

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@bhhsgeorgia.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: ~~0.56~~ .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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(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: JOHN ROBERT RANKIN & SUSANNE E RANKIN

Business Phone: _____ Cell Phone: 404 574 3580 Home Phone: _____

Representative's Name (print): _____

Address: 3215 DUNN ST SE SMYRNA GA 30080

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E-Mail Address: robby.rankin@bhhsgeorgia.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: 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~~ .56 Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-20
East: R-20
South: R-20
West: R-20

**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>[Signature]</u>	<u>3245 DUNN ST</u>
<u>[Signature]</u>	<u>3211 DUNN ST</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>

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.

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 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

IS YOUR INFORMATION UP TO DATE?

My mailing address has changed.

I want to remove homestead exemptions.

Date Moved: _____

2018 COBB COUNTY TAX BILL

Internal Use

SHAW TRAVIS C

or Current Property Owner
3215 DUNN ST SE

SMYRNA, GA 30080



New Mailing Address: _____

Signature : _____

Smyrna City Bill

Real Estate

All Bills

Parcel ID 17052400100
Location 3215 DUNN ST

Real Estate

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

* 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
TOTAL DUE	1,014.07
DATE DUE	11/15/2018

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
DATE DUE		TOTAL DUE
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.

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.

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

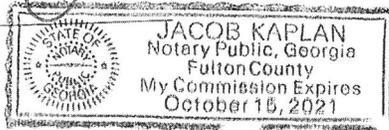
Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
Travis C. Shaw

Notary Public

My Commission Expires:



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.

Deed (Limited Warranty)

BH104-19-0955-RC