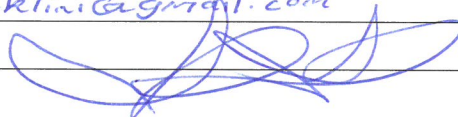



**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 3
Application No: 21-001+002
Hearing Date: 1/13/2021

APPLICANT: BLAKE BAKLINI
Business Phone: _____ Cell Phone: 404.668.0761 Home Phone: _____
Representative's Name (print): BLAKE BAKLINI
Address: 1095 POWDER SPRINGS ST SE, SMYRNA, GA 30082
Business Phone: _____ Cell Phone: _____ Home Phone: _____
E-Mail Address: blake.baklini@gmail.com
Signature of Representative: 

TITLEHOLDER: Blake Baklini
Business Phone: _____ Cell Phone: 404.668.0761 Home Phone: _____
Address: 1095 Powder Springs ST SE, Smyrna, GA 30080
Signature: 

VARIANCE:
Present Zoning: R-15 Type of Variance: Size and Height for Accessory structure

Explain Intended Use: To facilitate covered parking space and storage.

Location: Rear of property -1095 Powder Springs ST SE, Smyrna, GA 30080
Land Lot(s): 489 District: 17 Size of Tract: 0.7 Acres

(To be completed by City)
Received: 12/19/2020
Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: RDA & R-15

East: R-15

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 BLAKE BAKLINI

Intends to make an application for a variance for the purpose of CONSTRUCTING AN
ACCESSORY STRUCTURE.

on the premises described in the application.

NAME	ADDRESS
<u>Matt Melnyczuk</u> SEE ATTACHED RECEIPT	<u>2703 GRADY ST</u>
<u>[Signature]</u> SEE ATTACHED RECEIPT	<u>2697 GRADY ST</u>
<u>Alan W. Dravelly</u> <u>Kenner Proctor</u> SEE ATTACHED RECEIPT	<u>2691 GRADY ST</u>
	<u>2685 GRADY ST</u>
	<u>1109 POWDER SPRINGS ST</u>
	<u>2694 HUGHES ST</u>
	<u>1082 POWDER SPRINGS ST</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.

7019 2970 0002 2478 9553

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ 5.55

Total Postage and Fees \$ 9.10

Sent To **RESIDENT**
 Street and Apt. No., or PO Box No. **2085 GRADY ST**
 City, State, ZIP+4® **SMYRNA, GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark: Atlanta GA 30332 DEC 15 2020 TECH CPU

7019 2970 0002 2478 9577

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Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ 5.55

Total Postage and Fees \$ 9.10

Sent To **RESIDENT**
 Street and Apt. No., or PO Box No. **1082 PARKVIEW PL SE**
 City, State, ZIP+4® **SMYRNA, GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark: Atlanta GA 30332 DEC 15 2020 TECH CPU

7019 2970 0002 2478 9560

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OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ 5.55

Total Postage and Fees \$ 9.10

Sent To **RESIDENT**
 Street and Apt. No., or PO Box No. **2697 GRADY ST**
 City, State, ZIP+4® **SMYRNA, GA 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark: Atlanta GA 30332 DEC 15 2020 TECH CPU

GA TECH POST OFFICE
 350 FERST DR
 ATLANTA, GA 30332

SALE

MID: 4350 Store: 4616 Term: 4403
 REF#: 00000003
 Batch #: 227 RRN: 035015419486
 12/15/20 10:59:27
 Trans ID: 380350575672523
 APPR CODE: 07819B
 VISA
 *****0282 Chip
 /

AMOUNT \$14.37

APPROVED

CHASE VISA
 AID: A0000000031010
 TVR: 00 80 00 80 00
 TSt: E8 00

CUSTOMER COPY

Applicant:

Blake Baklini
1095 Powder Springs ST SE
Smyrna, GA 30080
Lot: 17048900190

Narrative:

Respectfully, for your consideration I present the property of - 1095 Powder Springs ST SE Smyrna, GA 30082. We, the homeowners, purchased the property on 8/3/20 with the intention to continue our Smyrna residency, as our family have been homeowners in this city since 1980. This property is a relatively large plot (0.7acres) to the area and very understated. This is appealing to our small family's (2 kids/2 dogs/2 cats) lifestyle. We seek relief to build a covered storage area for our personal vehicles, affects and provide utility for our family that is in line with the vintage of the house as well as the city's standards.

The existing layout of the property contains 1 primary structure, 3 accessory structures placed on the western bias of the lot. We are fortunate to have several beautiful mature trees at the corners and one large one in between the primary and accessories. The primary structure was built in 1924 in the Craftsman style and retains much of its original details and features. We propose to eliminate the 3 existing (non-conforming) accessory structures, as well as a portion of the concrete driveway in order to construct a single accessory structure to compliment the primary in style and finishes. The structure will have limited visibility from the street side and add value and beauty to the property.

The proposed 30' x 60' covered canopy carport will provide coverage for our vehicles from the 100 year old oak that lies just behind the primary structure. The proposed structure will be constructed in a tasteful manner congruent with primary and the standards in the area. The construction will be robust in materials and attractive in finishes and will be built to live another 100+ years with the property. As action moving toward zoning provision initial calculation show the permeable surface area of the lot will decrease by 144 square feet and fall below the maximum lot coverage amount.

We aim to move toward compliance and harmony of the applicable zoning with the reduction of accessory structures and permeable surface. In so, we respectfully seek to have a variance(s) for this proposed accessory structure as per Article V. (501.11) on accessory structure size and height. My wife, 2 children and myself are active members in the community and petition for relief to utilize our property in a complimentary and respectful manner. Please see proposed plan views and renderings to aide in the intentions we have with variance request. Thank you for your time and consideration.

Regards,

Blake & Devyn Baklini
404.668.0761



COBB COUNTY TAX BILL 2020

TAX COMMISSIONER

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

HEATHER WALKER
CHIEF DEPUTY

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



ADAMS MICKEY E & BERYL F Copy of your bill was sent to your mortgage company. See the back of this bill for more information about mortgage companies.

1095 POWDER SPRINGS ST SE

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.

Table with columns: Parcel ID, Fair Market Value, Assessed Value, Acreage, Tax District, Homestead Exemption. Row 1: 17048900190, 286,740, 114,696, 0.70, 6 - City of Smyrna, Yes; 113 Basic, School. Row 2: Taxing Authority, Assessed Value, Exemption, Net Assessment, Millage Rate, Taxes Due. Row 3: SCHOOL, 114,696, 114,696, 0, 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 \$87,456.00 because your property's value was reassessed.

Table with columns: County General, County Bond, County Fire. Values include assessed values, exemptions, net assessments, millage rates, and taxes due.

Summary table with columns: Tax Year, Parcel ID, Due Date, Appeal Amount, Total Taxes Due. Row 1: 2020, 17048900190, 10/15/2020, Pay: N/A or, \$160.76

Payment must be received or USPS Postmarked by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Summary table with columns: Tax Year, Parcel ID, Due Date, Appeal Amount, Total Taxes Due, Amount Enclosed. Row 1: 2020, 17048900190, 10/15/2020, Pay: N/A or, \$160.76

Late fees apply after October 15, 2020

IS YOUR INFORMATION UP TO DATE?

My mailing address has changed.

I want to remove homestead exemptions.

Date Moved:

New Mailing Address:

Signature :

2020 COBB COUNTY TAX BILL

Internal Use



ADAMS MICKEY E & BERYL F

or Current Property Owner
1095 POWDER SPRINGS ST

SMYRNA, GA 30080



Printed: 12/14/2020

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:
 SUNTRUST MORTGAGE INC

ADAMS MICKEY E & BERYL F

Payment Date: 10/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2020	17048900190	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	\$160.76	\$0.00



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