

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: SunTrust

Business Phone: 404-588-7203 Cell Phone: _____ Home Phone: _____

Representative's Name (print): Dionne Edwards

Address: 303 Peachtree Center Ave., Suite 175, Atlanta, GA 30303

Business Phone: 404-588-7203 Cell Phone: _____ Home Phone: _____

E-Mail Address: Dionne.Edwards@SunTrust.com

Signature of Representative: 

TITLEHOLDER: Halpern Enterprises Inc.

Business Phone: 770-451-0318 Cell Phone: _____ Home Phone: _____

Address: 5200 Roswell Road, NE Atlanta, GA 30342

Signature: 

VARIANCE:

Present Zoning: GC Type of Variance: Accessory Use Structure Location

Explain Intended Use: Install Remote Drive-Up ATM in parking lot

Location: ²⁵⁵²~~2442~~ South Cobb Road, Smyrna, GA 30080

Land Lot(s): _____ District: _____ Size of Tract: 4.95 Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____



Transmittal

INFINITY ENGINEERING
GROUP LLC

Date: **October 18, 2017**
Project No: **70-46.00**

ATTN: **Joey Staubes**
City of Smyrna - Community Development
3180 Atlanta Road SE
Smyrna, GA 30080
678.631.5355

RE: **SunTrust - South Cobb**
2552 South Cobb Road
Smyrna, GA 30080

Item No.	Date	Description	Copies
1	10/18/2017	Variance Application	1
2	10/18/2017	Check #7483 for Variance	1
3	10/18/2017	Comprehensive Summary	1
4	10/18/2017	Test Fit Site Plan	1
5	10/18/2017	Historic Boundary Survey	1
6	10/18/2017	Property Tax Statements (2 Each)	1
7	10/18/2017	Letter of Notification to Surrounding Property Owners	1
8	10/18/2017	Certified Mailing List from Post Office	1
9	10/18/2017	Receipt for Certified Mailings	1

Remarks:

Should you have any questions or need additional information, please contact us at your convenience. Thank you.

Signed Nisit Sapparkhao



1208 East Kennedy Blvd., Suite 230
Tampa, Florida 33602
813.434.4770 Ph 813.445.4211 Fax
www.iegrou.net

CONTIGUOUS ZONING

North: GC - General Commercial

East: GC - General Commercial

South: GC - General Commercial

West: GC - General Commercial

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

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

Intends to make an application for a variance for the purpose of installation of a remote
drive-up ATM

on the premises described in the application.

NAME	ADDRESS
<hr/>	<u>2596 S. Cobb Drive, Smyrna, GA 30080</u>
<hr/>	<u>2600 S. Cobb Drive, Smyrna, GA 30080</u>
<hr/>	<u>2526 S. Cobb Drive, Smyrna, GA 30080</u>
<hr/>	<u>2569 S. Cobb Drive, Smyrna, GA 30080</u>
<hr/>	<u>2579 S. Cobb Drive, Smyrna, GA 30080</u>
<hr/>	<u>2589 S. Cobb Drive, Smyrna, GA 30080</u>
<hr/>	<hr/>
<hr/>	<hr/>

COMPREHENSIVE SUMMARY
ACCESSORY STRUCTURE LOCATION VARIANCE

The subject parcel is located South Cobb Plaza shopping center, 2552 S. Cobb Drive, Smyrna, GA. The applicant requests a variance to allow a remote drive-up ATM to be located in the parking lot along the south side of the parcel.

Per City of Smyrna Code, an accessory use structure must be located in the rear of the building.

Per Zoning Ordinance Sec. 1403 we are requesting this variance based off the following:

(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.

Placing the drive-up ATM in the rear of the structure would decrease or eliminate all visibility to the ATM. Limiting visibility creates a safety issue for the patrons of the ATM as well as limits the availability to patrons.

Placing the ATM in the front of the parcel will require us to delete 10 parking spaces. In surveying the parcel, there are other areas to place spaces. Also, a portion of the diagonal spaces can be re-stripped as perpendicular spaces. By doing this, we could add approximately 3 spaces per row that is re-stripped. This also creates a safer traffic flow. Additional spaces and striping will be shown with our site plan upon submittal for building review.



COBB COUNTY PROPERTY TAX BILL 2016

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON TAX COMMISSIONER
CHELLY McDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

You have an **appeal on file** with the Board of Tax Assessors. Check the letter accompanying your bill for more information about appeals.

HALPERN ENTERPRISES INC
2552 S COBB DR

YOUR PAYMENT IS DUE OCTOBER 17, 2016

Late Fees apply October 18, 2016

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17034500220	\$2,082,380	\$832,952	4.95	City of Smyrna	None

Taxing Authority	Assessed Value	Exemption	Net Assessment	Millage Rate	Taxes Due
State	\$832,952	\$0	\$832,952	0.000000	\$0.00

The Governor and General Assembly passed a tax relief act eliminating your state property tax.

School General	\$832,952	\$0	\$832,952	0.018900	\$15,742.79
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Levied by the **Cobb County Board of Education** representing approximately **73.28%** of your taxes due.

County
Levied by the **Board of Commissioners** representing approximately **26.72%** of your taxes due.

County General	\$832,952	\$0	\$832,952	0.006660	\$5,547.46
County Bond	\$832,952	\$0	\$832,952	0.000230	\$191.58
County Fire	N/A	N/A	N/A	N/A	N/A

622200
200069
6060-0000

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2016	17034500220	10/17/2016	Pay: \$18,259.55	or \$21,481.83

Make sure your payment is **U.S. Postmarked** by October 17. **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
2016	17034500220	10/17/2016	Pay: \$18,259.55	or \$21,481.83	



R201617034500220
17034500220 00021481.83N00018269.55

2016 COBB COUNTY PROPERTY TAX BILL

4413



QR Code for



Internal Use

IS YOUR INFORMATION UP TO DATE?

My mailing address has changed.

I no longer own this property..

Date Moved: _____

New Mailing Address: _____

Signature: _____



COBB COUNTY PROPERTY TAX BILL 2017

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CARLA JACKSON
TAX COMMISSIONER

CHELLY McDUFFIE
CHIEF DEPUTY

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



Scan to pay online

HALPERN ENTERPRISES INC
2552 S COBB DR

200069
6060-0000

PAYMENT DUE DATE: OCTOBER 15, 2017

Payment must be **U.S. 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
17034500220	\$2,082,380	\$832,952	4.53	City of Smyrna	None

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
State	\$832,952	-	\$0	=	\$832,952	x	0.000000	=	\$0.00

The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.

School General	\$832,952	-	\$0	=	\$832,952	x	0.018900	=	\$15,742.79
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Levied by the **Cobb County Board of Education** representing approximately **73.28%** of your taxes due.

County

Levied by the **Board of Commissioners** representing approximately **26.72%** of your taxes due.

County General	\$832,952	-	\$0	=	\$832,952	x	0.006760	=	\$5,630.76
County Bond	\$832,952	-	\$0	=	\$832,952	x	0.000130	=	\$108.28
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2017	17034500220	10/15/2017	Pay: N/A	or \$21,481.83

Payment must be **U.S. 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
2017	17034500220	10/15/2017	Pay: N/A	or \$21,481.83	

Late fees apply
October 17, 2017



RE201717034500220
17034500220 00021481.83N00000000.00

2017 COBB COUNTY PROPERTY TAX BILL

HALPERN ENTERPRISES INC

5200 ROSWELL RD

ATLANTA GA 30342

QR Code for



Internal Use

IS YOUR INFORMATION UP TO DATE?

My mailing address
has changed.

I no longer own
this property.

Date Moved: _____

New Mailing Address: _____

Signature: _____



INFINITY ENGINEERING
GROUP, LLC

October 2, 2017

Dear Neighbor or Participating Organization:

This letter is to advise you that an application for approval of a Variance has been filed with the City of Smyrna Community Development Department for the property located 2552 South Cobb Road, Smyrna, GA 30080.

REQUEST: Approval for a Variance from required parking count to allow a remote drive-up ATM to be installed.

Approval for an Accessory Use Location Variance to allow a remote drive-up ATM to be installed.

Records indicate that you own property adjacent or in the vicinity of the property above or you may have an interest in the land in question.

We have enclosed a test fit which shows the proposed location of the drive-up ATM.

Should you have any questions or require any additional information, please do not hesitate to contact us at (813) 830-2330.

Sincerely,

Infinity Engineering Group, LLC.

A handwritten signature in black ink, appearing to read "Nisit Sapparkhao".

Nisit Sapparkhao, P.E.
President

OWNER_NAME_1	OWNER_ADDRESS	OWNER_CITY	OWI	OWNER_ZI
1 SOUTH COBB FESTIVAL LLC	6961 PEACHTREE INDUSTRIAL BLVD	NORCROSS	GA	30092
2 CHOU, PEI CHING	2820 DALE DR	MARIETTA	GA	30068
3 TTTC PROPERTIES LLC	2600 S COBB DR SE	SMYRNA	GA	30080
4 OLTJENBRUNS, GAY WOLFE	4020 ORCHARD RD SE	SMYRNA	GA	30080
5 PALOMARES, EMMANUEL	6337 WOODSTOCK LN	RIVERDALE	GA	30296
6 HALPERN ENTERPRISES INC	5269 BUFORD HWY NE STE A	ATLANTA	GA	30340
7 STONER B A, Stoner B A	3306 PINETREE DR SE	SMYRNA	GA	30080
8 CLARITY PROPERTIES LLC	2033 IVY RIDGE RD SE	SMYRNA	GA	30080
9 HOWARD ADAM MANAGEMENT INC	1465 NORTHSIDE DR NW STE 214	ATLANTA	GA	30318
10 HOWARD ADAM MANAGEMENT INC	PO BOX 52816	ATLANTA	GA	30355



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U.S. POSTAGE
PAID
TAMPA, FL
33605
OCT 03 17
AMOUNT

\$3.90

R2305H131033-25

10 pcs RB



 YBOR CITY
 2000 E 12TH AVE
 TAMPA
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 33605-3955
 1189480605
 10/03/2017 (800)275-8777 4:29 PM

Product Description	Sale Qty	Final Price
CTOM - Firm - Domestic	10	\$3.90
Pa tr ioticSpiralBk (Unit Price:\$4.90)	1	\$4.90
Total		\$8.80

Credit Card Remitd \$8.80
 (Card Name:VISA)
 (Account #:XXXXXXXXXXXX9684)
 (Approval #:053160)
 (Transaction #:231)

 BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

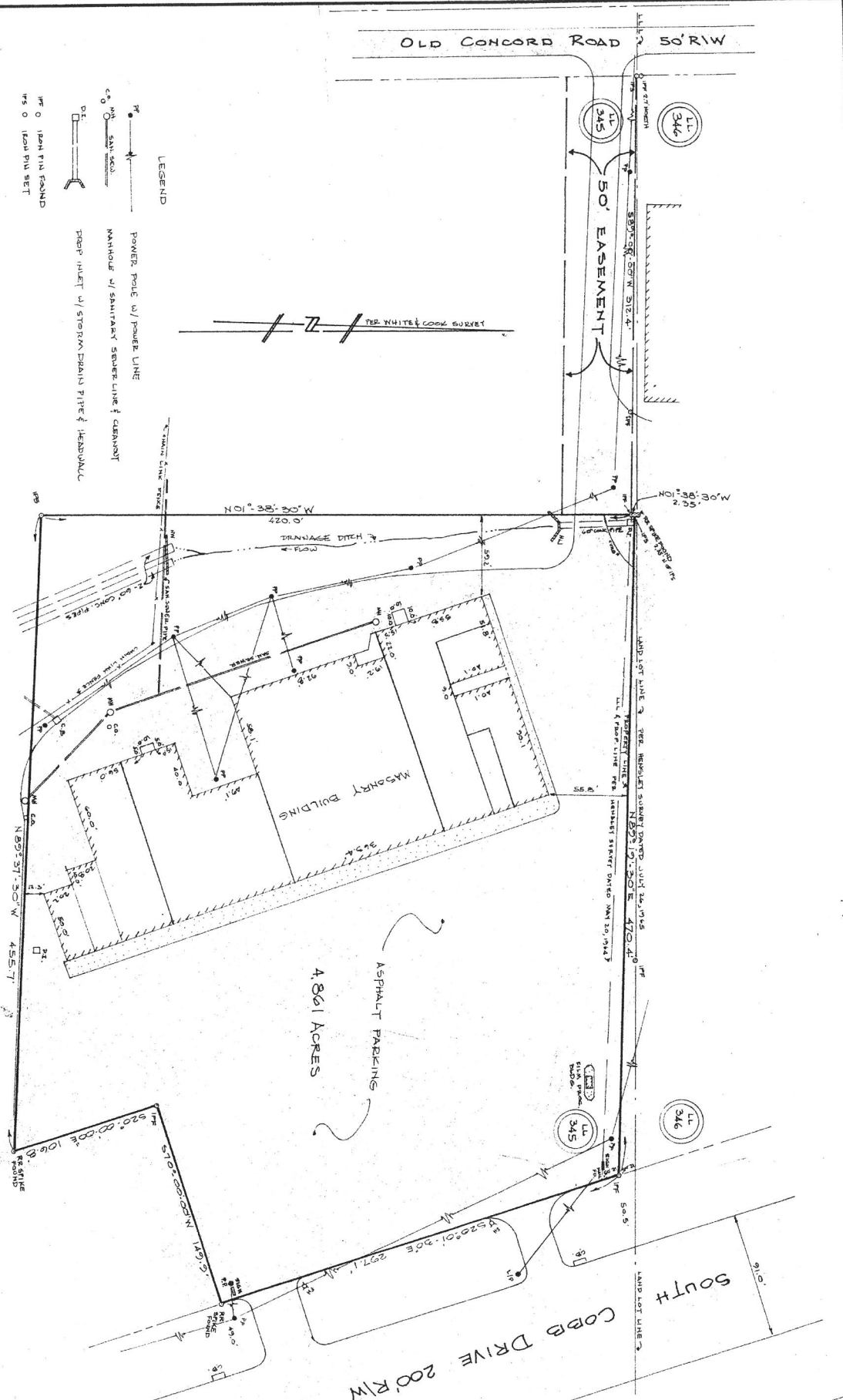
 Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

All sales final on stamps and postage
 Refunds for guaranteed services only
 Thank you for your business

HELP US SERVE YOU BETTER
 TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE
 Go to:
<https://postalexperience.com/Pos>
 840-5335-0039-002-00010-85630-02
 or scan this code with your mobile device:



or call 1-800-410-7420.
 YOUR OPINION COUNTS



LEGEND

- POWER POLE w/ POWER LINE
- MANHOLE w/ SANITARY SEWER LINE & CEMENT
- TRAP W/LET w/ STORM DRAIN PIPE & HEADWALL
- 1" IRON PIN FOUND
- 1/2" IRON PIN SET

REF: PLAT BY WHITE & COOK DATED MAY 26, 1973, LAST BEY BEING 1973
 PLAT BY JOSEPH C. KING FOR HIS SHOPPING CENTERS OF F.W. WHITE MAY 15, 1965
 DEED OF SUBLET BY SAHLE MANSUR DATED MAY 20, 1974 (DEED BOOK 172 PAGE 841)
 DEED CLAIM DEEDS (DEED BOOK 852 PAGES 392, 393, 448)



IN RE CONCORD THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATED AND
 HAS BEEN PREPARED BY COMPETENT SURVEYORS
 THIS PLAT IS IN ACCORDANCE WITH THE
 ACTS OF THE LEGISLATURE OF THE STATE OF
 GEORGIA.

THIS PLAT WAS PREPARED FOR
 AND IS TO BE ACCURATE AND
 IS TO BE ACCURATE WITHIN ONE
 FOOT IN 10,000 FEET.

SURVEY OF
SOUTH COBB CORP SHOPPING CENTER
 FOR
HALPERN ENTERPRISES, INC.
 BY
H. E. HARPER, LAND SURVEYOR
 ATLANTA, GEORGIA

2600-1921
 APRIL 11, 1977
 LAND LOT 345 17TH DISTRICT 2ND SECTION
 COUNTY GEORGIA

ASPHALT PARKING
 4.861 ACRES

MASONRY BUILDING

OLD CONCORD ROAD 50' R/W

SOUTH COBB DRIVE 200' R/W

LL 346

LL 345

M.O.S. 2.55

M.C. 38-20' N

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