

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 7
Application No: V21-005
Hearing Date: 1/13/21

APPLICANT: Brian & Allison Wray
Business Phone: N/A Cell Phone: 404-784-4788 Home Phone: N/A
Representative's Name (print): Brian Wray
Address: 1254 Grand View Dr SE, Mableton, GA 30126
Business Phone: N/A Cell Phone: 404-784-4788 Home Phone: N/A
E-Mail Address: brian.wray@cfacorp.com
Signature of Representative: Brian M. Wray

TITLEHOLDER: Brian & Allison Wray
Business Phone: N/A Cell Phone: 404-784-4788 Home Phone: N/A
Address: 1254 Grand View Dr SE, Mableton GA 30126
Signature: Brian M. Wray

VARIANCE:

Present Zoning: R3-Residential Type of Variance: Construction between the 75' and 50' stream buffers.

Explain Intended Use: Installation of a 40' x 20' pool/spa. Approximately half of the pool would be between the 75' and 50' buffers.

Location: 1254 Grand View Dr SE, Mableton GA 30126.
Land Lot(s): 549E District: (6) Smyrna Size of Tract: 0.461 Acres
Property ID: 17053700140

(To be completed by City)

Received: 12/21/2020

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: RDA

East: RDA

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 Brian & Allison Way
1254 Grand View Dr SE, Mableton GA 30126

Intends to make an application for a variance for the purpose of pool, spa and firepit
installation.

_____ on the premises described in the application.

NAME

ADDRESS

Jamie & Heather Coyle

1252 Grand View Dr SE
Mableton, GA 30126

Tony & Kim Whitehead

1256 Grand View Dr SE
Mableton, GA 30126

Tony Whitehead

Kimberly Whitehead

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

A variance to the 75' buffer is being requested because we believe strict application of this variance would deprive reasonable use of the property. Installation of a pool is fairly common.

Our site plan has taken into account measures to minimize the encroachment.

- 1.) Pool installation begins 3ft off of the existing decking.
- 2.) Proper drainage has been accounted for in the site plan.
- 3.) This plan does not encroach upon the 50' variance which is standard variance for Cobb County.
- 4.) Pool is being raised out of ground to the rear to reduce any change of grade toward stream.

Printed: 12/20/2020



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:
 US BANK HOME MORTGAGE

WRAY BRIAN M & ALLISON MARTIN

Payment Date: 10/8/2020

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2020	17053700140	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	\$6,415.31	\$0.00



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

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

2020 Property Tax Notice

WRAY BRIAN M & ALLISON MARTIN
 1254 GRAND VIEW DR SE
 MABLETON, GA 30126

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
18604	1254 GRAND VIEW DR	17-0537-0-0140	620,630.00	248,252.00	0.00	248,252.00	8.99	2,231.79

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>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>	Pen	0.00
		Int	0.00
		Fees	0.00
		Adjustments	0.00
		Payments	2,231.79
		Back Taxes	0.00
		TOTAL DUE	0.00
		DATE DUE	11/16/2020

WRAY BRIAN M & ALLISON MARTIN
 1254 GRAND VIEW DR SE
 MABLETON, GA 30126

← 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
18604	17-0537-0-0140	2231.79
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