

**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 3
Application No: V21-010
Hearing Date: 2/24/21

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: lgafner@greenbergfarrow.com
Signature of Representative: [Signature]

TITLEHOLDER: FRONTIER REAL ESTATE, LLC
Business Phone: 404-653-2441 Cell Phone: 404-653-2441 Home Phone: 404-653-2441
Address: 2913 LOOKOUT PLACE NE, ATLANTA, GA 30305
Signature: [Signature] (BOB WESTBROOK - MEMBER)

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): 1 District: _____ Size of Tract: 0.492 Acres

(To be completed by City)
Received: 1/27/21
Legal Ad Posted: 2/5/21
Signs Posted: _____
Approved/Denied: _____

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

NAME	ADDRESS
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 and respond to GreenbergFarrow, 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 City of Smyrna License and Variance Board Hearing on February 24, 2021 at 10:00 am. Due to Covid-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



UNITED STATES POSTAL SERVICE
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
 This form:

From:
GreenbergFarrow
 201 East 4th Street
 Loveland, CO 80537

To:
 821 Concord LLC
 C/O Woodcrest Capital Attn Debbie Jackso
 3113 S UNIVERSITY DR STE 600
 FORT WORTH TX 76109

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or meter postage here.

Postmark Here
 88696-10222 VA
 JAN 29 2021
 ARLINGTON MAIN POSTAL OFFICE

UNITED STATES POSTAL SERVICE
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
 This form:

From:
GreenbergFarrow
 201 East 4th Street
 Loveland, CO 80537

To:
 Wine Oil Company Inc
 C/O David Wine
 3280 SOUTH COBB DR
 SMYRNA GA 30080

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or meter postage here.

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 8666-32022 VA
 JAN 29 2021
 ARLINGTON MAIN POSTAL OFFICE

UNITED STATES POSTAL SERVICE
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 This form:

From:
GreenbergFarrow
 201 East 4th Street
 Loveland, CO 80537

To:
 Dunton Vera Fomby Estate Of
 C/O Nancy Scoggins
 PO BOX 650
 PALMETTO GA 30268 0650

PS Form 3817, April 2007 PSN 7530-02-000-9065

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 88696-10222 VA
 JAN 26 2021
 ARLINGTON MAIN POSTAL OFFICE

UNITED STATES POSTAL SERVICE
Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
 This form:

From:
GreenbergFarrow
 201 East 4th Street
 Loveland, CO 80537

To:
 Sarris George S & Anne B
 C/O Pts
 7665 S SPALDING LAKE DR
 ATLANTA GA 30350

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or meter postage here.

Postmark Here
 83160-71500 VA
 JAN 26 2021
 ARLINGTON MAIN POSTAL OFFICE

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.



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

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



Printed: 1/25/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

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

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](#)

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 Number	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

<p>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</p>	<p>Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600</p> <p>If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100</p>	Pen	0.00
		Int	0.00
		Fees	0.00
		Adjustments	0.00
		Payments	0.00
		Back Taxes	0.00
		TOTAL DUE	2364.55
		DATE DUE	11/16/2020

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

← 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
5941	17-0413-0-0280	2364.55
DATE DUE		TOTAL DUE
11/16/2020		2364.55

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK