

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 2
Application No: V21-009
Hearing Date: 2/10/21

APPLICANT: Florence Haines
Business Phone: 770-435-3647 Cell Phone: 404-697-0675 Home Phone: 770-431-0918
Representative's Name (print): Florence Haines
Address: 2424 Goodwood Blvd
Business Phone: 770-435-3647 Cell Phone: 404-697-0675 Home Phone: 770-431-0918
E-Mail Address: hainessmyrna@aol.com
Signature of Representative: [Signature]

TITLEHOLDER: Md T Bank Mortgage Florence Haines owner.
Business Phone: 1-800-724-~~XXXX~~: 2224 Home Phone: 404-697-0675
Address: P.O. Box 619063, Dallas, Texas 75261-9063
Signature: none [Signature]

VARIANCE:
Present Zoning: Residential Type of Variance: Modification of original
1997 structure on Deck.

Explain Intended Use: To expand Sun room and decrease open
deck area within existing and approved footprint in
set back approval.
Location: 2424 Goodwood Blvd. Deck in Back of house.
Land Lot(s): 79A District: 2 Size of Tract: 6,233 sq ft Acres

(To be completed by City)
Received: 1/13/2021
Legal Ad Posted: _____
Signs Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: RTD

East: RTD

South: RDA

West: RTD

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

1/9/2021

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

Florence Haines

Intends to make an application for a variance for the purpose of extending
Sun Room Access Back of Deck. Size of
Deck remains exactly the same as in previous variance.
on the premises described in the application.

NAME	ADDRESS
<u>[Signature]</u>	<u>2422 Oak Quarters</u>
<u>John Cinaglia</u>	<u>2426 Goodwood Blvd.</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.

7020 1290 0001 8177 2667

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

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

Smarna GA 30080

Certified Mail Fee	\$3.55	0675
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	13
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here 01/11/2021
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	

Sent To: *Rachael R. Kay*
 Street and Apt. No., or PO Box No.: *2193 Goodwood Blvd S.E*
 City, State, ZIP+4®: *Smarna Ga. 30080*

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

Tracking #: 70201290000181772667

Return Receipt	\$2.85
Tracking #:	9590 9402 4755 8344 3403 00
Affixed Postage	-\$6.95
Affixed Amount: \$6.95	
Total	\$0.00
Grand Total:	\$0.00

 cedented volume
 increases and limited employee
 availability due to the impacts of
 your patience.

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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or call 1-800-410-7420.

January 10, 2021

Rachael R. Ray
2193 Goodwood Blvd SE
Smyrna, Georgia 30080

Dear Ms. Ray,

On February 10, 2021 at 10 am at the Council Chambers in City Hall at 3180 Atlanta Road, Smyrna, Ga. 30080 or the large gym of the Smyrna Community Center located at 200 Village Green Circle, Smyrna, Ga. 30080 (depending on Covid-19 protocol) a re-review of the approved 1997 Variance will take place as per attached.

Cordially,

Florence Haines

Enclosed - 2
Variance Application
12/7/20 Survey Showing Variance Set Back Compliance

**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

Please see Attached letter.

Florence Amis

Florence Haines
2424 Goodwood Blvd. SE Smyrna, Ga. 30080

January 12, 2021

To: Smyrna City Council
RE: Adjustment of original 1997 variance approval

The original variances approved 7/21/97 referred to reducing the rear yard setback and left side yard setback to approve the building of a Sunroom and deck expansion. No where in the paperwork does it state anything about the height of the deck railings. It did **not** say that a change in the original design of the deck foot print would require a new variance. I am being told that the reason for this re-do of the variance procedure is due to the drawing that was attached to the variance. I don't know who did the original drawing.

Attached is the ACTUAL final design of that construction. By code the deck had to come to the edge of the Sunroom. If someone fell through the glass they would fall too far to the ground is what I was told. Township also required a 14 foot fire wall. I have tried to outline the actual deck built in 1997 complying with township requirements. Actual build is in Red.

23 years later the Sunroom is leaking badly and wood is rotted on the deck. 23 years later at age 74, my physical needs have changed dramatically. I want to enlarge the Sunroom and decrease the size of the open deck. **Photo #1** shows you what an open deck accumulates. What it doesn't show is the bugs that live in the debris and the allergic reactions I have from being bit and then the allergic reactions to the antibiotic. Sitting in an open deck is no longer an option. Doctors orders. The last reaction did permanent damage to my skin.


Also due to the direct sun, I have cancer cells that have to be cut out. I can't pronounce the name of the cells. I just know I have another one to be treated. My friend had the tip of her nose removed due to the sun.

Since day one the outer parameter of my deck has been 117 inches high (approximately 10 feet high). The decorative panels were 7 feet high. **Photo #2** At one point I tried to put shade cloth and/or screening to keep the bugs out. The squirrels and birds made holes in it and couldn't find their way back out. It was a mess. Seemed like a good, inexpensive idea. Failed miserably.

In April of 2020, I tried to hire Sun Room companies to expand my room. Two said "no" it couldn't be done. One said yes, then gave me my deposit back because there were just too many angles to be done in metal. It had to be done in wood in order to abide by the variances. John did a room for a lady at church. It was fancier than I want, but it was nice and looked well built. Knowing that we were not adding so much as a 1/4 of an inch to any side of the deck, thus not violating the variances from 1997 and believing I was grandfathered because of replacing rotted wood and wet Styrofoam ceiling, we proceeded.

The size of the previous Sunroom is not large enough because it now operates as a home office containing an office desk and professional office equipment. I am an active business person and with Covid I am forced to operate only within my home office. A larger Sunroom will enable me to separate office from sitting room. I will be able to feel like I am sitting outside, no direct sun light, but still having the opportunity of a spring and/or fall breeze. I can also have a friend over and we can social distance. At 74 I just don't need the debris clean up all the time from the larger open deck. I just want to enjoy the sense of outdoors but do it safely.

The Sunroom will be less visible to my neighbors as the overall height will be 2 feet shorter than what I had before. The very top of my new opening will be 7 feet. There is no direct slight line of the Sunroom for any of my neighbors except Bennie (on the left side facing straight out back) and he has told me he is happy I am making the change. He feels it will be a big improvement. So do I. It will be a property improvement. **Photo #3**



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

#4

2020 Property Tax Notice

HAINES FLORENCE M
 2424 GOODWOOD BLVD
 SMYRNA, GA 30080-0000

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
6634	2424 GOODWOOD BLVD EXEMPTIONS: H1 RESIDENTS 62 YEARS AND OLDER FLOATING HOMESTEAD	17-0702-0-0720	307,820.00	123,128.00	60,155.20	62,973.00	8.99	566.13
		10,000	50,155					

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>Pen 0.00</p> <p>Int 0.00</p> <p>Fees 0.00</p> <p>Adjustments 0.00</p> <p>Payments 566.13</p> <p>Back Taxes 0.00</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>	<p>TOTAL DUE 0.00</p> <p>DATE DUE 11/16/2020</p>

HAINES FLORENCE M
 2424 GOODWOOD BLVD
 SMYRNA, GA 30080-0000

← 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
6634	17-0702-0-0720	566.13
DATE DUE		TOTAL DUE
11/16/2020		0.00

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

116



COBB COUNTY PROPERTY TAX BILL 2020
Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for important information

Tabled
Cobb County
CK # 619
8/16/20

HAINES FLORENCE M
2424 GOODWOOD BLVD

PAYMENT DUE DATE: OCTOBER 15, 2020

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

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17070200720	\$307,820	\$123,128	0.00	City of Smyrna	Yes; Basic, School

Taxing Authority	Assessed Value	Exemption	Net Assessment	Millage Rate	Taxes Due
School	\$123,128	\$123,128	\$0	0.018900	\$0.00

Levied by the Cobb County Board of Education representing approximately 0.00% of your taxes due.

Country

Levied by the Board of Commissioners representing approximately 100.00% of your taxes due.
Taxpayer Reassessment Relief Act: You received an increased exemption of \$ 50,156.00 because your property's value was reassessed.

Country	Assessed Value	Exemption	Net Assessment	Millage Rate	Taxes Due
County General	\$123,128	\$60,156	\$62,972	0.008460	\$532.74
County Bond	\$123,128	\$0	\$123,128	0.000130	\$16.01
County Fire	N/A	N/A	N/A	N/A	N/A

Tax Year	Parcel ID	Due Date	Pay:	Appeal Amount	Total Taxes Due
2020	17070200720	10/15/2020	N/A	N/A	\$548.75

CARLA JACKSON
TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

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



Pay Online

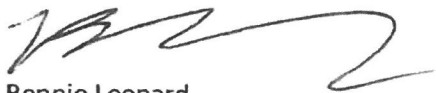
Dear Flossy,

January 12, 2021

I appreciate the work you are doing to improve your property. The structure there before looked worn and dated. Therefore, the improvements should help with the beatification of not only your home but our neighborhood.

As long as you are within your rights, you have the proper signed permits and approvals from the government organizations, I support your building project.

Best regards,

A handwritten signature in black ink, appearing to read 'Bennie Leonard', with a long, sweeping horizontal stroke extending to the right.

Bennie Leonard

2422 Oak Quarters SE

Smyrna, Ga. 30080

832-499-2066