

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: *6*

Application No: *V16-006*

Hearing Date: *2/24/16*

*3/14/16 P/N  
3/14/16 m/w*

APPLICANT: John W Bradford

Business Phone: 678 343 8939 Cell Phone: 678 343 8939 Home Phone: N/A

Representative's Name (print): John W Bradford

Address: 3282 PINETREE DR SE SMYRNA GA 30080

Business Phone: Same Cell Phone: Same Home Phone: N/A

E-Mail Address: ridgecrestventures@gmail.com

Signature of Representative: John Bradford

TITLEHOLDER: Same as above

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

Address: \_\_\_\_\_

Signature: John Bradford

## VARIANCE:

Present Zoning: R-15 Type of Variance: 85 FEET OF ROAD FRONTAGE  
To 75 FEET OF ROAD FRONTAGE. LOT 14A TO HAVE  
FRONTAGE OF 75.03 AND LOT 14B TO HAVE FRONTAGE OF 74.91  
Explain Intended Use: BUILD TWO NEW CONSTRUCTION HOMES FOR  
MY FAMILY AND JULIA MCELROY (MOTHER)

Location: 3154 DUNN STREET SMYRNA GA 30080

Land Lot(s): 524 District: 17TH Size of Tract: 1.08 Acres

(To be completed by City)

Received: 2/4/16

Posted: 2/22/16

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

CONTIGUOUS ZONING

North: R-15

East: R-20

South: 2 LOTS R-15 REMAINING R-20

West: R-15 (PARK)

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

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

Intends to make an application for a variance for the purpose of DECREASING  
AWAILABLE ROAD FRONTAGE FROM 85' TO 75' IN ORDER  
TO BULD TWO NEW CONSTRUCTION HOMES FOR JOHN BRADFORD  
on the premises described in the application. AND HIS MOTHER JULIA McELEOY

NAME

ABBY L AMMONS

WESLEY & KELSEY FORTIER

EUGENIA McDONALD

MICHAEL VALER

THOMAS SMITH

ADDRESS

3166 DUNN STREET

3149 DUNN STREET

3138 DUNN STREET

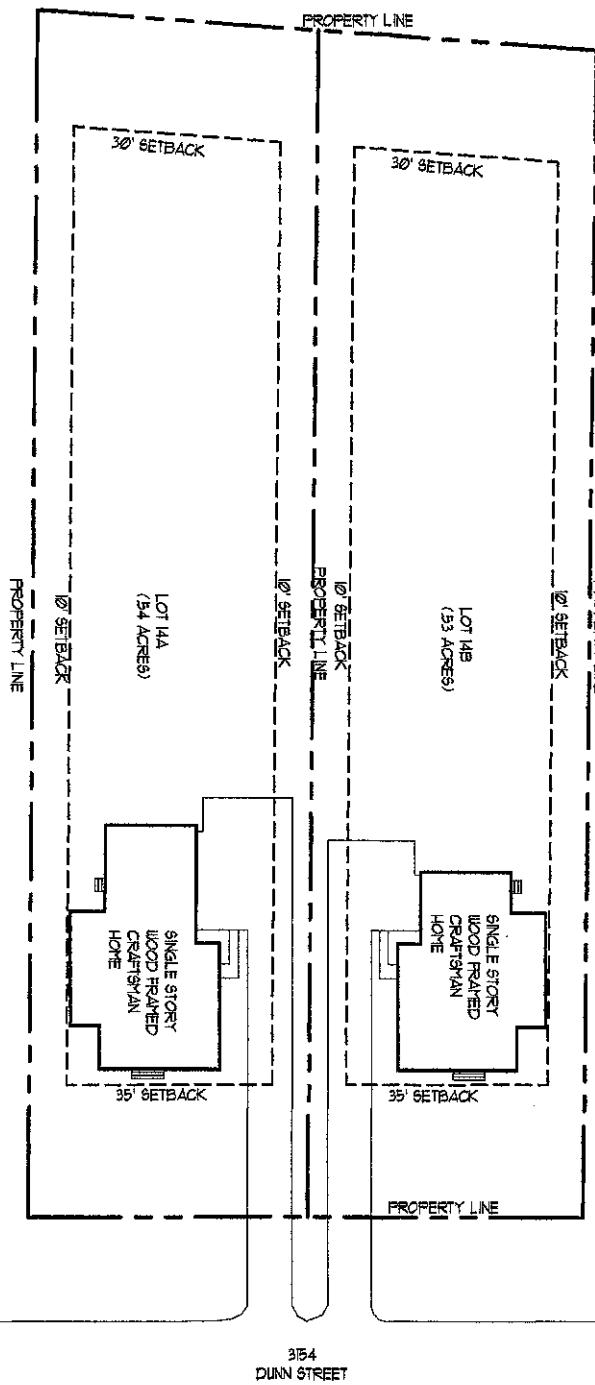
3139 DUNN STREET

3159 DUNN STREET





1 SITE PLAN



# familyhomeplans

*Better Living by Good Design*

Plan Number 56574 | Order Code 01WEB

FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

[Click Here to Mirror Reverse Plan](#)



**Plan Number: 56574**

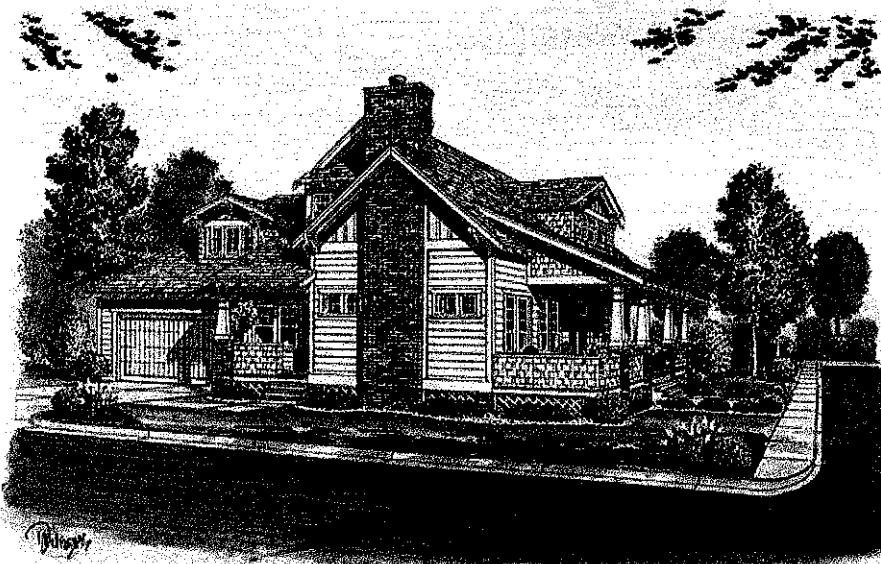
- 2319 Total Living Area
- 1689 Main Level
- 630 Upper Level
- 3 Bedrooms
- 2 Full Bath(s)
- 1 Half Bath(s)
- 2 Car Garage
- 50'4" Wide x 66'0" Deep

Available Foundation Types:

- Not Applicable

**Order Code: 01WEB**

- Concept Plan Pkg: \$685.00 includes PDF files & CAD (dwg) files (see below for what's included with Conceptual Package).
- Right Reading: \$135.00

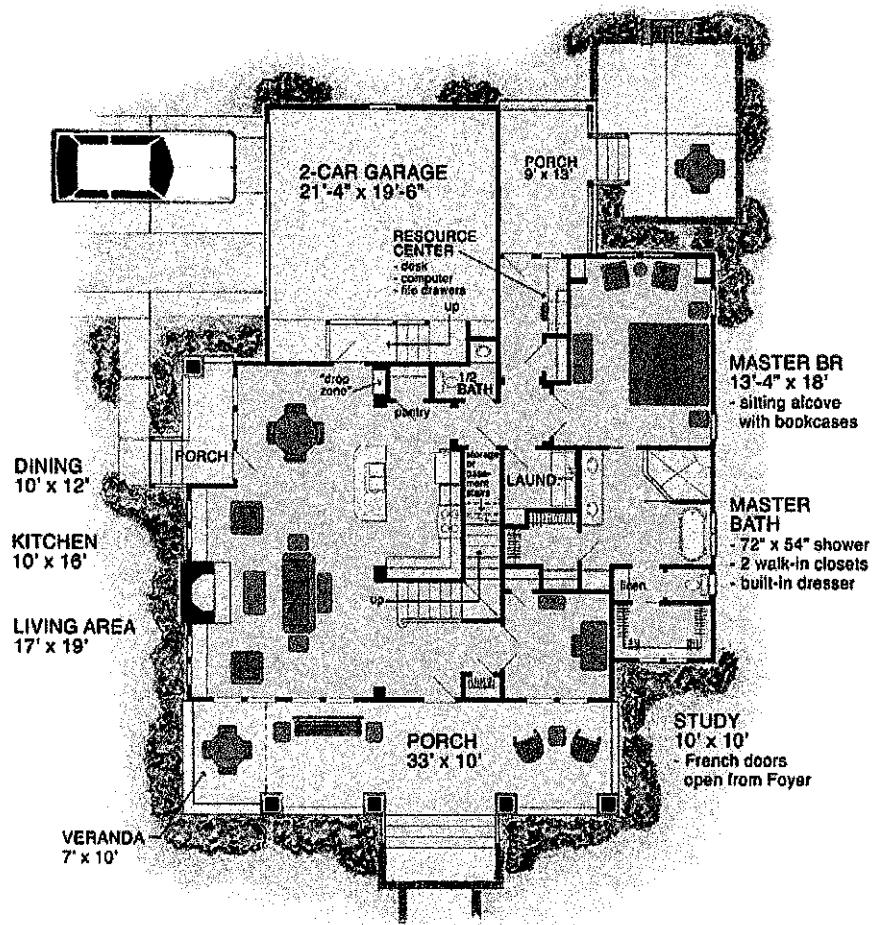


Plan Number 56574 | Order Code 01WEB | Front Elevation

FamilyHomePlans.com

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Plan Number 56574 | Order Code 01WEB | First Floor Plan

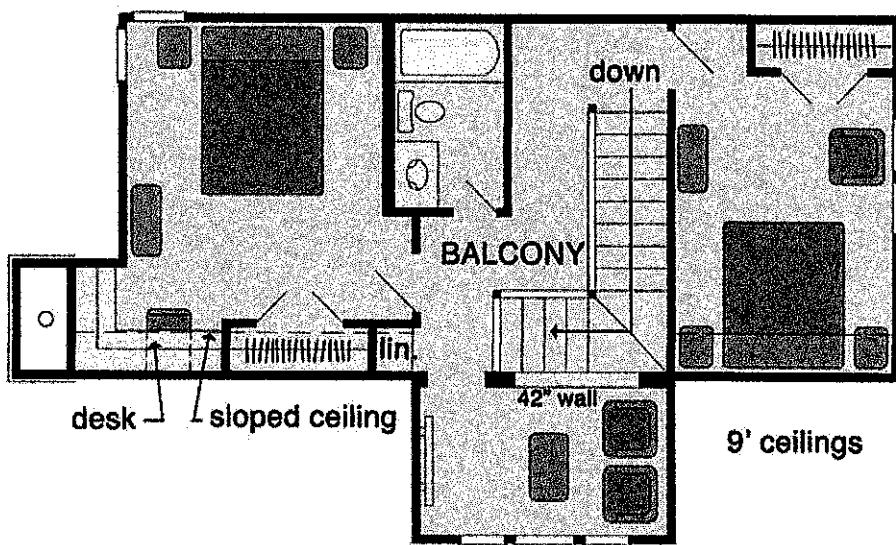
[FamilyHomePlans.com](http://FamilyHomePlans.com)

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

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**BEDROOM 2**  
11'-8" x 13'-8"

**BEDROOM 3**  
10' x 13'-8"



**LOFT/MEDIA**  
11'-4" x 7'

Plan Number 56574 | Order Code 01WEB | Second Floor Plan  
FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526  
[Click Here to Mirror Reverse](#)

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

2015 Property Tax Notice

pd 10/8/15 ck # 6898  
Julia McElroy personal checking

WILSON LARRY G & RUBY KIRBY &  
WILSON SANDIFER NANCY L  
3154 DUNN ST  
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.

### 2015 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
17294	3154 DUNN ST	17-0524-0-0350	205,020	82,008	38,020	43,988	8.990000	395.45
<b>EXEMPTIONS:</b> H1 RESIDENTS 62 YEARS AND OLDER FLOATING HOMESTEAD								
			10,000	28,020				
<p>Pay online at <a href="http://portal.smyrnaga.gov/MSS/citizens/default.aspx">http://portal.smyrnaga.gov/MSS/citizens/default.aspx</a></p>								
Important Messages - Please Read						Total of Bills by Tax Type		
Taxes not paid by due date are subject to a 10% penalty and 1% interest per month (or any portion thereof) figured on the principal plus penalty. FIFA charges 30 Days After The Due Date are \$17.50.			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	
Any questions concerning payment instructions, ownership or mailing address changes should be directed to the Tax Department at 770-434-6600.			Any corrections to name or address should be reported to the Cobb County Tax Commissioner at 770-528-3100.			Int	0.00	
						Fees	0.00	
						Adjustments	0.00	
						Payments	0.00	
						Back Taxes	0.00	
						<b>TOTAL DUE</b>	395.45	
						<b>DATE DUE</b>	11/16/2015	

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

84-10/810

1000003459343

6897

Date 9/25/15

Pay to the  
order of Cobb County Tax Commissioner \$ 344.25

Three hundred forty-four + 25/100 Dollars 344.25

**SUNTRUST** ACH RT 061000104

Memo Parcel ID 17052400350

1705 1000 104 1000003459343 6897

*Julia McElroy*

Make sure your payment is U.S. Postmarked by October 15. 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
2015	17052400350	10/15/2015	Pay: <input type="checkbox"/> N/A or <input type="checkbox"/>	\$344.25	<u>344.25</u>



\*RE201517052400350\*  
17052400350113 00900344.25N00000000.00

### 2015 COBB COUNTY PROPERTY TAX BILL

10433

WILSON LARRY G & RUBY KIRBY &  
WILSON SANDIFER NANCY L  
OR CURRENT PROPERTY OWNER  
3154 DUNN ST SE  
SMYRNA GA 30080-4479



Scan for tax  
information!

### IS YOUR INFORMATION UP TO DATE?



My mailing address  
has changed.



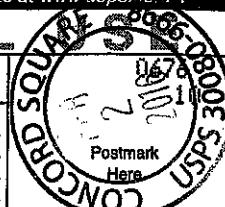
I want to remove  
homestead exemptions.

Date Moved:

New Mailing Address:

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

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.															
<b>OFFICIAL USE</b>															
Certified Mail Fee <b>\$3.45</b>															
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<table border="1"> <tr> <td colspan="2">\$ <b>\$0.00</b></td> </tr> <tr> <td colspan="2">Extra Services &amp; Fees (check box, add fee as appropriate)</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$ <b>\$0.00</b></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$ <b>\$0.00</b></td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$ <b>\$0.00</b></td> </tr> <tr> <td><input checked="" type="checkbox"/> Adult Signature Required</td> <td>\$ <b>\$0.00</b></td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$ <b>\$0.00</b></td> </tr> </table>		\$ <b>\$0.00</b>		Extra Services & Fees (check box, add fee as appropriate)		<input type="checkbox"/> Return Receipt (hardcopy)	\$ <b>\$0.00</b>	<input type="checkbox"/> Return Receipt (electronic)	\$ <b>\$0.00</b>	<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <b>\$0.00</b>	<input checked="" type="checkbox"/> Adult Signature Required	\$ <b>\$0.00</b>	<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <b>\$0.00</b>
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\$ 0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
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Total Postage and Fees \$2.87	
\$ 0.00	
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<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 1.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage \$ 1.42	
\$	
Total Postage and Fees \$ 4.87	
\$	
Send To:	
EUGENIA McDonald	
Street and Apt. No., or PO Box No.	
3138 DUNN STREET	
City, State, Zip Code	
Smyrna GA 30080	



CONCORD SQUARE  
Postmark  
Here  
02/02/2016  
9995