APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Application No: $\sqrt{21-010}$

Ward:

Hearing Date: 2/24/2
APPLICANT: Valvoline Instant Oil Change (Lori Gafner, GreenbergFarrow)
Business Phone: Cell Phone: 970-980-9688 Home Phone:
Representative's Name (print): Lori Gafner, Development Mgr, GreenbergFarrow
Address: 201 East 4th Street, Loveland, CO 80537
Business Phone: Cell Phone: (970) 980 9688 Home Phone:
E-Mail Address:
Signature of Representative:
TITLEHOLDER: FRONTIER ROW OSTATE, LIC
Business Phone: 401-68-244 Cell Phone: 404-68-744 Home Phone: 404 (43-746)
Address: 2913 Cookart PLATE NE, ATLANTA, GA 30305
Signature: (BEDO WESEREX - MONESE)
VARIANCE:
Present Zoning: GC Type of Variance: Valvoline is applying for a variance
for the trash enclosure location which is located within the 10 FT building setback.
Explain Intended Use: The proposed project redevelops the existing site at the north-east
corner of S Cobb Dr and concord Rd for a new Valvoline Instant Oil Change facility. The
building will provide three services bays for oil change and service.
Location: 3261 S Cobb Dr, Smyrna, GA 30080
Land Lot(s): District: Size of Tract: Acres
To be completed by City) Received: 1/27/21 Legal Ad Posted: 2/5/21 Signs Posted:

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							
Intends to make an application for a variance for the purpose of							
on the premises described in the application.							
NAME	ADDRESS						
Con and God manifestation							
See certified mail receipts.							

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.



30 Executive Park Suite 100 Irvine, CA 92614 949.296.0450 www.greenbergfarrow.com We Are Global

January 25, 2021

Re: Proposed Valvoline Instant Oil Change located at 3261 S Cobb Dr, Smyrna, GA 30080

Dear Adjacent Property Owner:

You are receiving this letter because your property is adjacent to 3261 S Cobb Dr where Valvoline Instant Oil Change is proposing the redevelopment of the existing site to construct a new 3-bay oil change facility. As part of the development process, Valvoline is working with the City of Smyrna Community Development to apply for a variance:

In the NE corner of the site, the trash enclosure will encroach into the 10' building setback by 5' at the tightest point on the west side. See attached blow up of that location.

At the request of Valvoline and the City of Smyrna, please review the information in this notice <u>and respond</u> to <u>GreenbergFarrow</u>, on behalf of Valvoline Instant Oil Change, with the following acknowledgement:

I hereby acknowledge that I have been notified that Valvoline Instant Oil Change intends to make an application for a variance for the purpose of approval for 1) a 5 foot side setback encroachment located at 3261 S Cobb Dr.

Enclosed in this mailer you will find a "NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO ACCOMPANY APPLICATION FOR VARIANCE." Please sign and return the form in the stamped envelope provided **OR** email your acknowledgement to Hayley Bancroft, GreenbergFarrow, on behalf of Valvoline Instant Oil Change, at hbancroft@greenbergfarrow.com.

Please note this is a timely matter. Valvoline is scheduled for the <u>City of Smyrna License and Variance</u> <u>Board Hearing</u> on <u>February 24, 2021</u> at <u>10:00 am</u>. Due to Coivd-19, the Hearing will occur in the large gym of the Smyrna Community Center located at 200 Village Green Circle, Smyrna, GA 30080.

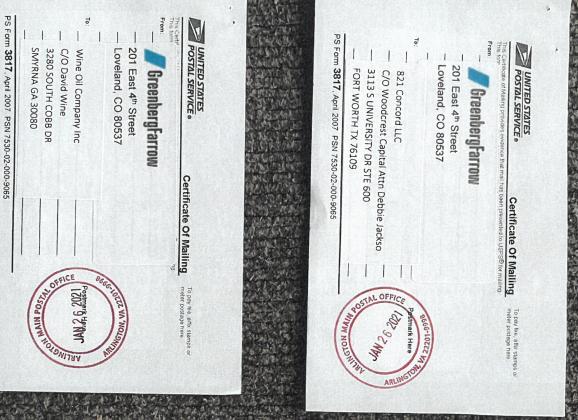
We appreciate your time reviewing and acknowledging Valvoline's request for a variance. Should you have any questions regarding the project, please contact Garland Watkins, Project Manager, Pre-Construction with Valvoline Instant Oil Change, at garland.watkins@valvoline.com or by calling 804-840-1992.

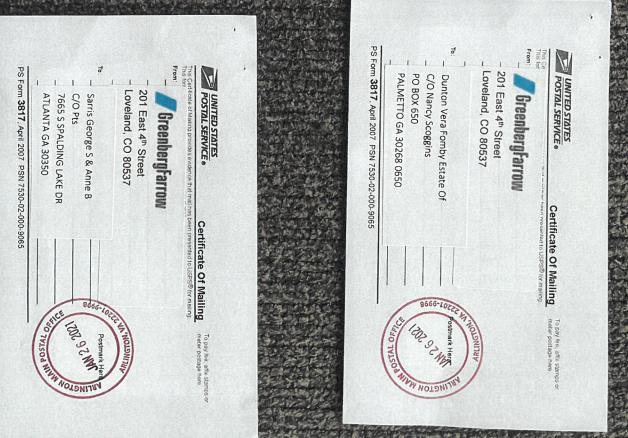
Sincerely,

Hayley Bancroft, GreenbergFarrow - On behalf of Garland Watkins, Valvoline Instant Oil Change

Garland Watkins | Project Manager, Pre-Construction Valvoline, 100 Valvoline Way, Lexington KY 40509 USA garland.watkins@valvoline.com | 804-840-1992







ZONING ORDINANCE SEC. 1403. VARIANCE REVIEW STANDARDS.

- (a) In rendering its decisions, the License and Variance Board or Mayor and City Council 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

See project narrative.



January 25, 2021

City of Smyrna Community Development Attn: License & Variance Board Brawner Hall 3180 Atlanta Road, 2nd Floor Smyrna, GA 30080

Re: Variance Letter of Intent

To Whom It May Concern / License & Variance Board:

Valvoline Instant Oil Change is applying for a variance: 1) setback encroachment for the trash enclosure.

Property Information:

Property Location: 3261 South Cobb Drive SE, Smyrna, GA 30080

Tax Parcel Number: 17-0413-0-028

Land Area: 0.492 acres

Zoning: GC – General Commercial

Project Summary: The proposed project redevelops the existing site at the north-east corner of S Cobb Dr and Concord Rd for a new Valvoline Instant Oil Change facility. The building will have a 2,088-sf footprint and will provide three services bays for oil change and service as well as a customer waiting area, restroom, office and ancillary spaces; a basement level allows the technicians access under the vehicles. Valvoline operates as a drive thru facility with customers remaining in their vehicles during service. Valvoline does not allow customers to drop off their vehicles for service. The new site will have 15 parking stalls (including one ADA stall) The existing curb cuts will remain, and no off-site work is planned. Aerial below shows the existing site:



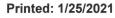


Rationale for Variance (setback): Per the City of Smyrna Code of Ordinance [Sec. 802. - Nonresidential districts], the minimum side yard shall be 10 feet. Due to the shape and size of the parcel in question, Valvoline is unable to locate the trash enclosure in the rear of the building without encroaching on the 10 foot setback by approximately 5 feet on the west side. Valvoline is requesting a variance to located the trash enclosure in this location. The adjacent zones are also GC General Commercial and there are no residential districts abutting the proposed parcel. Do note that the existing chain link fence will be removed.

The area of encroachment falls in Valvoline's proposed landscape buffer between the adjacent commercial building. It is for these reasons Valvoline requests approval for the 5 foot encroachment of the building setback line along the west property line.

Sincerely,

Lori Gafner, Development Manager GreenbergFarrow 970-980-9688





CARLA JACKSON TAX COMMISSION HEATHER WALKER CHIEF DEPUTY

Phone: Fax: TAX COMMISSIONER CHIEF DEPUTY 770-528-8600 770-528-8679

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:

RYAN TAX COMPLIANCE SERVICES LLC

GEORGIA FEDERAL SAVINGS C/O RYAN

Payment Date: 10/5/2020

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2020	17041300280	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	\$7,230.42		\$0.00



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

Real Estate (Your House or Land)

Return to view bill

Payments/Adjustments

As of	1/25	/2021
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Bill Year			2020		
Bill			5941		
Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Refund	11/12/2020	11/12/2020	2065286		(\$2,364.55)
Payment	11/9/2020	11/9/2020	2063760	RYAN TAX COMPLIANCE	\$2,364.55
Payment	10/19/2020	10/19/2020	2036003	CALLOWAY TITLE	\$2,364.55
					Return to view bill

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

2020 Property Tax Notice

GEORGIA FEDERAL SAVINGS C/O RYAN PO BOX 2609 CARLSBAD, CA 92018

Please Make Check or Money Order Payable to: City of Smyrna Tax Department

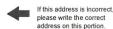
HOMESTEAD EXEMPTIONS AVAILABLE:
1) \$10,000 Age sixty-two (62) or older by January 1.
2) \$22,000 Disabled with limited income.
3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption 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 No	ımber	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
5941	3261 S COBB DR 17-0413-0-0280		657,550.00	263,020.00	0.00	263,020.00	8.99	2,364.55	
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% Any questions concerning payment						ent Pe	 en		0.00
	ty after 120 days with an additi	instructions, ownership, or mailing address						0.00	
assessed after each successive 120 days up to a changes should be directed to The City of					ees		0.00		
maximum of 20% of the principal due. In addition, Smyrna Tax Department at 770-434-6600					djustments		0.00		
interest will be assessed based on an annual				Pa	ayments		0.00		
calculatio	calculation of the Federal Prime Rate plus 3%. This If there is a question concerning the			he Ba	ack Taxes		0.00		
interest rate is charged per month based on the assessment of you			nt of your prop	erty, please	contact To	OTAL DUE		2364.55	
principal due. FIFA charges are a one-time charge the Cobb County Tax Assessor's Office			fice at D	ATE DUE	1	1/16/2020			
of \$25.00 770-528-3100									

GEORGIA FEDERAL SAVINGS C/O RYAN PO BOX 2609 CARLSBAD, CA 92018



PAYMENT INSTRUCTIONS

- Please write the bill number(s) on your check
- For a receipt, please include a stamped, selfaddressed 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 Nur	Tax Amount	
5941	17-0413-0	-0280	2364.55
DA	TE DUE	тот	AL DUE
11/	16/2020	23	64.55

CITY OF SMYRNA

Tax Department PO Box 1226 Smyrna, GA 30081-1226

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK