

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward:

Application No: V18-032

Hearing Date: 4/11/19

APPLICANT: BRIAN DENIS w/ CONDOR CONSTRUCTION & HILLCREST HOMEBUILDERS

Business Phone: 678-223-8708 Cell Phone: 678-223-8708 Home Phone: 678-223-8708

Representative's Name (print): BRIAN DENIS

Address: 8191 BANKS MILL ROAD, DOUGLASVILLE, GA 30135

Business Phone: 678-223-8708 Cell Phone: 678-223-8708 Home Phone: 678-223-8708

E-Mail Address: briandenis@gmail.com

Signature of Representative: 

TITLEHOLDER: BRIAN DENIS / CONDOR CONSTRUCTION PARTNERS, LLC

Business Phone: 678-223-8708 Cell Phone: 678-223-8708 Home Phone: 678-223-8708

Address: 8191 BANKS MILL ROAD, DOUGLASVILLE, GA 30135

Signature: 

VARIANCE:

Present Zoning: RESIDENTIAL Type of Variance: SET BACKS - CURRENT

HOME IS OVER SET BACKS, RENOVATION TO USE SAME FOOTPRINT
& 1ST FLOOR "SHELF"

Explain Intended Use: SINGLE FAMILY HOME

Location: 2821 FLASER STREET, SMYRNA, GA 30080

Land Lot(s): 449 District: 17th Size of Tract: 0.23 Acres

(To be completed by City)

Received: 3/22/18

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R15

East: R15

South: R15

West: R15

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

By signature, it is hereby acknowledged that I have been notified that Hillcrest
Home Builders

Intends to make an application for a variance for the purpose of RECORDING
THE HOUSE AS IS CURRENTLY OVER BUILDING
SET BACKS.

on the premises described in the application.

NAME	ADDRESS
Madge Martin	487 Bank St Smyrna Ga.
Kelly Roebuck	2815 Fraser Green Smyrna GA
Paul Wood	992 BANK ST SE Smyrna, GA 30080
Haley Alexander	1015 BANK ST. SE Smyrna GA 30080

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.



Real Estate

[View Bill](#)

[View bill image](#)

As of	3/21/2018
Bill Year	2017
Bill	386
Owner	ALMOND HUBERT E
Parcel ID	17044900260

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$193.61	\$193.61	\$0.00	\$0.00	\$0.00
TOTAL		\$193.61	\$193.61	\$0.00	\$0.00	\$0.00



Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 3/21/2018

Bill Year 2017

Bill 386

Activity	Posted	Paid By/Reference	Amount
Payment	10/26/2017	CORELOGIC	\$193.61

[Return to view bill](#)

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

2017 Property Tax Notice

ALMOND HUBERT E
 ALMOND EFFIE J
 2821 FRASER ST
 SMYRNA, GA 30080-3452

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.

2017 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
386	2821 FRASER ST	17-0449-0-0260	201,520	80,608	59,072	21,536	8.990000	193.61
	EXEMPTIONS: H1 RESIDENTS 62 YEARS AND OLDER FLOATING HOMESTEAD	10,000 49,072						

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

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

Total of Bills by Tax Type

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	193.61
DATE DUE	11/15/2017

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

ALMOND HUBERT E
 ALMOND EFFIE J
 2821 FRASER ST
 SMYRNA, GA 30080-3452

← If this address is incorrect, please write the correct address on this portion.

PAYMENT INSTRUCTIONS

- I Please write the bill number(s) on your check
- I For a receipt, please include a stamped, self-addressed envelope.
- I 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
- I If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
386	17-0449-0-0260	193.61
DATE DUE		TOTAL DUE
11/15/2017		193.61

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

Comprehensive Narrative

2821 Fraser Street, Smyrna

To Whom it May Concern,

The variance at 2821 Fraser Street came as a surprise during the permit application process. We demoed the house as we awaited engineering to be completed on trusses and when that information was available we submitted for the construction permit and that is when it was discovered that the existing home was over the established building set-backs.

Per the instructions, I have addressed each of the (4) four points below as they appear in the instructions.

1. No extraordinary or exceptional conditions apply to this property that would not apply to other in the same district, to my knowledge. The intended use will be as a single-family home, as it was used previously.
2. The alleged hardships relate to the timing of this process, as it relates to the demo and building permits. We were grateful to be able to proceed with demo while awaiting the engineered drawings for the roof/floor trusses. At the time we failed to recognize the setbacks had been encroached by the original home. The truss engineer has long lead times, so we were able to demo the house to the point that we it was ready to rebuild while waiting. We had presented everything previously but due to the trusses we agreed to hold it all until the package was complete, with trusses. When the engineering was available, we returned to apply, and at this point, an official noticed the survey showed the existing house was in violation of the current setbacks. (not noted on the survey) Because we were not changing the footprint/foundation we had not considered this. We are not changing the foot print of the house and are rebuilding using the shell of the 1st floor. To conclude, my hardship is related to the fact that I have exposed this home's framing and other components and it appears it will have to sit for weeks as we request a variance. This is made worse because we are a brand-new company and do not have resources to cover for the extra time and run a high risk of losing our "place in line" with vendors and contractors. The duration of down time will be extended as we wait for their availability again. We understand the circumstances and hope this is the appropriate area to address our concerns. We are very anxious about the impact to time and budget. We feel like all parties agree that it is something that has been in place for some time and not affected, physically by the renovations.
3. Regarding being deprived of use of the of the property, I would like to use this area to reiterate my concerns from above, but in the end, we are not being deprived. It is the time and financial costs associated with being restricted/deprived from building the house during the period of the variance that concern us.
4. The proposed variance is required for reasonable use of the property, as the use of the property and footprint in place, is not changing as a result of the variance.

I hope we have provided proper/relevant narrations for our variance. I would like to request that we be considered to be allowed to proceed with the renovations as the variance process proceeds, or possibly be allowed to be considered during the March 28th hearing. We discovered this on Monday, March 19th and have been able to obtain the signatures and related documentation by today, March 21st.

Thank you for your consideration of this case.

Sincerely,

Brian Denis

Condor Construction Partners/Hillcrest Home Builders

Cell: 678-223-8708

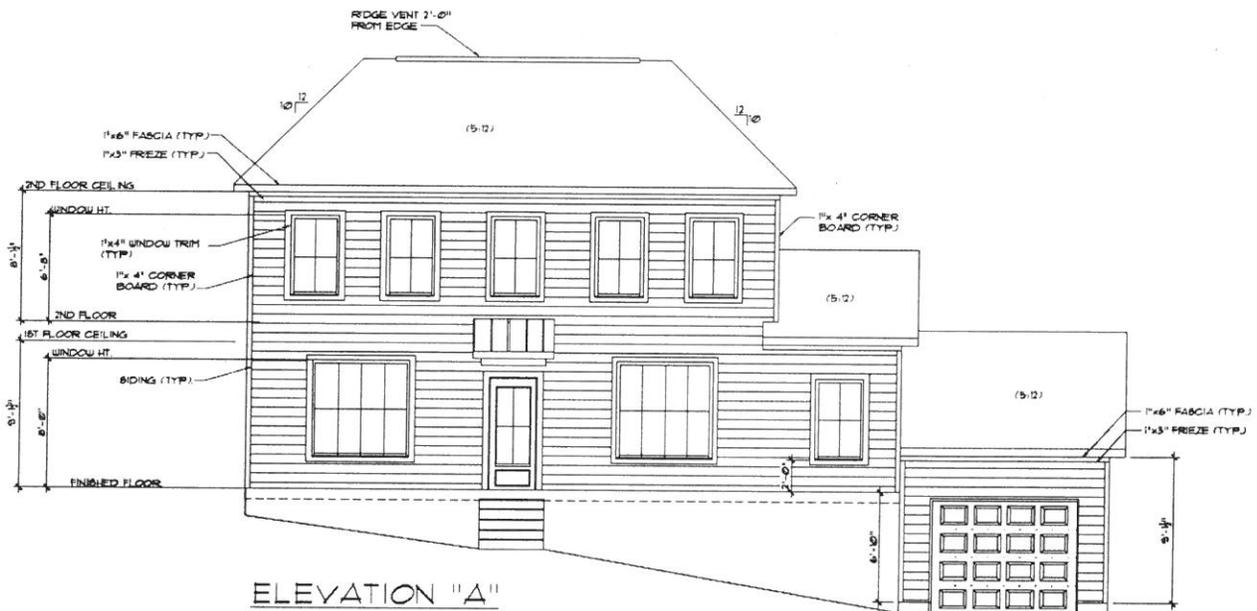
Email: briancdenis@gmail.com

Variance Application – brief description of structure

2821 Fraser Street, Smyrna

To Whom it May Concern,

We will be using this home's existing foundation and 1st floor shell and will be adding a second story. The home will be a traditional style home and the exterior materials will be Cementous Siding with a standard 7" reveal. The home will be primarily white with bronze windows and gutter system. Below is a rendering of the home's front elevation. Separate plans on 11x17 have also been provided.



ELEVATION "A"
(SCALE: 1/8" = 1'-0")

ELEVATION NOTES:
1. ALL PRE-ENGINEERED ROOF TRUSSES
SHALL BE CANTILEVER TRUSSES.

Thank you,
Brian Denis
Condor Construction Partners/Hillcrest Home Builders
Cell: 678-223-8708
Email: briandenis@gmail.com



CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 3/21/2018

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
PNC MORTGAGE

ALMOND HUBERT E
ALMOND EFFIE J

Payment Date: 10/6/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2017	17044900260	10/15/2017	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$109.74	\$0.00



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

Owner Information

ALMOND HUBERT E ALMOND EFFIE J 2821
FRASER ST SMYRNA, GA 30080

Payment Information

Status Paid
Last Payment Date 10/06/2017
Amount Paid \$109.74

Property Information

Parcel Number 17044900260 17044900260
Acres 0
Assessed Value \$80,608
Fair Market Value \$201,520
Tax District 6 - City of Smyrna
Homestead 413 Age 65, Basic,
Exemption School

Bill Information

Record Type Parcel
Bill Type Original
Tax Year 2017
Due Date 10/15/2017

Taxes

Base Taxes \$109.74
Penalty \$0.00
Interest \$0.00
Fees \$0.00
Appeal Amount \$0.00
Good Through
Balance Due \$0.00

Property Address

2821 FRASER ST

Jurisdictions

Taxing Authority	40% Assessed Value	Less Exemption	= Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	80,608	80,608	0	0.018900	\$0.00
SCHOOL BOND	80,608	0	80,608	0.000000	\$0.00
COUNTY GENERAL	80,608	65,924	14,684	0.006760	\$99.26
COUNTY BOND	80,608	0	80,608	0.000130	\$10.48
	80,608	0	80,608	0.000000	\$0.00
	80,608	0	0	0.000000	\$0.00
	80,608	0	0	0.000000	\$0.00
STATE	80,608	80,608	0	0.000000	\$0.00
	80,608	0	0	0.000000	\$0.00



COBB COUNTY TAX BILL 2017

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

CHELLY MCDUFFIE
CHIEF DEPUTY

Phone: 770-528-8600
Fax: 770-528-8679



ALMOND HUBERT E
ALMOND EFFIE J
2821 FRASER ST

A copy of your bill was sent to your mortgage company. See the back of this bill for more information about mortgage companies.

PAYMENT DUE DATE: October 15, 2017

Scan to pay online!

Payment must be U.S. 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
17044900260	201,520	80,608	0.00	6 - City of Smyrna	Yes; 413 Age 65, Basic, School

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	80,608	-	80,608	=	0	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	80,608	-	80,608	=	0	x	0.0189	=	\$0.00
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Levied by the Cobb County Board of Education representing approximately 0.00% of your taxes due

COUNTY

Levied by the Board of Commissioners representing approximately 100.00% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$55,924.00 because your property's value was reassessed.

County General	80,608	-	65,924	=	14,684	x	0.00676	=	\$99.26
County Bond	80,608	-	0	=	80,608	x	0.00013	=	\$10.48
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2017	17044900260	10/15/2017	Pay: N/A or	\$109.74

Payment must be U.S. 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
2017	17044900260	10/15/2017	Pay: N/A or	\$109.74	

Late fees apply after
October 15, 2017

IS YOUR INFORMATION UP TO DATE?

My mailing address has changed

I want to remove homestead exemptions

Date Moved: _____

New Mailing Address: _____

Signature : _____

2017 COBB COUNTY TAX BILL

QR Code for



Internal Use

ALMOND HUBERT E
ALMOND EFFIE J
or Current Property Owner
2821 FRASER ST

SMYRNA, GA 30080