard and curb area. The gathering was against CDC guidance, and created another unhealthy environment for me and my daughter. I could not take my daughter in the backyard because of health ,and safety concerns the community imposed on my property area.

My 6ft fence stands 8 feet from my home, outward. My yard is very small, and bringing it closer to the house would create a hardship for my daughter and I, she wouldn't be able to play adequately , or safely.

Most crimes are crimes of opportunity. There are some criminals who live in the near general area who are sexual offenders. Most of my neighbors can allow their children to play in the backyard without fear of someone driving up, and reaching over a 4ft fence and taking their daughter. I don't have that luxury, so as a father and retired police detective, SWAT lead. I rather be proactive, then reactive . A 6 foot fence would cause any would be sexual Predator to look at my rear yard , as an unwanted obstacle , rather than an opportunity.





# 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



**WAYBRIGHT KATHRYN D**

A copy of your bill was sent to your mortgage company. See the back of this bill for more information about mortgage companies.

**2625 LYNNHAVEN LN**

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

Pay Online

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    |   |              |   |           |
|------------------|-------------------|----------------|-----------|--------------------|------------------------|---|--------------|---|-----------|
| 17048200330      | 367,660           | 147,064        | 0.17      | 6 - City of Smyrna | Yes; 113 Basic, School |   |              |   |           |
| Taxing Authority | Assessed Value    | -              | Exemption | =                  | Net Assessment         | x | Millage Rate | = | Taxes Due |
| SCHOOL           | 147,064           | -              | 147,064   | =                  | 0                      | x | 0.0189       | = | \$0.00    |

Levied by the Cobb County Board of Education representing approximately 0.00% of your taxes due.

## COUNTY

Levied by the Board of Commissioners representing approximately 100.00% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$58,376.00 because your property's value was reassessed.

|                |         |   |        |   |         |   |         |   |          |
|----------------|---------|---|--------|---|---------|---|---------|---|----------|
| County General | 147,064 | - | 68,376 | = | 78,688  | x | 0.00846 | = | \$665.70 |
| County Bond    | 147,064 | - | 0      | = | 147,064 | x | 0.00013 | = | \$19.12  |
| 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     | 17048200330 | 10/15/2020 | Pay: N/A or   | \$684.82        |

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     | 17048200330 | 10/15/2020 | Pay: N/A or   | \$684.82        |                 |

Late fees apply after  
October 15, 2020

IS YOUR INFORMATION UP TO DATE?

## 2020 COBB COUNTY TAX BILL

Internal Use

WAYBRIGHT KATHRYN D

or Current Property Owner  
2625 WYNNHAVEN LN SE

SMYRNA, GA 30080



☐ My mailing address  
has changed.

☐ I want to remove  
homestead  
exemptions.

Date Moved:

New Mailing Address:

Signature :