

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City) 3

Ward:

Application No: 118-036

Hearing Date: 4/25/18

APPLICANT: Will & Amanda Cox

Business Phone: _____ Cell Phone: 404 718 9692 Home Phone: 404 718 9692

Representative's Name (print): Will Cox

Address: 2870 Green Cove Way

Business Phone: _____ Cell Phone: 404 718 9692 Home Phone: _____

E-Mail Address: Will.Cox04@gmail.com

Signature of Representative: _____

TITLEHOLDER: Wells Fargo

Business Phone: 800 222 0238 Cell Phone: _____ Home Phone: _____

Address: PO BOX 14411 Des Moines IA 50306-3411

Signature: _____

VARIANCE:

Present Zoning: RAD Type of Variance: For Sun Room/Deck to be

15'-16' of the back of my property. Most of the Deck will

be 25' or more away, but the back of my lot is angled and part of my deck will be 16' away.

Explain Intended Use: I currently have an uncovered Deck. I would
like to extend it across the back of my house, cover it all, and
Glass it in so my family has an additional place to read.

Location: 2870 Green Cove Way Smyrna Ga 30080

Land Lot(s): 17 District: 17 Size of Tract: .1758 Acres

(To be completed by City)

Received: 4/15/18

Posted: 4/19/18

Approved/Denied: _____

CONTIGUOUS ZONING

North: RAD

East: RAD

South: RAD

West: RAD

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

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

Will and Amanda Cox

Intends to make an application for a variance for the purpose of ~~adding~~ extending their
Deck across the back of their House. Some of it will be within
25' of the Back property line.
on the premises described in the application.

NAME
Melinda Bostic
Melinda Bostic

ME McCaahan
MARY E MCCAHAN

Mark Hall
MARK HALL

see certified mail receipt
Brian Minnick

ADDRESS
1072 Green Glen Drive

2868 Green Cove Way

2869 Green Cove Way

1081 Stephens St

→ His Mailing address is:
4744 Legacy Cove LN
Mableton, GA 30126
→ see his Tax bill, which is enclosed

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. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

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 attached sheet.

Application for Variance to the City of Smyrna

Owners: Will and Amanda Cox; will.cox04@gmail.com © 404.718.9692

Property: 2870 Green Cove Way, Smyrna, Ga. 30080

Land Lot: 17; **District:** 17; **Size of Tract:** .1758 Acres

Present Zoning: RAD

The Property is located on the corner of Stephens St and Green Cove Way in the Greenwood Community.

A to-scale site plan is attached. A photographic example of the addition is attached.

Taxes are paid for 2017 (See attached)

Adjacent property owners have been notified. (see attached)

What the owners want to do:

Extend a current deck that sticks out 12 feet from the house across the back of the house, cover the entire deck and close it in. This will allow for an additional space for their three children to do school work, as the children are homeschooled.

The extraordinary and exceptional condition that applies to the property in question that does not generally apply to other properties in the same district, is the fact that the back lot line at 2870 Green Cove Way is not square with the front of the house or front lot line. The South East corner of the house is about 50' away from the back lot line and the North East corner of the house is about 30' away from the back of the lot line. The house is about 36 feet wide. This prevents the owner from being able to extend a 12 foot deck across the back of the house without a variance. I believe it is reasonable to add a 12 foot covered deck to the back of the house. There would still be over 15' of yard between the deck and the lot line at the closest point. Not granting the variance would deprive the owner of reasonable use of the property.

The style of the covered deck will be in keeping with many other decks in the neighborhood. The shed style roof will be metal and match the property's front stoop metal roof. The deck will have the same hardy plank siding that is currently on the house wrapped around the deck where appropriate. 6"x6" posts will be used to hold up the covered deck and set about 7' apart. Windows will be constructed to fill in the expanse between the 6"x6" posts. About a 20" high knee wall will be constructed around the deck that the windows will sit on.

Letters of support are included in the application from the two neighbors that share a property line with 2870 Green Cove Way.



Will Cox
Owner




Amanda Cox
Owner

I support the building of a 12' covered deck across the back of the house at 2870 Green Cove Way Smyrna, Ga. 30080. I understand that the North East Corner of the deck will be within 15'-17' of the lot line.

M. Linda Bass
1072 Greenglen Dr.
Smyrna, GA 30080.

I support the building of a 12' covered deck across the back of the house at 2870 Green Cove Way Smyrna, Ga. 30080. I understand that the North East Corner of the deck will be within 15'-17' of the lot line.


2868 Green Cove Way SE

I support the building of a 12' covered deck across the back of the house at 2870 Green Cove Way Smyrna, Ga. 30080. I understand that the North East Corner of the deck will be within 15'-17' of the lot line.

A handwritten signature in cursive script, appearing to read "Mark Hall".

MARK HALL
Owner 2869 Green Cove Way



COBB COUNTY 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!

MINNICK BRIAN D

1081 STEPHENS ST

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				
17048700070	6,900	2,760	0.11	6 - City of Smyrna	NONE				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	2,760	-	0	=	2,760	x	0	=	\$0.00

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

SCHOOL	2,760	-	0	=	2,760	x	0.0189	=	\$52.16
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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	2,760	-	0	=	2,760	x	0.00676	=	\$18.66
County Bond	2,760	-	0	=	2,760	x	0.00013	=	\$0.36
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	17048700070	10/15/2017	Pay: N/A or	\$71.18

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	17048700070	10/15/2017	Pay: N/A or	\$71.18	

Late fees apply after
October 15, 2017

2017 COBB COUNTY TAX BILL

QR Code for



Internal Use

MINNICK BRIAN D

or Current Property Owner
4744 LEGACY COVE LN

MABLETON, GA 30126

IS YOUR INFORMATION UP TO DATE?



My mailing address
has changed.



I want to remove
homestead
exemptions.

Date Moved:

New Mailing Address:

Signature :

x

Please take this short (90 second) survey to help us improve the website experience.

Based on today's visit, how likely are you to recommend the Cobb County website to others?

0 1 2 3 4 5 6 7 8 9 10

0 = Not Likely

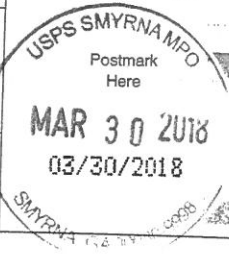
10 = Very Likely

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Certified Mail Fee \$3.45
\$2.75
Extra Services & Fees (check box, add fee as indicated)
☒ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.71
Total Postage and Fees \$6.91



Sent To Brian Minnick
Street and Apt. No., or PO Box No. 4744 Legacy Cove E.N.
City, State, ZIP+4[®] Mableton, Ga 30126

03/27/2018 12:30 | City of Smyrna
mhickenbottom | Real Estate Paid Tax Statement

| P 1
| txtaxstm

PARCEL: 17-0487-0-1340

LOCATION: 2870 GREEN COVE WAY

CURRENT OWNER:

COX WILLIAM G JR & AMANDA B
2870 GREEN COVE WAY SE
SMYRNA GA 30080-3597

CURRENT STATUS:

SQ FT: 0
LAND VALUATION: 125,000
BUILDING VALUATION: 296,880
EXEMPTIONS: 0
TAXABLE VALUATION : 421,880

DEED DATE:

BOOK/PAGE:

YEAR	TYPE	DUE DATE	PRIN DUE	INT/PEN	DATE	TYPE	AMOUNT
2017	RE-R 1	11/15/2017	1,295.93	.00	10/10/2017	PD	1,295.93
	BILL #	3586	1,295.93	.00			1,295.93
	GRAND TOTALS		1,295.93	.00			1,295.93

*All Taxes are paid in Full
As of 3-27-18
Mike Heitkamp*

CITY OF SMYRNA
PROPERTY TAX OFFICE
P. O. BOX 1226
SMYRNA GA 30081



Printed: 3/23/2018

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
WELLS FARGO REAL ESTATE TAX SERVICE

COX WILLIAM G JR & AMANDA B

Payment Date: 9/29/2017

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	17048701340	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$3,929.22	\$0.00	



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



Cobb County Parcel Report

Parcel Information:

PIN: 17048701340
Owner: COX WILLIAM G JR & AMANDA B
Address: 2870 GREEN COVE WAY
SMYRNA GA 30080

LOT No.: 17
District No.: 17
Land LOT.: 487
Tax District.: 6

Appraised Value:

Land	\$125,000.00
Building Value:	\$296,880.00
Total value:	\$421,880.00



Commissioner District 4

Commissioner: Lisa Cupid



Cobb County Georgia Online Mapping



100.0 0 50.00 100.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

This map is a user generated static output from an
Internet mapping site and is for reference only. Data
layers that appear on this map may or may not be
accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:600



Map Notes: