

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6

Application No: V21-024

Hearing Date: 3/24/21

APPLICANT: CHAD ELLEY

Business Phone: _____ Cell Phone: 678-464-1503 Home Phone: _____

Representative's Name (print): _____

Address: 1417 KATHERINE ROSE LN, SMYRNA, GA 30080

Business Phone: _____ Cell Phone: 678-464-1503 Home Phone: _____

E-Mail Address: chadelley@gmail.com

Signature of Representative: [Signature]

TITLEHOLDER: Chad + Kristen Elley

Business Phone: _____ Cell Phone: 678-464-1503 Home Phone: _____

Address: 1417 Katherine Rose Ln Smyrna, GA 30080

Signature: [Signature]

VARIANCE: R-20

Present Zoning: Residential Type of Variance: Second ancillary structure

Explain Intended Use: Construction of a pool house/pavilion in back portion of property to be used by family and guests.

Location: back of property

Land Lot(s): Lot 11 District: 6 Size of Tract: .46 Acres

(To be completed by City)

Received: 2/24/21

Legal Ad Posted: 3/5/21

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: residential R-20

East: residential R-20

South: residential R-20

West: residential 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 _____
Chad Elley, owner of 1417 Katherine Rose Ln, Smyrna 30080
Intends to make an application for a variance for the purpose of a second
ancillary structure

_____ on the premises described in the application.

NAME	ADDRESS
<u>Billy Martin</u>	<u>3420 Pinetree Dr , 30080</u>
<u>Robert and Sheila McCormick</u>	<u>1421 Katherine Rose Ln, 30080</u>
<u>Natasha + Jeff Hinson</u>	<u>1416 Katherine Rose Ln, 30080</u>
<u>Alex Williams</u>	<u>1413 Katherine Rose Ln, 30080</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. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

- sample notification letter included.
- receipts of certified letters included
- verbal discussions with two adjacent property owners.

SAMPLE LETTER
TO NEIGHBOR

Chad Elley
1417 Katherine Rose Ln SE
Smyrna, GA 30080

Alex Williams
1413 Katherine Rose Ln
Smyrna, GA 30080

Mr. Williams,

As a neighbor with property directly adjacent to your house at 1413 Katherine Rose Ln, Smyrna, GA 30080, I am writing to inform you of my forthcoming application for residential variance with the City of Smyrna for my property at:

Location Address	1417 KATHERINE ROSE LN, SMYRNA, GA 30080
Parcel Number	17055600630
Lot	11
Neighborhood	17074551 - THE GROVE AT FOREST HILLS
Tax District	(6) SMYRNA
Subdivision	4551-THE GROVE AT FOREST HILLS

The application for residential variance is required by the City of Smyrna for build of a secondary ancillary structure on my property (the first structure being the pool). This second ancillary structure will be used as a pool house/pavilion with the following characteristics:

Description: Pavilion with patio, bathroom, and storage. The overarching structure will have a footprint of 22' x 28' with the back 8' being dedicated to a bathroom and storage. The front of the structure, with a rough dimension of 22' x 20', will be used as an open-air patio. The back wall of the patio, which defines the separation from the patio and the bathroom/storage areas, will showcase a large brick fireplace. The patio will be used as a lounging area with outdoor seating. The structure is proposed to sit 5-6' off of the rear property line, 50' from the left property line and 29' from the right property line and will be parallel with our house.

Materials: The roof of the structure will use asphalt shingles matching the same color as the house. Four large wood beams will be used to define the open-air patio. The back of the structure, which will be used for a bathroom and storage, will have a board and batten exterior, painted in white, to also match the aesthetics of our house. Floor of the structure will be gray flagstone. The fireplace will be constructed of energy efficient volcanic pumice material with a brick façade, painted in white, to also match the exterior of our house.

Builder: The builder of this structure is Mr. Gordon Brans with Marietta Renovations. Mr. Brans has recently finished building another pool house at 1400 Katherine Rose Ln, four lots down from our house.

Our intent is to have the application for variance submitted by March 1, 2021, with the meeting occurring on March 24, 2021 at 10am. The City of Smyrna License and Variance Board meets in the

Council Chambers in City Hall at 2800 King Street, Smyrna, GA 30080. Assuming the City is under Covid-19 protocol at this time, the meeting will be held in the large gym of the Smyrna Community Center located at 200 Village Green Circle, Smyrna, GA 30080.) Actual location of the meeting will be confirmed after acceptance of the variance application.

If you have any questions or concerns with my application and would like to discuss prior to the variance meeting on March 24th, please feel free to call me at 678.464.1503, email me at chad.elley@gmail.com, or talk to me in person.

Accompanying this letter are some sketches to provide additional context of our structure. Formal architectural and structural plans are currently being produced.

Sincerely,

Chad Elley

LETTERS SENT CERTIFIED MAIL USPS

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$ 30080-9998

Sent To

Datasha + Jeff Hinson

Street and Apt. No., or PO Box No.

1413 Katherine Ross Ln

City, State, Zip+4[®]
SMYRNA GA 30080

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$ 30080-9998

Sent To

Billy Martin

Street and Apt. No., or PO Box No.

3420 Pine Tree Dr

City, State, Zip+4[®]
SMYRNA GA 30080

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

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$ 30080-9998

Sent To

Alex Williams

Street and Apt. No., or PO Box No.

1413 Katherine Ross Ln

City, State, Zip+4[®]
SMYRNA GA 30080

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

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$ 30080-9998

Sent To

Robert + Sheila Williams

Street and Apt. No., or PO Box No.

1421 Katherine Ross Ln

City, State, Zip+4[®]
SMYRNA GA 30080

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



SMYRNA
850 WINDY HILL RD SE
SMYRNA, GA 30080-1910
(800)275-8777

02/22/2021

11:09 AM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.55
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Smyrna, GA 30080
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Thu 02/25/2021

Certified Mail®			\$3.60
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Tracking #:
70192280000127120952

Return Receipt			\$2.85
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Tracking #:
9590 9402 5962 0062 2920 03

Total			\$7.00
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First-Class Mail® Letter	1		\$0.55
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Smyrna, GA 30080
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Thu 02/25/2021

Certified Mail®			\$3.60
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Tracking #:
70192280000127120945

Return Receipt			\$2.85
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Tracking #:
9590 9402 5962 0062 2922 01

Total			\$7.00
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First-Class Mail® Letter	1		\$0.55
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Smyrna, GA 30080
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Thu 02/25/2021

Certified Mail®			\$3.60
-----------------	--	--	--------

Tracking #:
70192280000127120938

Return Receipt			\$2.85
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Tracking #:
9590 9402 5962 0062 2922 18

Total			\$7.00
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First-Class Mail® Letter	1		\$0.55
--------------------------	---	--	--------

Smyrna, GA 30080
Weight: 0 lb 0.90 oz
Estimated Delivery Date
Thu 02/25/2021

Certified Mail®			\$3.60
-----------------	--	--	--------

Tracking #:
70192280000127120921

Return Receipt			\$2.85
----------------	--	--	--------

Tracking #:

9590 9402 5962 0062 2922 25

Total

\$7.00

Grand Total:

\$28.00

Debit Card Remitted

\$28.00

Card Name: VISA

Account #: XXXXXXXXXXXX9970

Approval #

Transaction #: 144

Receipt #: 036733

Debit Card Purchase: \$28.00

AID: A0000000980840

Chip

AL: US Debit

PIN: Verified

USPS is experiencing unprecedented volume
increases and limited employee
availability due to the impacts of
COVID-19. We appreciate your patience.

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UFN: 128019-0675

Receipt #: 840-53000027-3-4287720-2

Clerk: 11

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:

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Typed narrative on cover letter.

Chad Elley
1417 Katherine Rose Ln SE
Smyrna, GA 30080

February 23, 2020

To whom it may concern:

As a City of Smyrna property owner at 1417 Katherine Rose Lane, I am writing this letter as my formal application for residential variance to build a second ancillary structure on my property. I purchased this property in August 2020 after working with Paramount Homes to build my custom home. As part of the custom build process, we had a pool built in the backyard which required the petition for the first ancillary structure permit. This request for variance is to build a pool house/pavilion at the rear of my property to accompany the pool for self-entertaining purposes.

The specifics of my property:

Location Address	1417 KATHERINE ROSE LN, SMYRNA, GA 30080
Parcel Number	17055600630
Lot	11
Neighborhood	17074551 - THE GROVE AT FOREST HILLS
Tax District	(6) SMYRNA
Subdivision	4551-THE GROVE AT FOREST HILLS

The structure will be used as a pool pavilion that will include an open patio, fireplace, bathroom, and storage room (for pool furniture and related equipment). The overarching structure will have a footprint of 22' wide x 28' deep with the back 8' being dedicated to a bathroom and storage. The front of the structure, with a rough dimension of 22' x 20', will be used as an open-air patio. The back wall of the patio, which defines the separation from the patio and the bathroom/storage areas, will showcase a large brick fireplace. The patio will be used as a lounging area with outdoor seating. The structure is proposed to sit 5-6' off of the rear property line (adjacent to 3420 Pinetree Dr), 50' from the left property line (1421 Katherine Rose Ln) and 29' from the right property line (1413 Katherine Rose Ln) and will be parallel with our house.

The roof of the structure, with an 8/12 pitch with asphalt shingles, will match the existing architecture of not only our house, but the rest of the neighborhood. Four large wood beams (cedar or cypress) will be used to define the open-air patio. The back of the structure, which will be used for a bathroom and storage, will have a board and batten exterior, painted in white, to also match the aesthetics of our house and neighborhood. The floor of the structure will be gray flagstone to match the existing pool coping. The fireplace will be constructed of energy efficient volcanic pumice material with a brick façade, painted in white, to also match the exterior of our house.

The builder of this structure will be Mr. Gordon Brans with Marietta Renovations. Mr. Brans recently finished building another pool pavilion in our neighborhood at 1400 Katherine Rose Ln, four lots down from our house. Mr. and Mrs. McCray of 1400 Katherine Rose Ln applied for variance, much like I am doing, in 2020 and were successful in doing so. There are many similarities in their structure as there are with my proposed structure: similar placement of the structure with proximity to rear property line, same intended use/function, similar building materials, and similar building quality.

Open dialog has been had with both property owners to the left and right of my property. The proposed structure will not obstruct any views nor does it encroach upon their property. I have also included several photographs in this application to give a better view of position relative to the neighbor's property.

In terms of in-flight efforts, I am currently working with our Home Owners Association for approval and have provided them with many of the same artifacts that I am submitting along with this application. I am also working with an architect to draw up formal architectural and structural plans that are necessary for the building permit.

Please let me know if there is any additional items that are needed for this application that I may have mistakenly omitted. Otherwise, I look forward to seeing you on March 24th at the variance meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Elley', with a long horizontal flourish extending to the right.

Chad Elley
chadelley@gmail.com
678.464.1503



COBB COUNTY TAX BILL 2020

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



Pay Online

MCMURTRY & ASSOCIATES INC

1417 KATHERINE ROSE LN

PAYMENT DUE DATE: October 15, 2020

This property is subject to tax sale due to delinquent taxes for years 2019. Contact our Delinquent Collections Department immediately at 770-528-8623.

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				
17055600630	150,000	60,000	0.46	6 - City of Smyrna	NONE				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due

SCHOOL	60,000	-	0	=	60,000	x	0.0189	=	\$1,134.00
---------------	--------	---	---	---	--------	---	--------	---	------------

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	60,000	-	0	=	60,000	x	0.00846	=	\$507.60
County Bond	60,000	-	0	=	60,000	x	0.00013	=	\$7.80
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2020	17055600630	10/15/2020	Pay: N/A or	\$1,649.40

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
2020	17055600630	10/15/2020	Pay: N/A or	\$1,649.40	

Late fees apply after
October 15, 2020

IS YOUR INFORMATION UP TO DATE?

☐

My mailing address
has changed.

☐

I want to remove
homestead
exemptions.

Date Moved:

2020 COBB COUNTY TAX BILL

Internal Use

MCMURTRY & ASSOCIATES INC

or Current Property Owner
409 CAPRI DR

HARTWELL, GA 30643



New Mailing Address:

Signature :



Printed: 2/23/2021

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:
TRUIST BANK

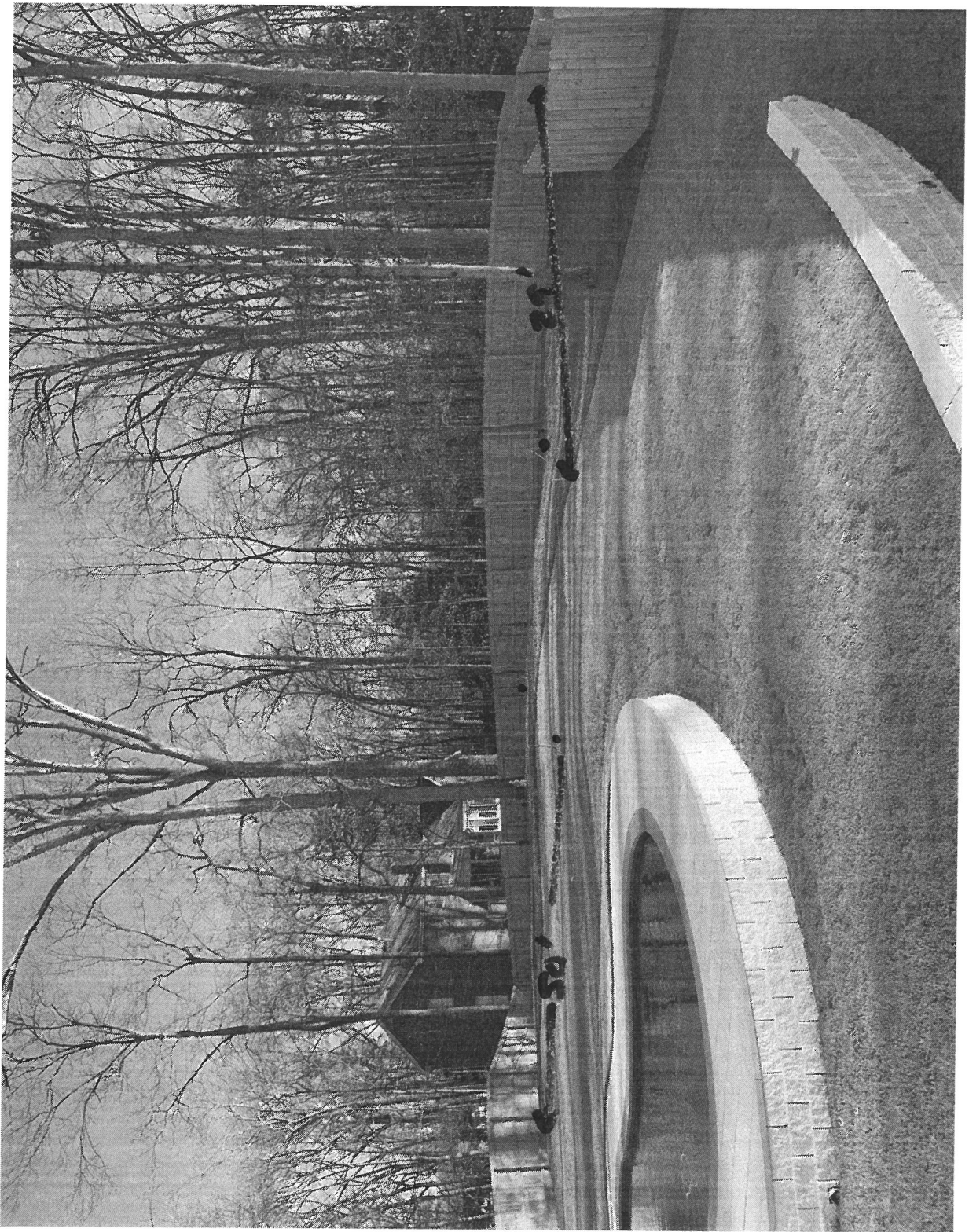
MCMURTRY & ASSOCIATES INC

Payment Date: 10/14/2020

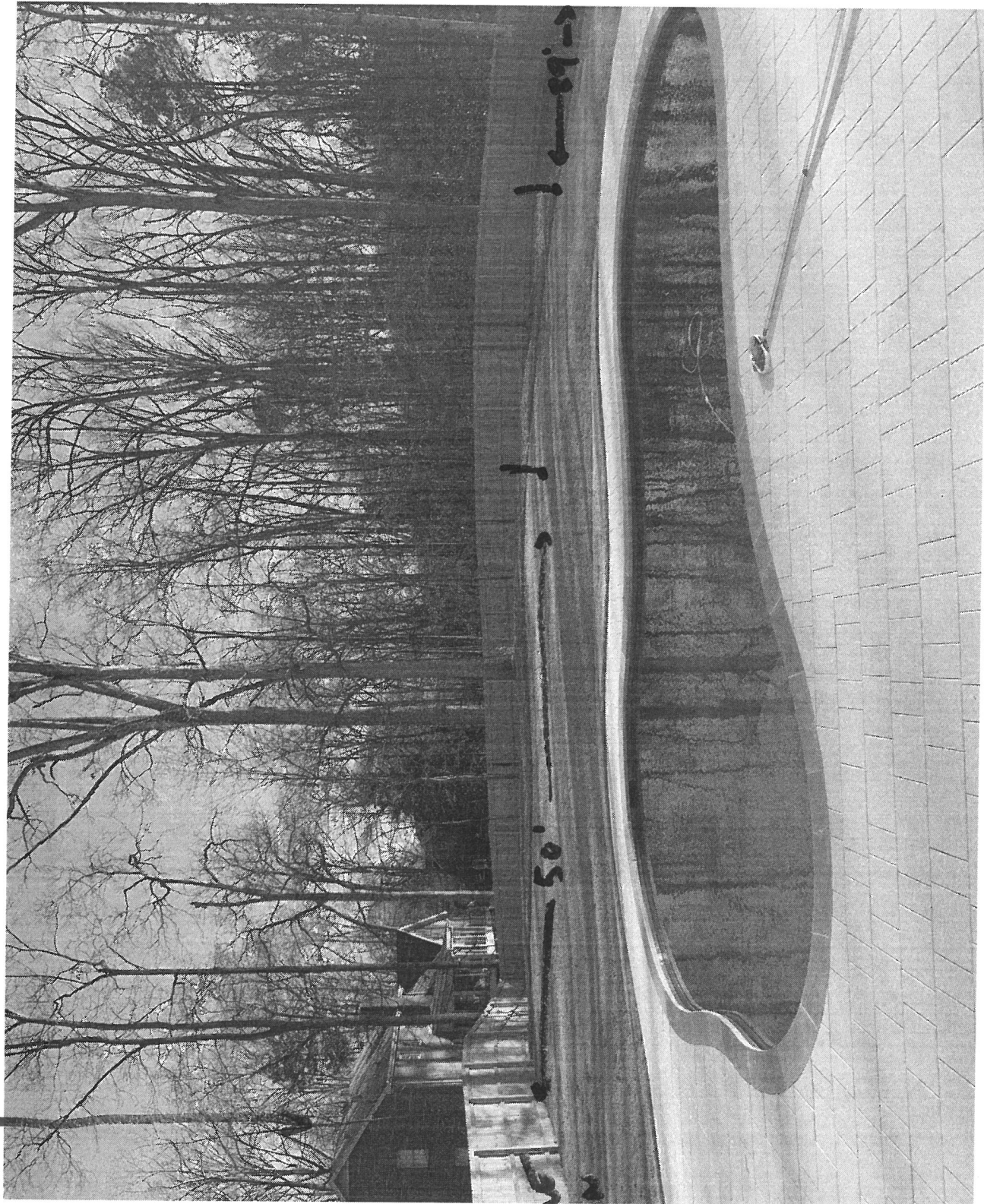
Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17055600630	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,649.40	\$0.00	



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



3420 PINETREE DR



1421

KATHERINE
ROSE LN



1413

KATHERINE
ROSE LN

