

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 4

Application No: V17-017

Hearing Date: 3/22/17

APPLICANT: James V Atria

Business Phone: _____

Cell Phone: 954-298-

Home Phone: _____

Representative's Name (print): _____

0797

Address: 417 Downfield Way

Business Phone: _____

Cell Phone: _____

Home Phone: _____

E-Mail Address: atria@gate.net

Signature of Representative: _____

TITLEHOLDER: James V & Carol A Atria

Business Phone: _____

Cell Phone: _____

Home Phone: _____

Address: 417 Downfield Way

Signature: _____

VARIANCE: 2AD

Present Zoning: R-15

Type of Variance: Install Non-

permanent Pavers

Explain Intended Use: R-15 Personal in ground
concrete pool

Location: Lot 5 412 ~~Down~~ 417 Downfield Way
Park Place

Land Lot(s): _____

District: _____

Size of Tract: 3.5

Acres

(To be completed by City)

Received: 3/2/17

Posted: 3/6/17

Approved/Denied: _____

CONTIGUOUS ZONING

North: ~~R-15~~ RAD

East: ~~R-15~~ R-15

South: ~~R-15~~ RAD

West: ~~R-15~~ RAD

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

By signature, it is hereby acknowledged that I have been notified that _____

James V & Carol A. Faria

Intends to make an application for a variance for the purpose of Installing

concrete pavers on the easement in
their rear yard (see site plan)

on the premises described in the application.

NAME

Jeremy & Leslie Cink

ADDRESS

421 Downfield Way

Jeff & Debra Williams

413 Downfield Way

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

By signature, it is hereby acknowledged that I have been notified that _____

James V & Carol A. Faria
Intends to make an application for a variance for the purpose of Installing
concrete pavers on the easement in
their rear yard (see site plan)
on the premises described in the application.

NAME

Jeremy & Leslie Cink
421 Downfield Way
Bellevue, WA

ADDRESS

421 Downfield Way

Jeff & Deborah Williams

413 Downfield Way

James V Atria
Carol A Atria
417 Downfield Way
Smyrna Georgia 30082
March 1, 2017

Variance board of the City of Smyrna

Thank you for taking the time to review our request. My wife and I have chosen to retire here in Smyrna which is two blocks from our Granddaughters. We are enjoying sharing our home with them and walking the park just off our backyard. In the permitting process, there has been a misunderstanding as to the placement of the pool pavers. Why we are here at this point in time is not relevant, I am just looking for a reasonable resolution to the current dilemma.

Variance Request Summary

Enclosed is the Building Permit Number 162172 on 07/26/2016. The original plan has about 150 feet of paver over the existing sewer easement. The final revised plan enclosed also has about 150 feet of paver over the same existing sewer easement, with some minor changes to the pool footprint and changing the pavers from curved edges to square edges. We are asking for permission to install about 150 square feet of pavers on the existing sewer easement.

My wife and I, the current property owners, will sign a recordable form that will state in part: "in addition to City of Smyrna Ordinance Section 90-33 – Fence and other permanent structure, the current and future owners of Lot 5 Park Place, 417 downfield Way SE will at the property owners sole cost and expense reinstall, repair or reconstruct the paver system that is built upon the existing sewer easement". If the city requires additional wording I am more than willing to amended the above statement.

Thank You
James V Atria
Carol A Atria

**City of Smyrna**

3180 Atlanta Road

Smyrna, GA 30080

Phone: 770-319-5387 / For Inspections Call: 678-631-5010

PERMIT NUMBER**162172**

Issue Date: 07/26/2016

Permit Type: RESIDENTIAL BUILDING PERMIT

Property Number		Street Address	Lot Number
T0000000729		417 DOWNFIELD WAY SE	05
Zone Code		Subdivision	
RAD-C		PARK PLACE	
Owner Information		Applicant Information	
Name: ATRIA, JAMES Phone: 9542960797 Address: 415 DOWNFIELD WAY SMYRNA, GA 30082		Name: AKIN PERMIT SOLUTIONS Phone: 7705875363 Address: 4158 STONECHAT COURT ROSWELL, GA 30075	
Contractor Information			
Name: ARTIZAN DESIGN POOLS Address: 915 WOODLAND TRAIL Phone: 6785408610		License Number: License Exp. Date: Insurance Exp. Date:	
Building Information			
Proposed Use: SWIMMING POOL Construction Type: Number of Stories: Estimated Cost of Construction: \$ 59,000		Heated Sq. Ft: Gross Sq. Ft: 2,271	

Project Description: RES SWIMMING POOL**Scope of Work:**

42 x 18 POOL AND DECK

42% IMPERVIOUS W/ POOL, OK PER EPD

Permit Details:

I, the undersigned, hereby agree to comply with all applicable laws regulating the work. I have also received a copy of this document and understand that it is my responsibility to inform this office of any change of contractor by completing and submitting a change of contractor form if necessary. I further understand that all inspection requests are to be made by me or my agent.

Signature of Owner/Contractor

Signature of Approving Official

License #:

Date: 07/26/2016

ANY PERMIT ISSUED EXPIRES SIX (6) MONTHS AFTER ISSUANCE IF NO INSPECTIONS HAVE BEEN MADE.**Application Number** 201601200**TOTAL FEES:** \$ 454.30

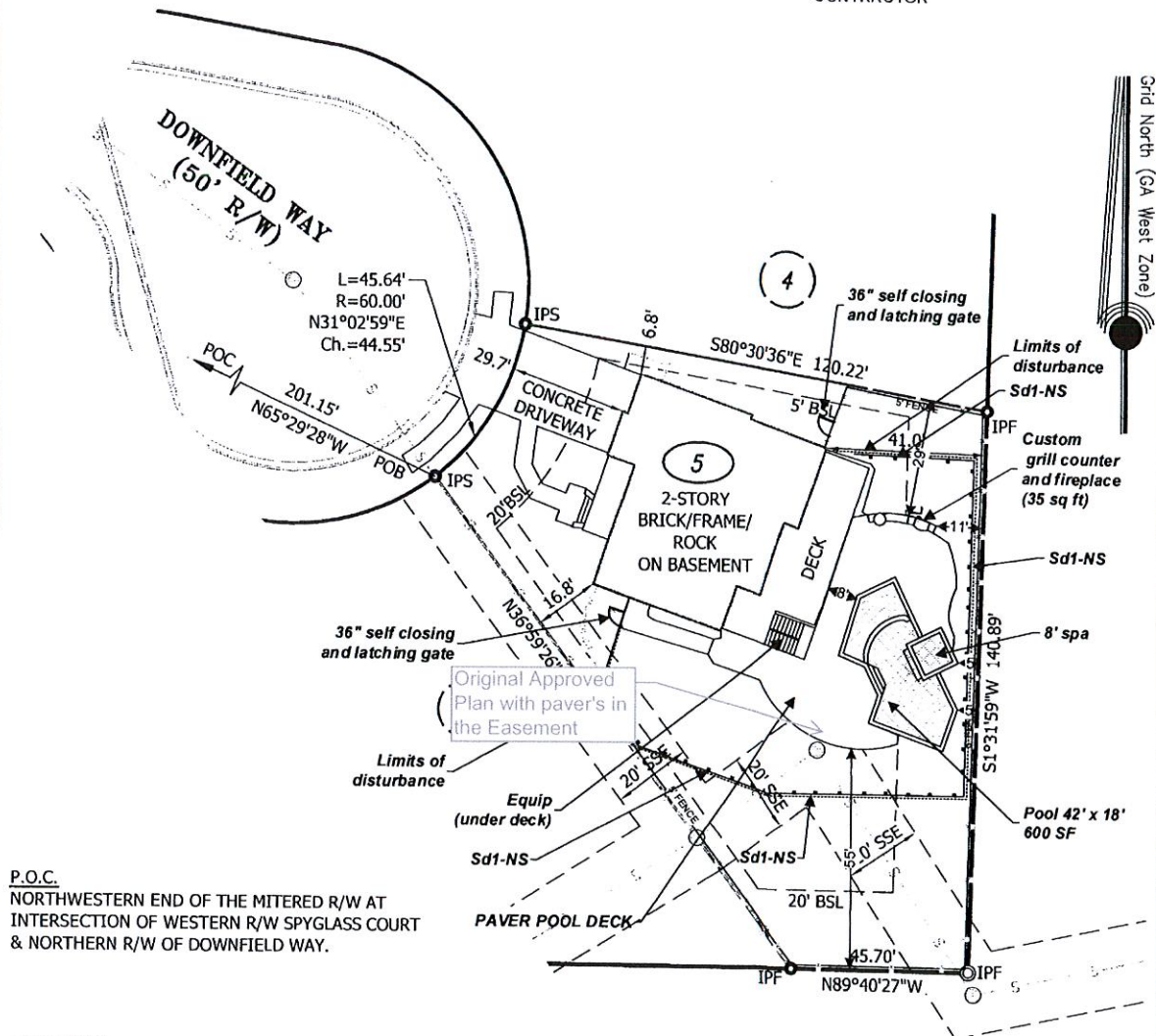
FLOOD HAZARD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, COMMUNITY NUMBER 13057 AND MAP NUMBERS 13057C0351D & 13057C0352D, DATED SEPTEMBER 29, 2006.

STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

SITE PLAN BASED ON AS BUILT SURVEY BY TRAVIS PRUITT AND ASSOCIATES. PROPOSED IMPROVEMENTS, EROSION CONTROL MEASURES AND PROPOSED IMPERVIOUS CALCULATIONS BY CONTRACTOR

**P.O.C.**

NORTHWESTERN END OF THE MITERED R/W AT INTERSECTION OF WESTERN R/W SPYGLASS COURT & NORTHERN R/W OF DOWNFIELD WAY.

LEGEND

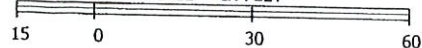
—	HEADWALL
●	MANHOLE
⊙	JUNCTION BOX
■	DROP INLET
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
—S—	SANITARY SEWER LINE
R/W	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
—	STORM LINE
IPS	1/2" IRON PIN SET W/CAP
IPF	1/2" IRON PIN FOUND W/CAP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
—	RETAINING WALL
-x-	EXISTING FENCE

TOTAL LOT: 0.346 ACRES OR 15076 SQ FT

LOT COVERAGE CALCULATIONS:

EXISTING IMPERVIOUS:	4049 SQ FT
PROPOSED POOL AND SPA (H2O):	664 SQ FT
PROPOSED STONE COPING:	141 SQ FT
PROPOSED PAVER POOL DECK:	1431 SQ FT
PROPOSED GRILL AND FIREPLACE:	35 SQ FT
PROPOSED POOL EQUIP. (UNDER DECK):	NA SQ FT
PROPOSED COVERAGE: 6320 SQ FT OR 41.92%	
TOTAL ALLOWED 45%	

GRAPHIC SCALE - IN FEET



CONTRACTOR:
ARTIZAN DESIGN POOLS
5422 GLADE RD
ACWORTH GA 30102

24 HOUR CONTACT:
JIMMY CERNA
678-540-8610

SITE PLAN FOR SWIMMING POOL FOR:
JAMES ATRIA

417 DOWNFIELD WAY
SMYRNA GA 30082

**PARK PLACE
LOT#5**

LAND LOT 335 ~ 17 TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 04-26-16

SCALE: 1" = 30'

CN: Lot 05

JN: 1-16-0196

CLIENT: ATRIA

DRAWN BY: IS

Sheet No. 1 of 1

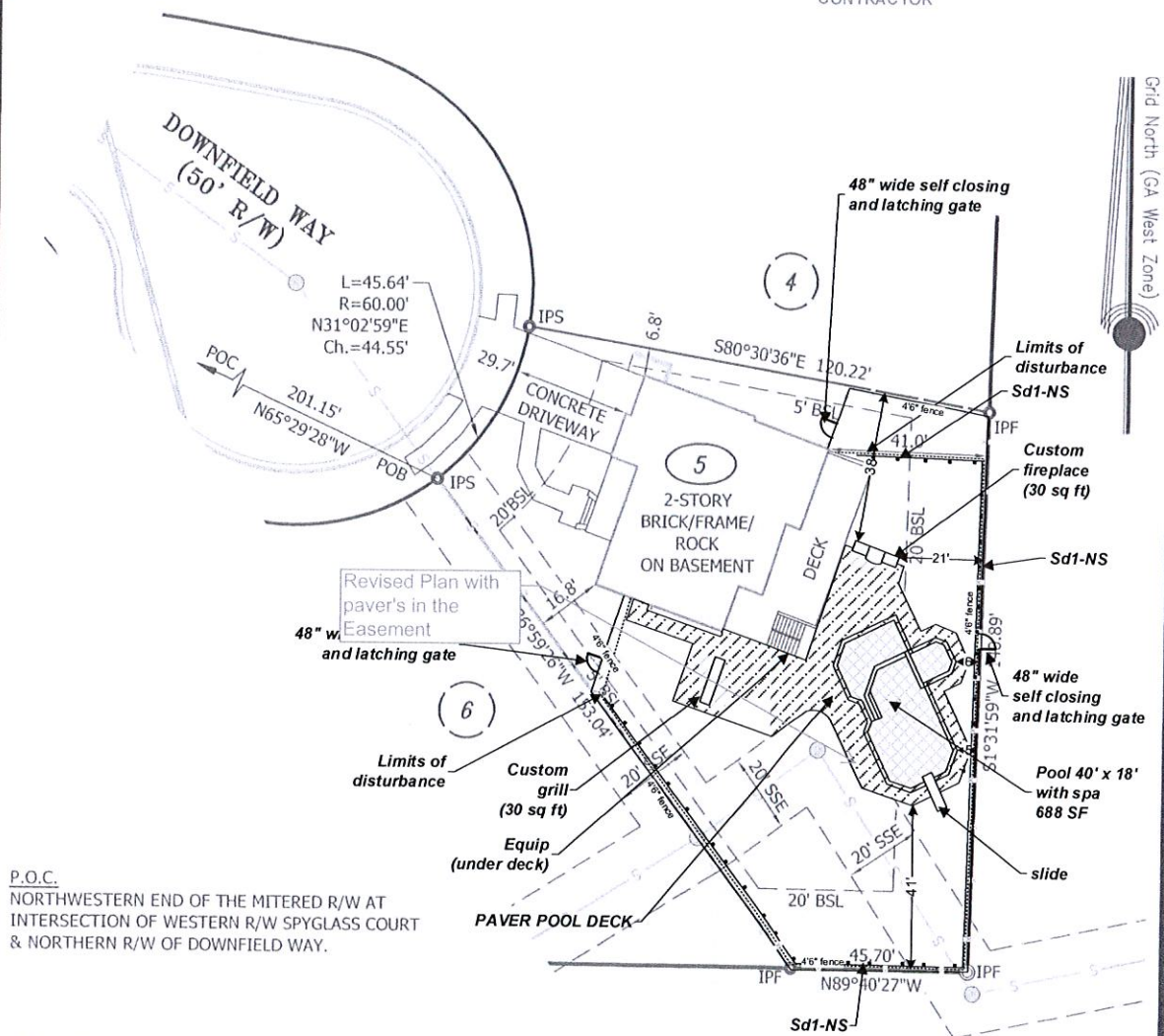
FLOOD HAZARD NOTE

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, COMMUNITY NUMBER 13057 AND MAP NUMBERS 13057C0351D & 13057C0352D, DATED SEPTEMBER 29, 2006.

STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

SITE PLAN BASED ON AS BUILT SURVEY BY TRAVIS PRUITT AND ASSOCIATES. PROPOSED IMPROVEMENTS, EROSION CONTROL MEASURES AND PROPOSED IMPERIOUS CALCULATIONS BY CONTRACTOR



P.O.C.

NORTHWESTERN END OF THE MITERED R/W AT INTERSECTION OF WESTERN R/W SPYGLASS COURT & NORTHERN R/W OF DOWNFIELD WAY.

LEGEND

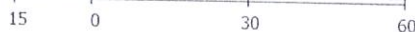
—	HEADWALL
●	MANHOLE
⊙	JUNCTION BOX
□	DROP INLET
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
—S—	SANITARY SEWER LINE
R/W	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
=====	STORM LINE
IPS	1/2" IRON PIN SET W/CAP
IPF	1/2" IRON PIN FOUND W/CAP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
=====	RETAINING WALL
-----	EXISTING FENCE

TOTAL LOT: 0.346 ACRES OR 15076 SQ FT

LOT COVERAGE CALCULATIONS:

EXISTING IMPERVIOUS:	4049 SQ FT
PROPOSED POOL AND SPA (H20):	734 SQ FT
PROPOSED STONE COPING:	139 SQ FT
PROPOSED PAVER POOL DECK:	1711 SQ FT
PROPOSED FIREPLACE:	30 SQ FT
PROPOSED GRILL: ON DECK	NA SQ FT
PROPOSED POOL EQUIP: (UNDER DECK):	NA SQ FT
PROPOSED COVERAGE: 6653 SQ FT OR 44.12%	
TOTAL ALLOWED 45%	

GRAPHIC SCALE - IN FEET



CONTRACTOR:
ARTIZAN DESIGN POOLS
5422 GLADE RD
ACWORTH GA 30102

24 HOUR CONTACT:
JIMMY CERNA
678-540-8610

SITE PLAN FOR SWIMMING POOL FOR:
JAMES ATRIA
417 DOWNFIELD WAY
SMYRNA GA 30082

**PARK PLACE
LOT#5**

LAND LOT 335 ~ 17 TH DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 04-26-16

SCALE: 1"= 30'

CN: Lot 05

JN: 1-16-0196

CLIENT: ATRIA

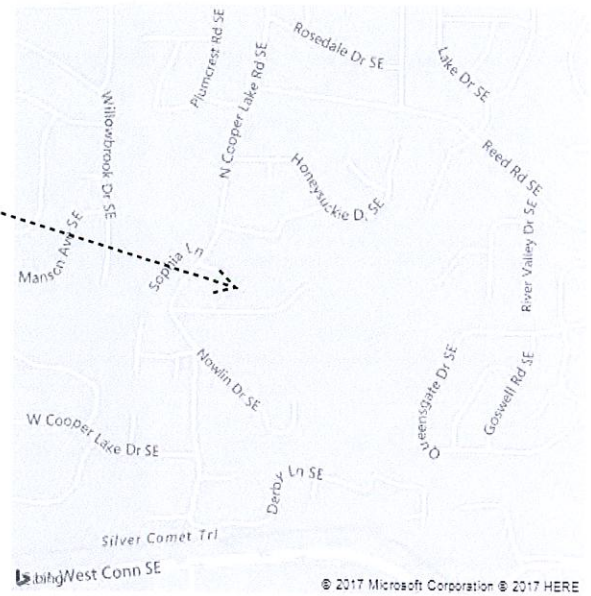
DRAWN BY: IS

Sheet No. 1 of 1



Notes

417 Downfield Way
Smyrna, GA 30082



[Log In](#)

Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 2/15/2017

Bill Year	2016
Bill	724

Activity	Posted	Paid By/Reference	Amount
Payment	10/12/2016	ATRIA MANAGEMENT SERVICES INC	\$413.54

[Return to view bill](#)

©2017 Tyler Technologies, Inc.



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



Scan to
pay online!

COBB COUNTY TAX BILL 2016

Pay online at www.cobbtax.org or 1-866-729-2622
 See the back of this bill for more payment information

ATRIA JAMES & CAROL

417 DOWNFIELD WAY

YOUR PAYMENT IS DUE October 17, 2016

Late fees apply October 18, 2016

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption				
17033500620	115,000	46,000	0.35	6 - City of Smyrna	NONE				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	46,000	-	0	=	46,000	x	0.000000	=	\$0.00

The Governor and General Assembly passed a tax relief act eliminating your state property tax.

SCHOOL	46,000	-	0	=	46,000	x	0.018900	=	\$869.40
--------	--------	---	---	---	--------	---	----------	---	----------

Levied by the Cobb County Board of Education representing approximately 73.28% of your taxes due.

COUNTY

Levied by the Board of Commissioners representing approximately 26.72% of your taxes due.

County General	46,000	-	0	=	46,000	x	0.006660	=	\$306.36
County Bond	46,000	-	0	=	46,000	x	0.000230	=	\$10.58
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2016	17033500620	10/17/2016	Pay: N/A or	\$0.00

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2016	17033500620	10/17/2016	Pay: N/A or	\$0.00	

2016 COBB COUNTY TAX BILL

ATRIA JAMES & CAROL

417 DOWNFIELD WAY

SMYRNA, GA 30082



IS YOUR INFORMATION UP TO DATE?

☐

My mailing address
has changed.

☐

I want to remove
homestead
exemptions.

Date Moved:

New Mailing Address:

Signature :



Printed: 3/2/2017

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
James Atria

ATRIA JAMES & CAROL

Payment Date: 11/6/2016

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2016	17033500620	10/17/2016	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$6.75	\$59.32	\$0.00	\$0.00	\$1,252.41	\$0.00



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