

APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6

Application No: V19-046-047

Hearing Date: 10/23/19

APPLICANT: JOHN ROBERT RANKIN (ROBBY) \* SUSANNE E RANKIN

Business Phone: 404 964 7415 Cell Phone: 404 574 3580 Home Phone: \_\_\_\_\_

Representative's Name (print): N/A

Address: 3215 DUNN ST SE

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

E-Mail Address: robby.rankin@bhhsga.com

Signature of Representative: John Robert Rankin

TITLEHOLDER: JOHN ROBERT RANKIN \* SUSANNE E RANKIN

Business Phone: \_\_\_\_\_ Cell Phone: 404 574 3580 Home Phone: \_\_\_\_\_

Address: 3223 COLLIER GATE COURT SMYRNA 30080

Signature: John Robert Rankin

VARIANCE:

Present Zoning: R-20 Type of Variance: SET BACK (LEFT SIDE)

DECREASE FROM 12 TO 10 FEET

Explain Intended Use: RESIDENTIAL HOME (PERSONAL RESIDENCE)

Location: 3215 DUNN ST SE SMYRNA GA 30080

Land Lot(s): 524 District: 17TH Size of Tract: ~~0.66~~ .56 Acres

(To be completed by City)

Received: 10/2/19

Posted: \_\_\_\_\_

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

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

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Application No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

APPLICANT: JOHN ROBERT RANKIN & SUSANNE E RANKIN

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Business Phone: \_\_\_\_\_ Cell Phone: 404 574 3580 Home Phone: \_\_\_\_\_

Address: 3223 COLLIER GATE COURT SMYRNA 30080

Signature: John Robert Rankin

## VARIANCE:

Present Zoning: R-20 Type of Variance: DECREASE CORNER / SIDE  
SETBACK FROM 23.5 TO 18 FEET

Explain Intended Use: RESIDENTIAL HOME (PERSONAL RESIDENCE)

Location: 3215 DUNN ST SE SMYRNA GA 30080

Land Lot(s): 524 District: 17TH Size of Tract: ~~0.00~~ .66 Acres

(To be completed by City)

Received: \_\_\_\_\_

Posted: \_\_\_\_\_

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

CONTIGUOUS ZONING

North: R-20

East: R-20

South: R-20

West: R-20

**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**

DECREASING SIDE SET BACK FROM 12 FEET  
TO TEN FEET. CORNER LOT LOCATED AT  
DUNN ST AND COLLIER DRIVE

**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**

DECREASE CORNER /SIDE SETBACK FROM  
23.5 FEET TO 18 FEET CORNER LOT ON  
DUNN ST & COLLIER DR.

**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 ROBERT  
RANKIN AND SUSSANE E RANKIN

Intends to make an application for a variance for the purpose of DECREASING  
SIDE SET BACK FROM 12 FEET TO 10 FEET

on the premises described in the application.

| NAME               | ADDRESS             |
|--------------------|---------------------|
| <u>Lisa Miller</u> | <u>3214 DUNN ST</u> |
| <u>Steve</u>       | <u>3245 DUNN ST</u> |
| <u>Blc A</u>       | <u>3211 DUNN ST</u> |
| <u> </u>           | <u> </u>            |
| <u> </u>           | <u> </u>            |
| <u> </u>           | <u> </u>            |
| <u> </u>           | <u> </u>            |
| <u> </u>           | <u> </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. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

**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 ROBERT  
RANKIN AND SUSANNE E RANKIN

Intends to make an application for a variance for the purpose of DECREASING  
CORNER (RIGHT) SETBACK FROM 23.5' TO  
18' FOR GARAGE CLEARANCE.

on the premises described in the application.

| NAME               | ADDRESS             |
|--------------------|---------------------|
| <u>Lisa Miller</u> | <u>3214 DUNN ST</u> |
| <u>[Signature]</u> | <u>3245 DUNN ST</u> |
| <u>[Signature]</u> | <u>3211 DUNN ST</u> |
| <u> </u>           | <u> </u>            |
| <u> </u>           | <u> </u>            |
| <u> </u>           | <u> </u>            |
| <u> </u>           | <u> </u>            |
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# County Taxes

## Owner Information

SHAW TRAVIS C 3215 DUNN ST SE SMYRNA, GA 30080

## Payment Information

|                   |            |
|-------------------|------------|
| Status            | Paid       |
| Last Payment Date | 10/02/2018 |
| Amount Paid       | \$3,100.87 |

## Property Information

|                     |                    |
|---------------------|--------------------|
| Parcel Number       | 17052400100        |
| Acres               | 0.74               |
| Assessed Value      | \$112,800          |
| Fair Market Value   | \$282,000          |
| Tax District        | 6 - City of Smyrna |
| Homestead Exemption | NONE               |

## Bill Information

|             |            |
|-------------|------------|
| Record Type | Parcel     |
| Bill Type   | Original   |
| Tax Year    | 2018       |
| Due Date    | 10/15/2018 |

## Taxes

|              |            |
|--------------|------------|
| Base Taxes   | \$3,100.87 |
| Penalty      | \$0.00     |
| Interest     | \$0.00     |
| Fees         | \$0.00     |
| Good Through |            |
| Balance Due  | \$0.00     |

## Property Address

3215 DUNN ST



# COBB COUNTY TAX BILL 2018

Pay online at [www.cobbtax.org](http://www.cobbtax.org) or 1-866-729-2622  
See the back of this bill for more payment information

CARLA JACKSON  
TAX COMMISSIONER

HEATHER WALKER  
CHIEF DEPUTY

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



SHAW TRAVIS C

A copy of your bill was sent to your mortgage company. See the back of this bill for more information about mortgage companies.

3215 DUNN ST

Pay Online

PAYMENT DUE DATE: October 15, 2018

Payment must be received or **USPS 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 |   |              |   |           |
|------------------|-------------------|----------------|-----------|--------------------|---------------------|---|--------------|---|-----------|
| 17052400100      | 282,000           | 112,800        | 0.74      | 6 - City of Smyrna | NONE                |   |              |   |           |
| Taxing Authority | Assessed Value    | -              | Exemption | =                  | Net Assessment      | x | Millage Rate | = | Taxes Due |
| STATE            | 112,800           | -              | 0         | =                  | 112,800             | 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 | 112,800 | - | 0 | = | 112,800 | x | 0.0189 | = | \$2,131.92 |
|--------|---------|---|---|---|---------|---|--------|---|------------|

Levied by the Cobb County Board of Education representing approximately 68.75% of your taxes due.

## COUNTY

Levied by the Board of Commissioners representing approximately 31.25% of your taxes due.

|                |         |   |     |   |         |   |         |   |          |
|----------------|---------|---|-----|---|---------|---|---------|---|----------|
| County General | 112,800 | - | 0   | = | 112,800 | x | 0.00846 | = | \$954.29 |
| County Bond    | 112,800 | - | 0   | = | 112,800 | x | 0.00013 | = | \$14.66  |
| County Fire    | N/A     | - | N/A | = | N/A     | x | N/A     | = | N/A      |

| Tax Year | Parcel ID   | Due Date   | Appeal Amount | Total Taxes Due |
|----------|-------------|------------|---------------|-----------------|
| 2018     | 17052400100 | 10/15/2018 | Pay: N/A or   | \$3,100.87      |

Payment must be received or **USPS 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 |
|----------|-------------|------------|---------------|-----------------|-----------------|
| 2018     | 17052400100 | 10/15/2018 | Pay: N/A or   | \$3,100.87      |                 |

Late fees apply after  
October 15, 2018

## 2018 COBB COUNTY TAX BILL

Internal Use

SHAW TRAVIS C

or Current Property Owner  
3215 DUNN ST SE

SMYRNA, GA 30080



IS YOUR INFORMATION UP TO DATE?

☐

My mailing address  
has changed.

☐

I want to remove  
homestead  
exemptions.

Date Moved:

New Mailing Address:

\_\_\_\_\_

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

## Real Estate All Bills

*Smyrna City Bill*

Parcel ID 17052400100

Location 3215 DUNN ST

### Real Estate

| Bill    | Type             | Year | Owner                  | Paid        |                             |
|---------|------------------|------|------------------------|-------------|-----------------------------|
| 1008653 | REGULAR/ORIGINAL | 2003 | FRIEDMAN M HOPE SPENCE | Paid        | <a href="#">View Bill</a>   |
| 1024142 | REGULAR/ORIGINAL | 2004 | FRIEDMAN M HOPE SPENCE | Paid        | <a href="#">View Bill</a>   |
| 1039736 | REGULAR/ORIGINAL | 2005 | FRIEDMAN M HOPE SPENCE | Paid        | <a href="#">View Bill</a>   |
| 1056692 | REGULAR/ORIGINAL | 2006 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 1073886 | REGULAR/ORIGINAL | 2007 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 1091607 | REGULAR/ORIGINAL | 2008 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 1109142 | REGULAR/ORIGINAL | 2009 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 1126730 | REGULAR/ORIGINAL | 2010 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 1144280 | REGULAR/ORIGINAL | 2011 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 1161780 | REGULAR/ORIGINAL | 2012 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a> * |
| 5712    | REGULAR/ORIGINAL | 2013 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 5773    | REGULAR/ORIGINAL | 2014 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 5826    | REGULAR/ORIGINAL | 2015 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 5878    | REGULAR/ORIGINAL | 2016 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 6071    | REGULAR/ORIGINAL | 2017 | GOLDSMITH REGINALD     | Paid        | <a href="#">View Bill</a>   |
| 14836   | REGULAR/ORIGINAL | 2018 | SHAW TRAVIS C          | Paid        | <a href="#">View Bill</a>   |
| 14980   | REGULAR/ORIGINAL | 2019 | SHAW TRAVIS C          | Outstanding | <a href="#">View Bill</a>   |

\* indicates payable bill

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

2018 Property Tax Notice

SHAW TRAVIS C  
3215 DUNN ST SE  
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.

**2018 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 |
|----------|----------------------|----------------|----------------|----------------|--------------|---------------|--------------|------------|
| 14836    | 3215 DUNN ST         | 17-0524-0-0100 | 282,000        | 112,800        |              | 112,800       | 8.990000     | 1014.07    |

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

**Important Messages - Please Read**

**Total of Bills by Tax Type**

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

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

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              |
| Int              | 0.00              |
| Fees             | 0.00              |
| Adjustments      | 0.00              |
| Payments         | 0.00              |
| Back Taxes       | 0.00              |
| <b>TOTAL DUE</b> | <b>1,014.07</b>   |
| <b>DATE DUE</b>  | <b>11/15/2018</b> |

SHAW TRAVIS C  
3215 DUNN ST SE  
SMYRNA, GA 30080

←----- 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       |
|-----------------|----------------|------------------|
| 14836           | 17-0524-0-0100 | 1014.07          |
| <b>DATE DUE</b> |                | <b>TOTAL DUE</b> |
| 11/15/2018      |                | 1014.07          |

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

FOR AFF SEE  
DE Book 15658 Page 4145

Deed Book 15649 Page 5146  
Filed and Recorded 07/24/2019 09:22:00 AM  
2019-0085978  
Real Estate Transfer Tax \$335.00  
Rebecca Keaton  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 2979894615  
7067927936

**Record and Return to:**  
Weissman PC  
5909 Peachtree Dunwoody Road, Suite 100  
Atlanta, GA 30328

**File No.: BH104-19-0955-RC**

**Parcel ID:** 17052400100

----- SPACE ABOVE THIS LINE FOR RECORDING DATA -----

### RECORDING COVER SHEET

**GRANTOR:** Travis C. Shaw  
**GRANTEE:** John Robert Rankin and Susanne E. Rankin  
**DATE OF INSTRUMENT:** July 19, 2019  
**TYPE OF INSTRUMENT** Limited Warranty Deed

**To the Clerk of Cobb County, Georgia:**

**NOTE:** This cover page is incorporated herein and made a part of this document.

Recording Cover Sheet (Deed)

BH104-19-0955-RC

**Record and Return to:**

Weissman PC  
5909 Peachtree Dunwoody Road, Suite 100  
Atlanta, GA 30328

File No.: BH104-19-0955-RC

## LIMITED WARRANTY DEED

**STATE OF GEORGIA  
COUNTY OF FULTON**

THIS INDENTURE, made this 19th day of July, 2019 by and between **Travis C. Shaw**, as party or parties of the first part, hereinafter called Grantor, and **John Robert Rankin and Susanne E. Rankin**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

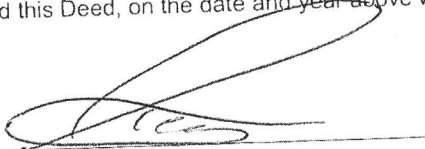
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

Deed Book 15649 Page 5148

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

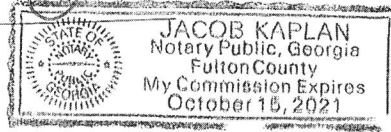
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Travis C. Shaw (Seal)

Notary Public

My Commission Expires:



Deed (Limited Warranty)

BH104-19-0955-RC

Deed Book 15649 Page 5149  
Rebecca Keaton  
Clerk of Superior Court

## EXHIBIT "A"

**File No.: BH104-19-0955-RC**

All that tract or parcel of land lying and being in Land Lot 524 of the 17th District, 2nd Section, of Cobb County, Georgia, and being more particularly described as follows:

Beginning at a point on the northwest corner of the intersection of Dunn Street (30' R/W) and Collier Drive (30' R/W), and run thence North 00 degrees 23 minutes 07 seconds West along the east side of Dunn Street a distance of 116.49 feet; thence South 89 degrees 39 minutes 25 seconds East a distance of 114.34 feet; thence South 56 degrees 40 minutes 28 seconds East a distance of 115.81 feet; thence South 00 degrees 36 minutes 46 seconds East a distance of 57.54 feet to a pin located on Collier Drive; thence North 88 degrees 32 minutes 41 seconds West along the north side of Collier Drive a distance of 211.00 feet which is the Point of Beginning; said property being known as 3215 Dunn Street, according to the present system of numbering property in the City of Smyrna, Cobb County, Georgia.