

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

Type or Print Clearly

(To be completed by City)

Ward: 1
Application No: V14 009
Hearing Date: 4/9/14

APPLICANT: Nina Medina (formerly Nina Buxton)
Business Phone: _____ Cell Phone: 352 428 4525 Home Phone: _____
Representative's Name (print): _____
Address: 2535 Rolling View Dr., Smyrna, GA 30080
Business Phone: _____ Cell Phone: _____ Home Phone: _____
E-Mail Address: ninabuxton@gmail.com
Signature of Representative: _____

TITLEHOLDER: Nina Medina (formerly Nina Buxton)
Business Phone: _____ Cell Phone: 352 428 4525 Home Phone: _____
Address: 2535 Rolling View Dr., Smyrna, GA 30080
Signature: _____

VARIANCE:
Present Zoning: R-15 Type of Variance: side setback reduction
from 10' to 0'

Explain Intended Use: Carport over existing driveway

Location: 2535 Rolling View Dr
Land Lot(s): 778 District: 17 Size of Tract: 0.42 Acres

(To be completed by City)
Received: 3/19/14
Posted: 3/24/14
Approved/Denied: _____

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

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

Intends to make an application for a variance for the purpose of constructing a
carport over existing parking pad.

on the premises described in the application.

NAME	ADDRESS
<u>CR W. Cella</u>	<u>2529 Rolling View Dr.</u>
<u>Clara</u>	<u>2530 Rolling View Dr.</u>
<u>Laura Long</u>	<u>2540 Rolling View Dr.</u>
<u>Vernell Rosen</u>	<u>2550 Rolling View Dr.</u>
<u>Lori Bell</u>	<u>2545 Rolling View Dr.</u>
	<u>2530 Rolling View DR.</u>



Shady Vent Aluminum Products, Inc.
 PO Box 66, 4370 Dugger Drive
 Powder Springs, GA 30127

ESTIMATE

Estimate Date: 12/26/2013

Steve Baguley - Cell 404 775-4062
 Office 770 943-5977 / Fax 770 943-0205

Customer: Nina Medina

Contact Name: Nina

Address: 2535 Rolling View Drive
 Smyrna, GA

Office # :
Cell # : 352 428-4525
Fax # :
email #: ninabuxton@gmail.com

Job Description:

Roll Form Metal Carport

We propose to do the following:

Provide the materials and install:

A 22' wide x 19' 6" projection carport attached to house

Supported with roll form steel joists

Posts will be 3" x 3" x 1/8" steel placed in concrete

Roofing will be Panel Loc Profile 29 gauge steel - Color:

Fascia metal to finish

All clean up around job site

***** Galvalume & Galvanized was about \$73 more Price: \$1,936.00

Deposit: \$774.00

Engineered Drawings: Add \$600.00 to price. Balance Due Upon Completion: \$1,162.00

Prices do not include permitting, footers or electrical.

Georgia Sales Tax has been paid on all materials.

Estimated by: Steve Baguley

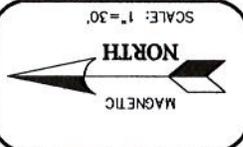
This price is good for 30 days.

Terms: 30 % deposit required upon placing order and
 balance due upon completion.

Estimate Total: \$1,936.00

Accepted: _____

Date: _____



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BOUNDARY ZONE, INC.
LAND SURVEY SERVICES
4195 SOUTH LEB STREET, SUITE 1
BUNFORD, GEORGIA 30518
770-271-5772 - WWW.BOUNDARYZONE.COM

PROJECT
0805801
SHEET
1 OF 1

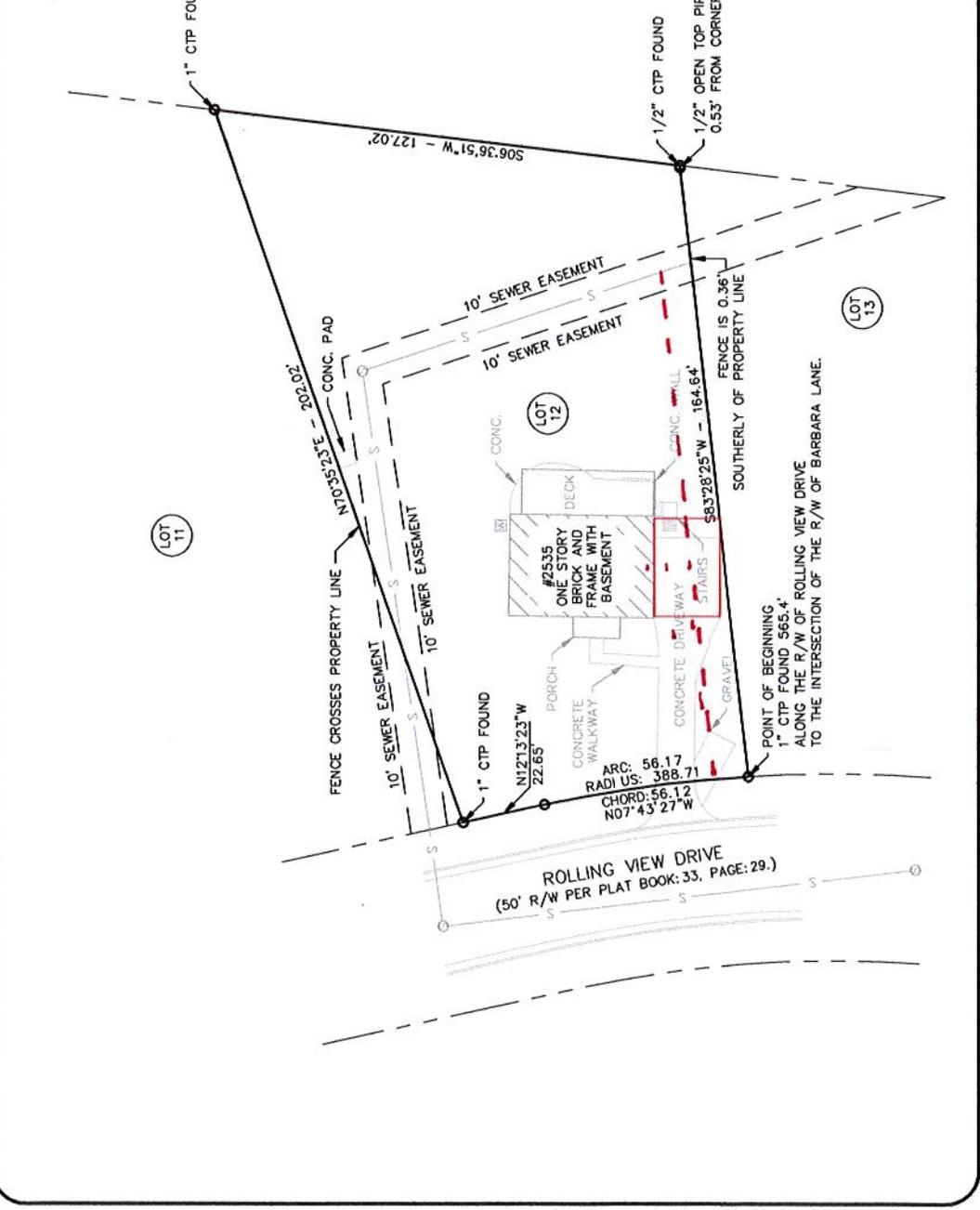
GRAPHIC SCALE - IN FEET
0 30 60 90
BOUNDARY REFERENCE: PLAT BOOK: 33, PAGE: 29.
TOTAL AREA: 0.411 ACRES / 17,915 SQUARE FEET.

- LEGEND:
- PROPERTY CORNER (AS NOTED)
 - ⊠ A/C UNIT
 - ⊙ MANHOLE
 - S- SEWER LINE
 - X- FENCE LINE
 - BSL BUILDING SETBACK LINE
 - CONC. CONCRETE
 - LL LAND LOT
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - CTP CRIMP TOP PIPE



FOR THE FIRM
BOUNDARY ZONE, INC.

BOUNDARY SURVEY
PREPARED FOR NINA BUXTON
LAND LOT 778, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA - 01/29/08



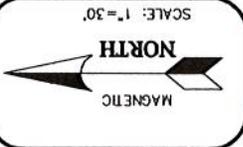
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THIS SURVEY WAS MADE WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THE PROPERTY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 574,490 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.



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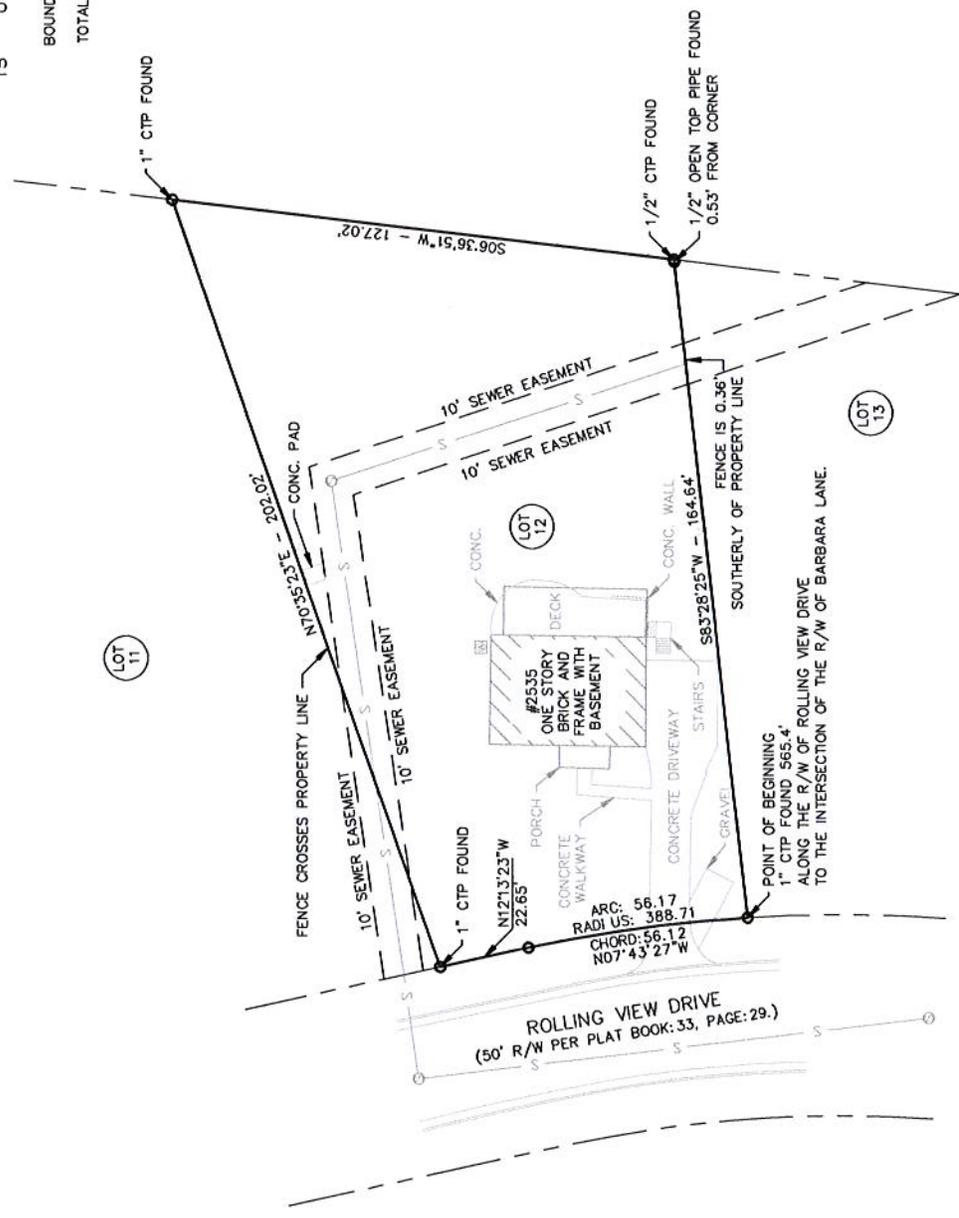
PROJECT
 0805801
 SHEET
 1 OF 1

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FOR THE FIRM
BOUNDARY ZONE, INC.

BOUNDARY SURVEY
 PREPARED FOR NINA BUKTON
 LAND LOT 778, 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA - 01/29/08

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THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 572,490 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 4603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

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

2013 Property Tax Notice

BUXTON NINA M
 2535 ROLLING VIEW DR
 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.

2013 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
2145	2535 ROLLING VIEW DR EXEMPTIONS: FLOATING HOMESTEAD	17-0778-0-0820	106,050	42,420		42,420	8.990000	381.36

Important Messages - Please Read

Total of Bills by Tax Type

<p>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.</p> <p>Any questions concerning payment instructions, ownership or mailing address changes should be directed to the Tax Department at 770-434-6600.</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>Any corrections to name or address should be reported to the Cobb County Tax Commissioner at 770-528-3100.</p>	<table border="1"> <tr><td>Pen</td><td>0.00</td></tr> <tr><td>Int</td><td>0.00</td></tr> <tr><td>Fees</td><td>0.00</td></tr> <tr><td>Adjustments</td><td>0.00</td></tr> <tr><td>Payments</td><td>0.00</td></tr> <tr><td>Back Taxes</td><td>0.00</td></tr> <tr><td>TOTAL DUE</td><td>381.36</td></tr> <tr><td>DATE DUE</td><td>11/15/2013</td></tr> </table>	Pen	0.00	Int	0.00	Fees	0.00	Adjustments	0.00	Payments	0.00	Back Taxes	0.00	TOTAL DUE	381.36	DATE DUE	11/15/2013
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Payments	0.00																	
Back Taxes	0.00																	
TOTAL DUE	381.36																	
DATE DUE	11/15/2013																	

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING

BUXTON NINA M
 2535 ROLLING VIEW DR
 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.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
2145	17-0778-0-0820	381.36
DATE DUE		TOTAL DUE
11/15/2013		381.36

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

Owner Information

BUXTON NINA M
2535 ROLLING VIEW DR
SMYRNA, GA 30080

Bill Information

Record Type: Parcel
Bill Type: Original
Tax Year: 2013
Due Date: 10/15/2013

Payment Status

Status: Paid
Amount Paid: \$876.60
Last Payment Date: 10/8/2013

Total Balance Due: **\$0.00**

Parcel Information

Parcel Number: 17077800820
Acres: .00
Fair Market Value: \$106,050
Assessed Value: \$42,420
Property Address: 2535 ROLLING VIEW DR
Homestead Exemption: III Basic
Tax District: 6 - City of Smyrna

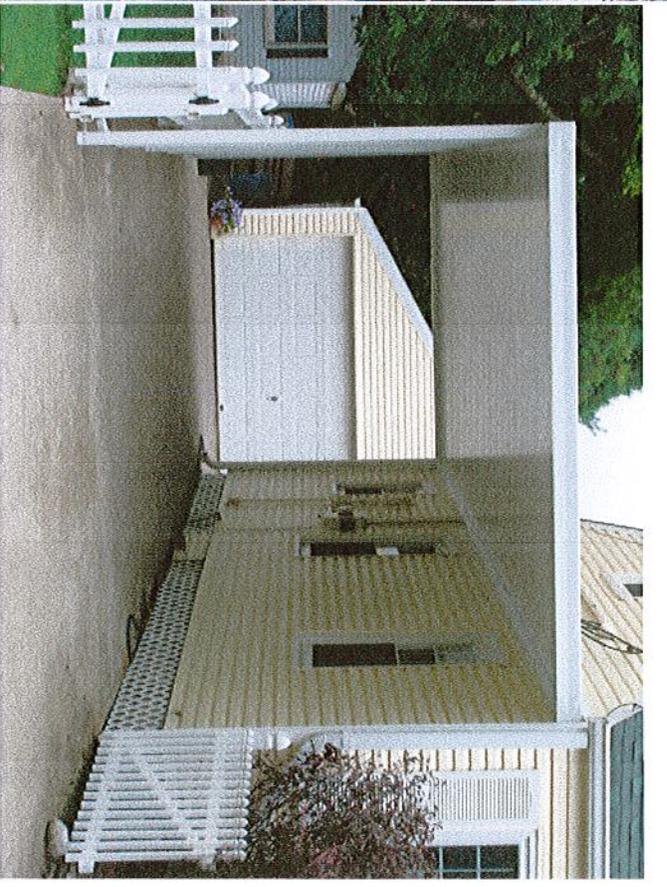
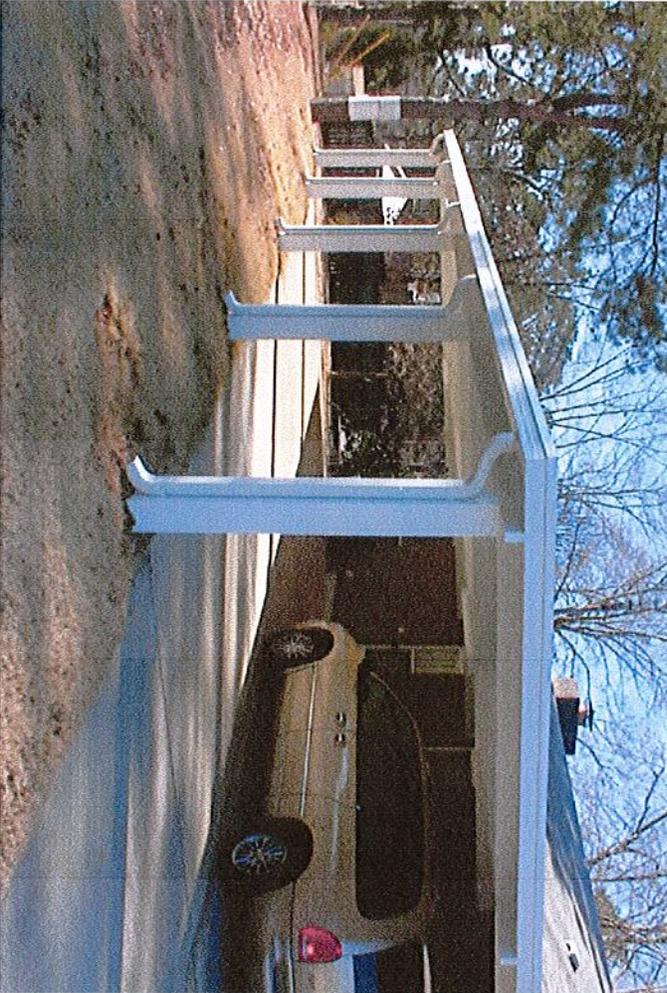
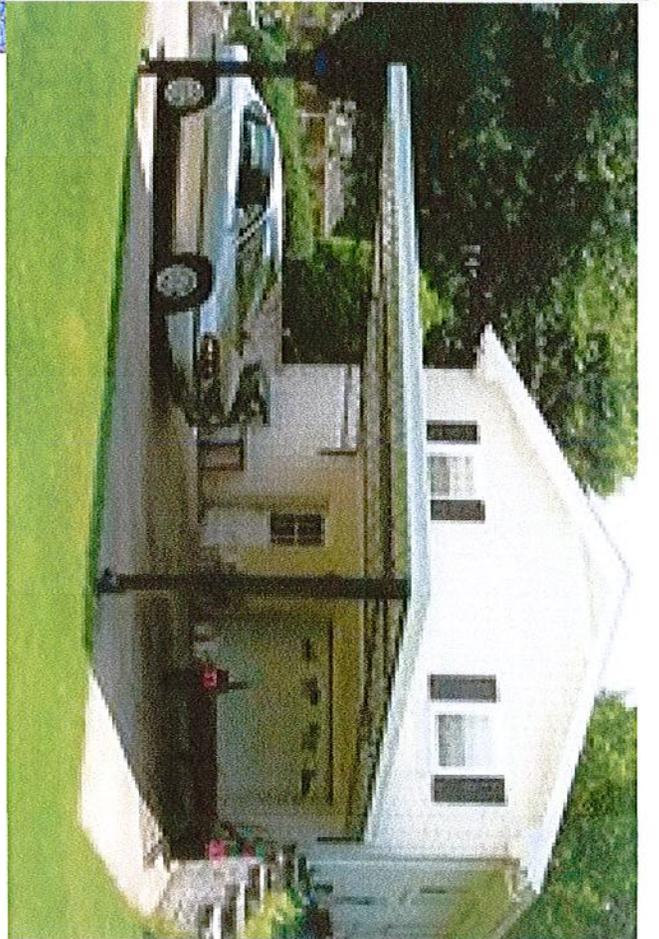
Taxes

Base Tax: \$876.60
Penalties: \$0.00
Interest: \$0.00
Fees: \$0.00
Amount Paid: \$876.60
Balance Due: \$0.00

[Search For Other Properties](#)

PayPal
Get 6 Months to pay on \$99 or more
Check out with PayPal and choose Bill Me Later®
Subject to credit approval. See terms. US customers only.

Taxing Authority	40% Assessed Value	Less Exemption	= Net Tax Value	X Millage	= TAX
STATE	42,420	2,000	40,420	0.000150	6.06
COUNTY GENERAL	42,420	10,000	32,420	0.007520	243.80
COUNTY BOND	42,420	0	42,420	0.000330	14.00
SCHOOL GENERAL	42,420	10,000	32,420	0.018900	612.74
SCHOOL BOND	42,420	0	42,420	0.000000	0.00



Residential Variance Application

**Nina (Buxton) Medina
2535 Rolling View Drive
Smyrna, GA 30080**

- 1) Location of Property:
 - a. Land Lot Number: 778
 - b. Street Address: 2535 Rolling View Drive, Smyrna, GA 30080
 - c. Zoning Classification: Residential
 - d. Descriptive information such as major streets or other well-known landmarks: Spring Hill subdivision off of Spring Rd. and Carolyn Drive across from the International Farmer's Market on Spring Rd.
- 2) Zoning classification of adjoining property: Residential
- 3) Summary of extraordinary and exceptional conditions which necessitate a nonconforming use:

The current driveway and parking pad on the property border the edge of the property. There is no shelter over the existing parking pad. In order to construct a shelter over the parking area of the property it will need to come very close to the border of the property.
- 4) Copy of survey, attached. (Attachment 1).
- 5) Signature of expected use. (Attachment 2, Application for Variance to the City of Smyrna).
- 6) To-Scale site plan. (Attachment 3).
- 7) Photographic example of structure and brief description of building and exterior materials proposed for the structure. (Attachment 4).
- 8) Copy of paid tax receipts (City and County). (Attachment 5).
- 9) Notification to all adjacent and abutting property owners. (See page 3 of Attachment 2, Application for Variance to the City of Smyrna).