

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 5

Application No: V19-018

Hearing Date: 4/24/19

APPLICANT: Byron A Patterson Jr  
Business Phone: (678) 672-7315 Cell Phone: (706) 264-0815 Home Phone: \_\_\_\_\_  
Representative's Name (print): \_\_\_\_\_  
Address: 869 Wayland Ct SE Smyrna GA 30080  
Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
E-Mail Address: cpatterson@fukunconstruction.com  
Signature of Representative: [Signature] Delli Patterson

TITLEHOLDER: SAME  
Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

VARIANCE:  
Present Zoning: R15 Type of Variance: Front setback

Explain Intended Use: \_\_\_\_\_

Location: 869 Wayland Ct SE Smyrna GA 30080  
Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Size of Tract: 0.308 Acres

(To be completed by City)  
Received: 4/4/19  
Posted: 4/10/19  
Approved/Denied: \_\_\_\_\_

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15

**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**

*Please see attached.*

RE: 869 Wayland Ct SE

Dear Council,

We have very much enjoyed the City of Smyrna for the 6 plus years we have lived here. We owned 811 Wayland Court prior to 869. We hope to make our home an appropriate size for years more of enjoyment.

We are seeking variance to build an addition to our home so it will accommodate our young daughter as well as child that is on the way. The addition will consist of a bedroom, bathroom, and closet that will belong to our eldest child.

As you can review, should you choose, we have made other cosmetic improvements to the property and hope to continue after this addition. We are very pleased with the beautification of the direct area as well as Smyrna as a whole. We intend to build the addition in the likeness of the home as it is currently: brick façade, shingled roof, and vinyl soffits. Please see attached review drawings for addition.

Thank you for your consideration,

Kelli and Cal Patterson.

The block contains two handwritten signatures. The top signature is in blue ink and appears to be 'Cal Patterson'. The bottom signature is in black ink and appears to be 'Kelli Patterson'.

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

By signature, it is hereby acknowledged that I have been notified that Kelli and  
Byron "Cal" Patterson

Intends to make an application for a variance for the purpose of constructing an  
addition to the front of their home at  
869 Wayland Ct.

on the premises described in the application.

**NAME**

**ADDRESS**

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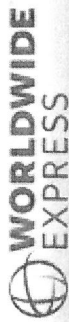
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Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also you may provide certified mail receipts of notification letters sent to adjacent properties. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.





## Small Package Shipment History



Go

Rows 15 ▾

Actions

Void

Track

Print Selected

1 - 15 of 7031 >

<input type="checkbox"/>	Shipment	Origin	Destination	Details	Action	Shipdate
<input type="checkbox"/>	Ship Date: 02-Apr-2019 Tracking#: 1ZA1Y8581393324966 Type: Shipment Next Day Air Saver	FULCRUM CONSTRUCTION, LLC 1945 THE EXCHANGE SE, STE 400 ATLANTA GA, 30339 US 7706128005 Sent By: Cal Patterson	Residence 870 Wayland Court SE SMYRNA GA, 30080 US 770-612-8005 Attn: Catherine P. East Trust	3722 Pieces: 1 Weight: .5	<a href="#">Copy as New</a> <a href="#">View Details</a> <a href="#">Submit a Claim</a> <a href="#">View/Print</a> <a href="#">Void</a>	02-APR-2019 13:40:14
<input type="checkbox"/>	Ship Date: 02-Apr-2019 Tracking#: 1ZA1Y8581396689728 Type: Shipment Next Day Air Saver	FULCRUM CONSTRUCTION, LLC 1945 THE EXCHANGE SE, STE 400 ATLANTA GA, 30339 US 7706128005 Sent By: Jennifer Haefer	Residence 873 Wayland Court SE SMYRNA GA, 30080 US 770-612-8005 Attn: Adam & Melissa Reid	3722 Pieces: 1 Weight: .5	<a href="#">Copy as New</a> <a href="#">View Details</a> <a href="#">Submit a Claim</a> <a href="#">View/Print</a> <a href="#">Void</a>	02-APR-2019 13:39:14
<input type="checkbox"/>	Ship Date: 02-Apr-2019 Tracking#: 1ZA1Y8581395292710 Type: Shipment Next Day Air Saver	FULCRUM CONSTRUCTION, LLC 1945 THE EXCHANGE SE, STE 400 ATLANTA GA, 30339 US 7706128005 Sent By: Cal Patterson	Residence 865 Wayland Court SE SMYRNA GA, 30080 US 770-612-8005 Attn: Kenyon S. Homan	3722 Pieces: 1 Weight: .5	<a href="#">Copy as New</a> <a href="#">View Details</a> <a href="#">Submit a Claim</a> <a href="#">View/Print</a> <a href="#">Void</a>	02-APR-2019 13:37:45



Printed: 4/2/2019

**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:  
WELLS FARGO REAL ESTATE TAX SERVICE

**PATTERSON BYRON A JR & KELLI****Payment Date: 9/13/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2018	17041700300	10/15/2018	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,843.50	\$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

2018 Property Tax Notice

PATTERSON BYRON A JR & KELLI  
869 WAYLAND CT  
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
12659	869 WAYLAND CT	17-0417-0-0300	226,980	90,792	44,772	46,020	8.990000	413.72
EXEMPTIONS: FLOATING HOMESTEAD		44,772						

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
<b>TOTAL DUE</b>	<b>413.72</b>
<b>DATE DUE</b>	<b>11/15/2018</b>

PATTERSON BYRON A JR & KELLI  
869 WAYLAND CT  
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
12659	17-0417-0-0300	413.72
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2018		413.72

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK





## Munis Self Service

## Real Estate

[Return to view bill](#)

### Payments/Adjustments

**As of 4/2/2019**

Bill Year	2018
Bill	12659

Activity	Posted	Paid By/Reference	Amount
Payment	10/5/2018	WELLS FARGO	\$413.72

[Return to view bill](#)

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