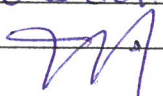


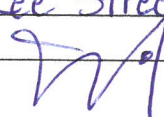
**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 6
Application No: V20-010-011
Hearing Date: 2/12/2020

APPLICANT: Ben Geer
Business Phone: _____ Cell Phone: 678-886-2888 Home Phone: _____
Representative's Name (print): Ben Geer
Address: 3463 Lee Street
Business Phone: _____ Cell Phone: 678-886-2888 Home Phone: _____
E-Mail Address: geerbuildingco@aol.com
Signature of Representative: 

TITLEHOLDER: Ben Geer
Business Phone: _____ Cell Phone: 678-886-2888 Home Phone: _____
Address: 3463 Lee Street
Signature: 

VARIANCE:
Present Zoning: R-20 Type of Variance: Addition

Explain Intended Use: Add master Bedroom, Master Bath, and Covered Porch to rear of house.

Location: 3463 Lee Street
Land Lot(s): _____ District: 17 Size of Tract: _____ Acres

(To be completed by City)
Received: 1/23/2020
Posted: _____
Approved/Denied: _____

CONTIGUOUS ZONING

North: 3446 Lee St / 3435 Lee St R-15

East: 1364 Forest Dr. R-20

South: 3471 Lee St R-20

West: 3450 Lee St. R-15 & 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 Ben Geer

Intends to make an application for a variance for the purpose of adding Master
Bedroom, Master Bath and Covered Porch to rear of
house.

on the premises described in the application.

NAME	ADDRESS
<u>William & Courtney McIntosh</u>	<u>3471 Lee Street</u>
<u>Sue Hampton</u>	<u>3450 Lee Street</u>
<u>Tyler & Molly Capistrant</u>	<u>3446 Lee Street</u>
<u>Taylor & Caitlin Walker</u>	<u>3435 Lee Street</u>
<u>Antonio & Courtney Mays</u>	<u>1364 Forest Drive</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.

7019 1640 0001 9400 5610

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SMYRNA, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

0676
1050

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.05

01/22/2020

Sent To Sue Hampton
 Street and Apt. No., or PO Box No. 3450 Lee St SE
 City, State, ZIP+4® Smurna, GA 30080

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

7019 1640 0001 9400 5603

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Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

0676
1050

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.05

01/22/2020

Sent To William & Courtney McIntosh
 Street and Apt. No., or PO Box No. 3471 Lee St SE
 City, State, ZIP+4® Smurna, GA 30080

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

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Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

0676
1050

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.05

01/22/2020

Sent To Taylor & Caitlan Walker
 Street and Apt. No., or PO Box No. 3435 Lee St SE
 City, State, ZIP+4® Smurna, GA 30080

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

7019 1640 0001 9400 5627

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SMYRNA, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

0676
1050

Postmark
Here

Postage	\$0.70
Total Postage and Fees	\$4.20

01/22/2020

Sent To Tyler & Molly Capistrant
 Street and Apt. No., or PO Box No. 3441 Lee St SE
 City, State, ZIP+4® Smurna, GA 30080

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

7019 1640 0001 9400 5641

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SMYRNA, GA 30080

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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

0676
1050

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.05

01/22/2020

Sent To Antonio & Courtney Mays
 Street and Apt. No., or PO Box No. 1364 Forest Drive
 City, State, ZIP+4® Smurna, GA 30080

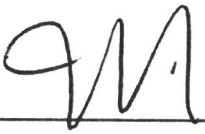
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Zoning Ordinance

Comprehensive Narrative: 3463 Lee Street

We are renovating our home at 3463 Lee Street and are wanting to add additional space on to the rear for a Master Bedroom, Master Bath and Screened-in Porch. The house is situated at an angle on the lot so that it is not possible to make the addition without encroaching on the setbacks. We are seeking a variance from the required setbacks for this purpose.

Thank You,



A handwritten signature in black ink, appearing to be 'B. Geer', written over a horizontal line.

Ben Geer

Munis Self Service

Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 1/22/2020

Bill Year	2019
Bill	5910

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	10/16/2019	10/16/2019	1761600	LERETA MR. COOPER	\$509.45

[Return to view bill](#)

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

2019 Property Tax Notice

GEER BEN T
 3589 LEE 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.

2019 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
5910	3463 LEE ST SE EXEMPTIONS: FLOATING HOMESTEAD	17-0555-0-0270	238,560.00	95,424.00	38,756.00	56,668.00	8.99	509.45
		38,756						

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	509.45
DATE DUE	11/15/2019

GEER BEN T
 3589 LEE 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
5910	17-0555-0-0270	509.45
DATE DUE		TOTAL DUE
11/15/2019		509.45

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



Printed: 1/23/2020

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:
MR COOPER

GEER BEN T

Payment Date: 10/2/2019

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2019	17055500270	10/15/2019	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,623.21	\$0.00



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