

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V17-021

Hearing Date: 4/26/17

**APPLICANT:** Cascade Properties LLC

Business Phone: (770) 378-6139 Cell Phone: (404) 281-3660 Home Phone: n/a

Representative's Name (print): Tony Dawson, PE

Address: 1569 Cherry Hill Road, SW, Conyers, GA 30094

Business Phone: (678) 485-9610 Cell Phone: (678) 485-9610 Home Phone: n/a

E-Mail Address: tonyd@dawsonec.com / rezakaba@gmail.com

Signature of Representative: Tony Dawson

**TITLEHOLDER:** ALCS Properties LLC

Business Phone: 678-428-4372 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: 113 Lake Bend Dr, Lawrenceville, GA

Signature: Tony Dawson

## VARIANCE:

Present Zoning: GC Type of Variance: Reduction of rear and front setbacks for proposed new building, allowance of existing canopy to remain in grandfathered setbacks, allowance for proposed dumpster to be located within front setback, reduction of parking requirement.

Explain Intended Use: To redevelop the vacant convenience store/gas station by adopting a modern layout with a new building behind the gasoline canopy at the rear of the property.

Location: 3418 S Cobb Drive, Smyrna, GA 30080

Land Lot(s): 412 District: 17 Size of Tract: 0.52 Acres

(To be completed by City)

Received: 4/6/17

Posted: 4/10/17

Approved/Denied: \_\_\_\_\_



**Dawson Engineering Consultants, L.L.C.**

1569 Cherry Hill Road

Conyers, GA 30094

Office: 678-485-9610 / Fax: 470-207-7083

[www.dawsonec.com](http://www.dawsonec.com) / [tonyd@dawsonec.com](mailto:tonyd@dawsonec.com)

=====  
April 3, 2017

**Letter of Intent**

To Whom It Concerns:

The letter serves as our official request for the following zoning variances at the property address of 3418 South Cobb Drive:

1. To reduce the rear yard setback from 30' to 0'.
2. To reduce the parking requirement of 17 parking spaces to 10.
3. To allow the existing canopy to remain in the 40' and 50' yard setbacks.
4. To allow the accessory structure dumpster to be located within the front yard setback.
5. To reduce the 40' front yard setback to 39' for the proposed building.

The site has been developed in the past as a gasoline service station. The existing pump canopy, carwash and existing under the canopy building remains. We believe the property under its current state is an eye sore to the surrounding area. We think a more modern building with the current building requirements, will make the current property more attractive in the neighborhood.

The site has an existing carwash building located within the rear setback. We would like to remove the existing structure and erect a new proposed 3,000 sf building to match the South Cobb Urban Design standard. The new C-store layouts do not lean towards an under the canopy building.

It is also believed that the current zoning regulations creates an hardship by not allowing the property to be fully redeveloped without the granted variances.

The site is currently zoned GC. It has a 50' front setback, 40' & 10' side yard and a 30' rear setback.

Sincerely,

Tony L. Dawson, P.E.  
Senior Engineer

**CONTIGUOUS ZONING**

**North:** GC

**East:** GC

**South:** GC

**West:** GC

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

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

**Cascade Properties, LLC**

Intends to make an application for a variance for the purpose of redeveloping vacant gas station  
by building a new structure behind canopy.

\_\_\_\_\_

on the premises described in the application.

| NAME                                           | ADDRESS                  |
|------------------------------------------------|--------------------------|
| <u>BOSHER EVELYN DOBBS &amp; DOBBS F WAYNE</u> | <u>0 Lake Drive SE</u>   |
| <u>FRANCHISE REALTY INTERSTATE CORP</u>        | <u>3414 S Cobb Drive</u> |
| <u>YOON &amp; S INC</u>                        | <u>3390 S Cobb Drive</u> |
| <u>SUNTRUST BANK ATLANTA</u>                   | <u>3379 S Cobb Drive</u> |
| <u>SHARON BAPTIST CHURCH OF SMYRNA INC</u>     | <u>3405 S Cobb Drive</u> |
| <u> </u>                                       | <u> </u>                 |
| <u> </u>                                       | <u> </u>                 |
| <u> </u>                                       | <u> </u>                 |



03/29/2017 11:54 | City of Smyrna  
 mhickenbottom | Real Estate Paid Tax Statement

| P 1  
 | txtaxstm

PARCEL: 17-0412-0-0300

LOCATION: 3418 S COBB DR

CURRENT OWNER:  
 ALCS PROPERTIES LLC  
 1133 LAKEBEND DR  
 LAWRENCEVILLE GA 30045

CURRENT STATUS:  
 SQ FT: 0  
 LAND VALUATION: 90,678  
 BUILDING VALUATION: 9,322  
 EXEMPTIONS: 0  
 TAXABLE VALUATION : 100,000

DEED DATE:

BOOK/PAGE:

| YEAR | TYPE         | DUE DATE   | PRIN DUE | INT/PEN | DATE       | TYPE | AMOUNT |
|------|--------------|------------|----------|---------|------------|------|--------|
| 2016 | RE-R 1       | 11/15/2016 | 359.60   | .00     | 11/09/2016 | PD   | 359.60 |
|      | BILL #       | 281        | 359.60   | .00     |            |      | 359.60 |
|      | GRAND TOTALS |            | 359.60   | .00     |            |      | 359.60 |

CITY OF SMYRNA  
 PROPERTY TAX OFFICE  
 P. O. BOX 1226  
 SMYRNA GA 30081

*All Taxes are paid in Full on 3-29-17*  
*Mike Hickenbottom*

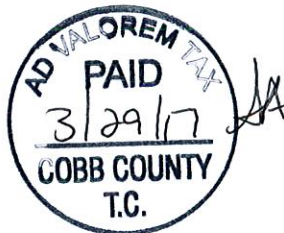
CHELLY MCDUFFIE, Deputy Tax Commissioner

COBB COUNTY DUPLICATE TAX STATEMENT  
FOR TAX YEAR 2016

MAKE CHECK PAYABLE TO: "Cobb County Tax Commissioner"  
MAIL REMITTANCE TO: P.O. BOX 100127  
MARIETTA, GA 30061-7027



|                      |          |
|----------------------|----------|
| TOTAL TAX            | 1031.60  |
| LESS AMT. PREV. PAID | -1031.60 |



|           |        |
|-----------|--------|
| Total Due | \$0.00 |
|-----------|--------|

DETACH AND RETURN WITH CHECK

REMITTANCE COPY

COBB COUNTY DUPLICATE TAX STATEMENT  
FOR TAX YEAR 2016

TAXPAYER COPY

ALCS PROPERTIES LLC  
1133 LAKEBEND DR  
LAWRENCEVILLE GA 30045

[illegible]

Total Due \$0.00

This is the duplicate tax bill for the above said property, calculated from information supplied by the Cobb County Board of Tax Assessors.

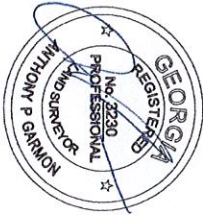
You must send a copy of this bill to your mortgage company if they are responsible for payment.

CARLA JACKSON, Tax Commissioner  
CHELLY MCDUFFIE, Deputy Tax Commissioner

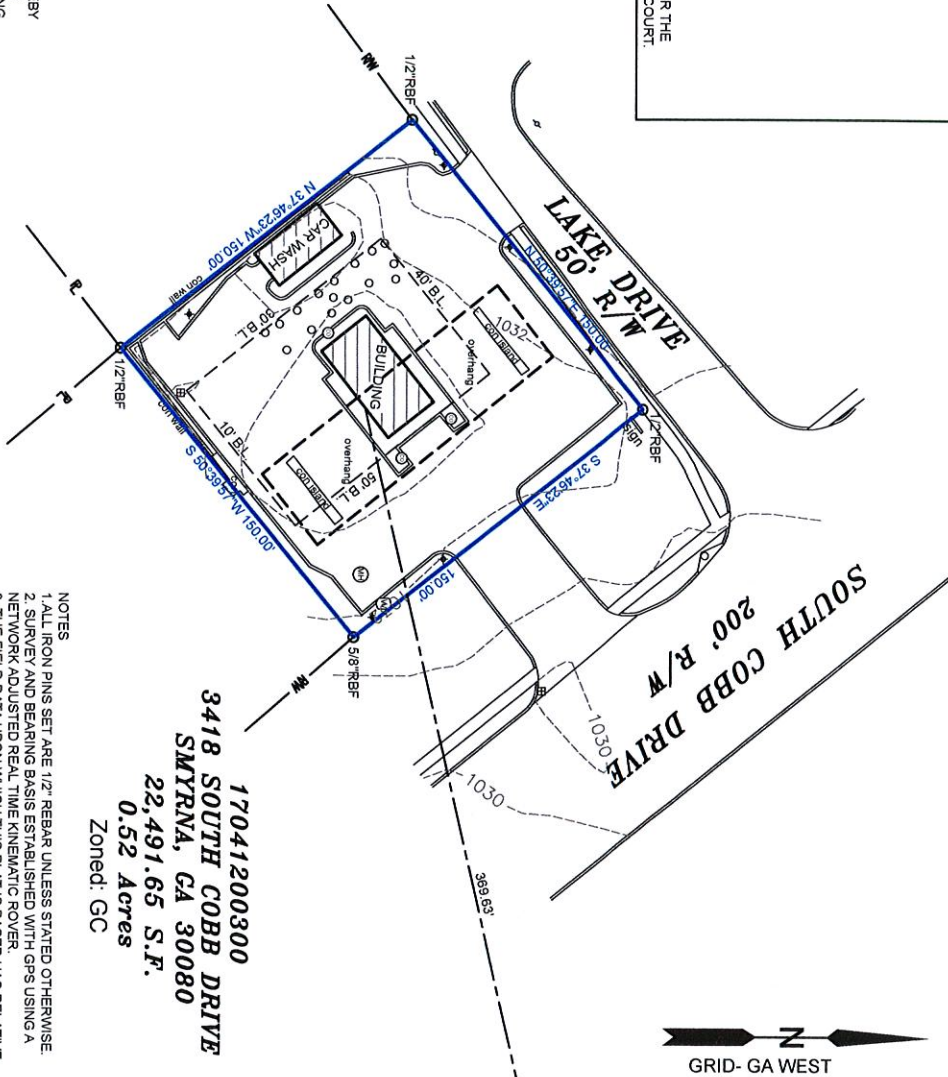
Phone 770-528-8600  
E-mail: [tax@cobbtax.org](mailto:tax@cobbtax.org)  
[tags@cobbtax.org](mailto:tags@cobbtax.org)  
Web: [www.cobbtax.org](http://www.cobbtax.org)



THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT.



AS REQUIRED BY SUBSECTION (c) of  
O.C.G.A. SECTION 15-6-67, THE  
REGISTERED LAND SURVEYOR HEREBY  
CERTIFIES THAT THIS MAP, PLAT, OR  
PLAN HAS BEEN APPROVED FOR FILING  
IN WRITING BY ANY AND ALL APPLICABLE  
MUNICIPAL, COUNTY, OR  
COMMUNITY PLANNING  
COMMISSIONS OR MUNICIPAL OR  
COUNTY GOVERNING AUTHORITIES OR  
THAT SUCH GOVERNING BODIES  
HAVE AFFIRMED IN WRITING THAT  
APPROVAL IS NOT REQUIRED.



17041200300  
3418 SOUTH COBB DRIVE  
SMYRNA, GA 30080  
22,491.65 S.F.  
0.52 Acres  
Zoned: GC

- NOTES
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF  $\pm 0.03$  FEET.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
  5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON SPT 3003LW TOTAL STATION.
  6. FIELD WORK COMPLETED ON MARCH 8, 2017.
  7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

- LEGEND
- REBAR FOUND
  - CTF=CRIMP TOP PIPE FOUND
  - IPS= IRON PIN SET
  - DE= DRAINAGE EASEMENT
  - B.L.= BUILDING LINE
  - N/F= NOW OR FORMERLY
  - PL= PROPERTY LINE
  - RM= RIGHT-OF-WAY
  - DB= DEED BOOK
  - PG= PAGE
  - CON= CONCRETE
  - SM= SIDEWALK
  - = POWER POLE
  - Ⓜ= WATER METER

DISTANCE SURVEY:  
SCHOOL: 1195' TO KING SPRINGS ELEMENTARY SCHOOL  
CHURCH: 369.63' TO SHARON BAPTIST CHURCH  
PARK: 785' TO LAKE COURT PARK  
PUBLIC BUILDING: 614' TO CITY OF SMYRNA BUILDING - 3475 LAKE DR SE  
LIBRARY: 1.19 MILES TO SMYRNA PUBLIC LIBRARY  
RESIDENCE: 573' TO 944 SHARON CIRCLE

SURVEY FOR:

CASCADE PROPERTIES LLC

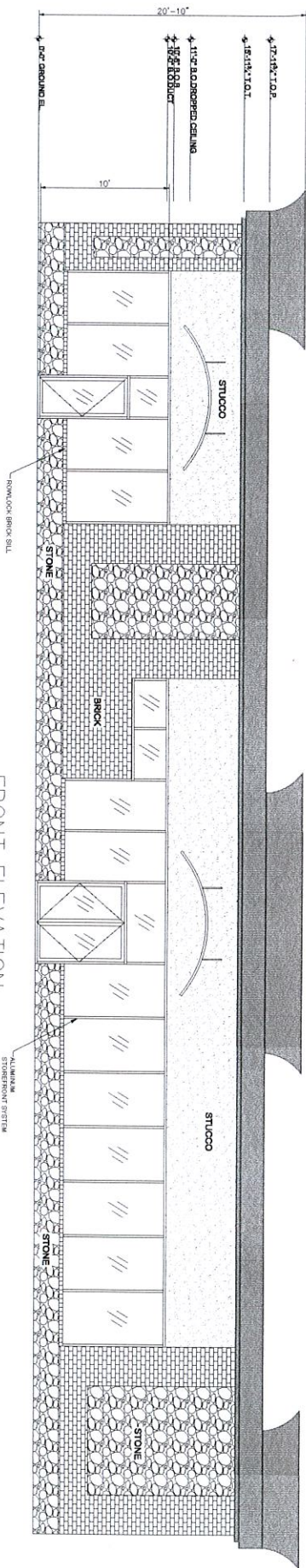
| LAND LOT:                       | DATE      |
|---------------------------------|-----------|
| 412                             | 3/10/2017 |
| DISTRICT:                       | SCALE     |
| 17                              | 1"=60'    |
| SECTION:                        | JOB NO.   |
| COBB                            | 2017-69   |
| DRAWING NAME:<br>3418 S COBB DR |           |

**GARMON**  
Land Surveying  
1920 Railroad Street SE, Smyrna, GA 30666  
678-776-3544 • Tony@garmonlandsurveying.com



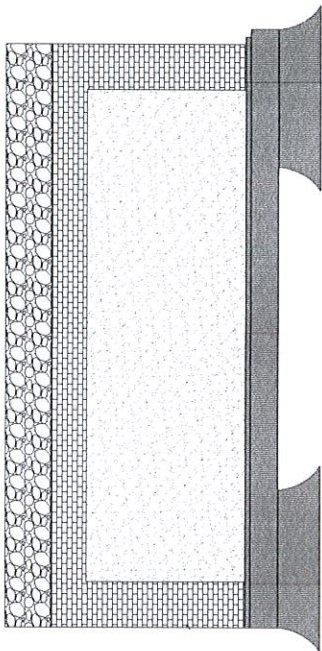






FRONT ELEVATION

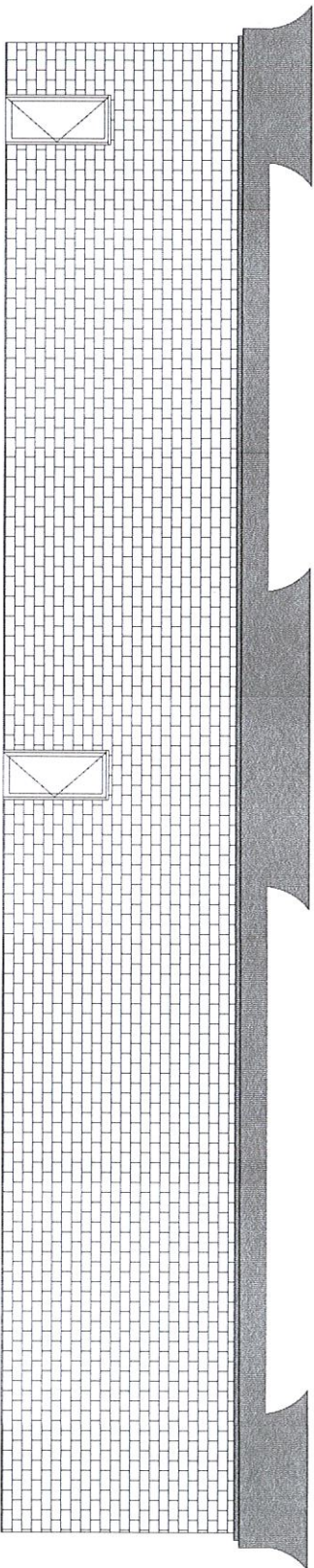
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION OPP HAND

SCALE: 1/4" = 1'-0"



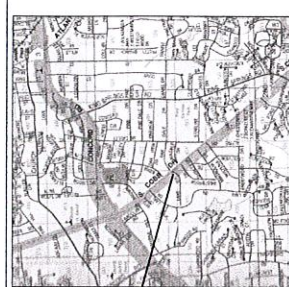
REAR ELEVATION

SCALE: 1/4" = 1'-0"

SITE PLAN  
FOR  
SOUTH COBB DR C-STORE  
LOCATION AT  
17TH DISTRICT LAND LOT 412  
341B S. COBB DRIVE  
COBB COUNTY

DAWSON ENGINEERING CONSULTANTS, LLC  
1569 C-GEARY HILL ROAD  
CONLEY, GEORGIA 30094  
678-455-9610 FAX 678-720-5795  
EMAIL: TONY@DAWSONEC.COM

DATE: 11/15/17  
PROJECT NO: 171010SP1  
DATE: 3-28-17  
NO. 1 REVISIONS  
T.L.S.



LOCATION MAP (N.T.S.)



SOUTH COBB DRIVE  
200' R/W

GRID - GA WEST  
N

LAKE DRIVE  
50' R/W

## VARIANCE REQUESTS:

1. REDUCE REAR SETBACK TO 30.00
2. ALLOW EXISTING CANOPY TO REMAIN IN FRONT YARD SETBACKS
3. REDUCE REQUIRED 17' PARKING SPACES TO 10
4. ALLOW AN ACCESSORY STRUCTURE (DUMPSTER) IN THE FRONT YARD
5. TO REDUCE THE 40' FRONT SETBACK TO 38' FOR THE PROPOSED BLDG.

EXISTING PARKING  
PROPOSED ACCESSORY STRUCTURE  
3,000 SF OF EX BUILDING  
5.5 SPACE/ 1000SF 17  
TOTAL REQUIRED 17 SPACES  
TO PARKS PROVIDED W/ 1HC  
PARKING VARIANCE REDUCTION

## SITE INFORMATION

0.52 ACRES  
22,491 SF  
ZONING: GC  
0.07 ACRES DISTURBED

## 24HR CONTACT/DEVELOPER

REZA KABA  
1980 DELOWE DR  
ATLANTA, GA  
770-378-6139

