

# APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application No: \_\_\_\_\_

Hearing Date: 6/28/17

APPLICANT: GIVENSKI & DEBORAH ROGERS

Business Phone: \_\_\_\_\_ Cell Phone: 678 642 9660 Home Phone: 404 859 3545

Representative's Name (print): KEVIN NEEL (BEACON BUILDERS INC.)

Address: 2099 Kilbirnie Court, Kennesaw, GA 30152

Business Phone: \_\_\_\_\_ Cell Phone: 770 757 4673 Home Phone: \_\_\_\_\_

E-Mail Address: Kevin.Kevinneel@gmail.com

Signature of Representative: [Signature] B. KEVIN NEEL

TITLEHOLDER: WILLINGHAM, DEBORAH & ROGERS, GIVENSKI

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: 3683 Ashwood Dr SE, Smyrna, GA 30080

Signature: [Signature] Givenski Rogers

## VARIANCE:

Present Zoning: R-15 Type of Variance: "SIDE LINE" SET BACK

Explain Intended Use: EXTEND ROOF TO PROPERTY LINE FOR CARPORT

Location: 3683 Ashwood Dr SE, Smyrna, GA 30080

Land Lot(s): 554 District: 17<sup>th</sup> (2<sup>nd</sup> Sec) Size of Tract: 0.18 Acres

(To be completed by City)

Received: 6/1/17

Posted: \_\_\_\_\_

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

**CONTIGUOUS ZONING**

North: R-15

East: R-15

South: R-15

West: R-15

## RESIDENTIAL AND NON-RESIDENTIAL VARIANCE APPLICATION

Variance applications are due Thursday by 12:00 pm, 20 days prior to the License and Variance Board hearing. Applications are to be submitted to the Community Development Office located at 3180 Atlanta Road. The City of Smyrna License and Variance Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month. Hearings begin at 10:00 am in the Council Chambers in City Hall at 2800 King Street. The following materials and information must be provided in the variance application.

1. Location of property, to be identified by land lot number, street address, and present zoning classification. Also, general descriptive information such as major streets or other well-known landmarks.
2. Zoning classification of all adjoining property.
3. A comprehensive summary detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use. See Zoning Ordinance Section 1403 - Variance Review Standards on Page 4 of the application. **(Required)**
4. A copy of the existing plat of the property. Minimum size of the plat shall be 11" x 17". An 8½" x 11" to scale copy of the survey may also be used.
5. Signature of the subject property owners or in the case of a corporation a duly authorized officer.
6. A to-scale site plan, if constructing a new structure or an addition to an existing structure on the subject property.
7. An elevation, rendering or photographic example of the structure, if constructing a new structure or an addition to an existing structure on the subject property. Also, a brief description of building and exterior materials proposed for the structure must accompany elevation, rendering or photographic example.
8. A copy of the paid tax receipts (**City and County**) for the subject property or a statement signed by an official in the Tax Commissioner's Office. If the application consists of several tracts, a copy of the paid tax receipts of each tract is required.
9. The petitioner shall notify all adjacent and abutting property owners by delivering a copy of the variance petition by hand delivery or by certified mail with return receipt requested. For the purposes of this section, adjacent shall also include parcels separated by a publicly dedicated right-of-way. Proof of such notice shall be provided to the city administrator or his designee prior to the hearing. Proof that certified mail was properly sent will be sufficient evidence of notification.

10. Application fee is:

\$450.00 per Commercial Variance, or

\$250.00 per Residential Variance, plus \$50 per add'l Variance

## Variance Meeting Dates 2017

Submittal	Submittal	Submittal	Submittal
Deadline: 3/23/2017 at 12:00 pm	Deadline: 4/6/2017 at 12:00 pm	Deadline: 4/20/2017 at 12:00 pm	
Post	Post	Post	
Property: 3/27/2017	Property: 4/10/2017	Property: 4/24/2017	
Variance	Variance	Variance	
Hearing: 4/12/2017 at 10:00am	Hearing: 4/26/2017 at 10:00am	Hearing: 5/10/2017 at 10:00am	(Applicant Must Attend)
<hr/>			
Submittal	Submittal	Submittal	
Deadline: 5/4/2017 at 12:00 pm	Deadline: 5/25/2017 at 12:00 pm	Deadline: 6/8/2017 at 12:00 pm	
Post	Post	Post	
Property: 5/8/2017	Property: 5/29/2017	Property: 6/12/2017	
Variance	Variance	Variance	
Hearing: 5/24/2017 at 10:00am	Hearing: 6/14/2017 at 10:00am	Hearing: 6/28/2017 at 10:00am	(Applicant Must Attend)
<hr/>			



**Petition for Residential Variance Pursuant to**

**Zoning Ordinance Sec. 1403. Variance Review Standards**

We (Givenski Rogers and Deborah Rogers) residing at 3683 Ashwood Dr. SE., Smyrna, Georgia 30080, request a variance to the side setback of our home to allow us to extend the current roof to cover a driveway currently in place. The previous owners of this residence converted the original carport into extended living space inside the house, leaving the side driveway where we currently park, with no roof cover.

Our lot is less wide than most others throughout the neighborhood and we cannot have a carport constructed behind our home due to an immense 100 year-old oak tree that we do not want to remove. Granting this variance would allow us to maintain the look and feel of the current house versus purchasing an unsightly, temporary carport. It would also allow us the same privilege as other properties within our neighborhood that has been allowed to build nearer their property line.

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

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

Givenski and Deborah Rogers

Intends to make an application for a variance for the purpose of \_\_\_\_\_

Extending current roof for carport.

\_\_\_\_\_ on the premises described in the application.

NAME	ADDRESS
<u>[Signature]</u>	<u>3677 ASHWOOD DR SE</u>
<u>[Signature]</u>	<u>3696 ASHWOOD DR SE</u>
<u>Gregg Hinthorn</u>	<u>1365 ASHWOOD CT SE</u>
<u>[Signature]</u>	<u>3689 ASHWOOD DR SE</u>
<u>[Signature]</u>	<u>3680 LEE ST SE</u>
<u>[Signature]</u>	<u>3678 LEE ST SE</u>
_____	_____
_____	_____

From: Givenski Rogers, givenski.rogers@gmail.com  
Subject: Smyrna Neighbor (Variance Request)  
Date: May 30, 2017 at 9:04 PM  
To: reynolds.rona@gmail.com  
Bcc: reynolds.rhona@gmail.com



Good Evening Ms. Reynolds:

My wife and I live at 3683 Ashwood Dr. in Smyrna, just on the other side of your property at 3678 Lee Street (We obtained you information from Katrina). We're requesting a variance from the city so that we can extend our roofline to construct a carport for parking. The variance requires that we get signatures from the owners of adjacent and abutting properties. I wanted to ask if it was possible to meet with you (really briefly) on Wednesday or any day this week to get your signature so that we'll meet the deadline to submit the variance application.

We also have the option of sending a certified letter to you which would be considered proper notice. However, we have the other 5 signature and figured getting your signature might be a bit faster.

Please let me know if you would be amenable to this request or if you would prefer us to go the route of sending the certified notice. You can reach me via email or by text/phone @ 678-642-9660.

Sincerely,

Givenski Rogers



## **VISUAL MATERIALS**

Handouts are not permitted during the meeting or large renderings and plats that require use of an easel.

Any questions regarding presentations can contact: Terri Graham, City Clerk at 770-319-5303

## **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.



# COBB COUNTY TAX BILL 2016

Pay online at [www.cobbtax.org](http://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



Scan to  
pay online!

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

**WILLINGHAM DEBORAH & ROGERS  
GIVENSKI**

**3683 ASHWOOD DR**

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
17055400450	228,850	91,540	0.00	6 - City of Smyrna	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	91,540	-	0	=	91,540	x	0.000000	=	\$0.00

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

SCHOOL	91,540	-	0	=	91,540	x	0.018900	=	\$1,730.11
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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	91,540	-	0	=	91,540	x	0.006660	=	\$609.66
County Bond	91,540	-	0	=	91,540	x	0.000230	=	\$21.05
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	17055400450	10/17/2016	Pay: N/A or	\$2,360.82

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2016	17055400450	10/17/2016	Pay: N/A or	\$2,360.82	

### IS YOUR INFORMATION UP TO DATE?

☐

My mailing address  
has changed

☐

I want to remove  
homestead  
exemptions.

Date Moved:

New Mailing Address:

\_\_\_\_\_

Signature : \_\_\_\_\_

## 2016 COBB COUNTY TAX BILL

**WILLINGHAM DEBORAH & ROGERS  
GIVENSKI**

**3683 ASHWOOD DR**

**SMYRNA, GA 30080**





Printed: 5/27/2017

## 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:  
FIDELITY BANK

**WILLINGHAM DEBORAH & ROGERS  
GIVENSKI**

**Payment Date: 10/7/2016**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2016	17055400450	10/17/2016	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$2,360.82	\$0.00	



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

**Owner Information**

WILLINGHAM DEBORAH & ROGERS GIVENSKI 3683 ASHWOOD DR SMYRNA, GA 30080

**Payment Information**

Status	Paid
Last Payment Date	10/07/2016
Amount Paid	\$2,360.82

**Property Information**

Parcel Number	17055400450
Acres	0
Assessed Value	\$91,540
Fair Market Value	\$228,850
Tax District	6 - City of Smyrna
Homestead Exemption	NONE

**Bill Information**

Record Type	Parcel
Bill Type	Original
Tax Year	2016
Due Date	10/17/2016

**Taxes**

Base Taxes	\$2,360.82
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	\$0.00
Balance Due	\$0.00

**Property Address**

3683 ASHWOOD DR



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

2016 Property Tax Notice

WILLINGHAM DEBORAH & ROGERS GIVENSKI  
3683 ASHWOOD DR  
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.

**2016 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
17409	3683 ASHWOOD DR	17-0554-0-0450	228,850	91,540		91,540	8.990000	822.94

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
<b>TOTAL DUE</b>	<b>822.94</b>
<b>DATE DUE</b>	<b>11/15/2016</b>

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

WILLINGHAM DEBORAH & ROGERS GIVENSKI  
3683 ASHWOOD DR  
SMYRNA, GA 30080

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

**PAYMENT INSTRUCTIONS**

- 1 Please write the bill number(s) on your check
- 1 For a receipt, please include a stamped, self-addressed envelope.
- 1 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
- 1 If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
17409	17-0554-0-0450	822.94
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2016		822.94

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



## Real Estate

[View Bill](#)[View bill image](#)

<b>As of</b>	5/27/2017
<b>Bill Year</b>	2016
<b>Bill</b>	17409
<b>Owner</b>	WILLINGHAM DEBORAH & ROGERS GIVENSKI
<b>Parcel ID</b>	17055400450

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$822.94	\$822.94	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$822.94	\$822.94	\$0.00	\$0.00	\$0.00

## Real Estate

### Payments/Adjustments

[Return to view bill](#)

As of 5/27/2017

Bill Year		2016	
Bill		17409	
Activity	Posted	Paid By/Reference	Amount
Payment	10/28/2016	Corelogic Tax Svc	\$822.94

[Return to view bill](#)



## Parcel Information Report



### Parcel Property Information

**PIN:** 17055400450

**Owner:** WILLINGHAM DEBORAH & ROGERS  
GIVENSKI

**Address:** 3683 ASHWOOD DR  
SMYRNA GA 30080

**LOT No.:** 17C

**District No.:** 17

**Land LOT.:** 554

**Tax District.:** 6

### Appraised Value:

Land	\$100,000.00
Building Value:	\$128,850.00
Total value:	\$228,850.00

Report Generated: 5/27/2017 12:46:31 PM







An aerial photograph of a residential area with white lines delineating property boundaries. Three specific areas are highlighted with black labels containing white text. The central area is the largest and contains a large, light-colored, irregularly shaped object, possibly a pool or a large building. The top-left area is a smaller, roughly rectangular plot. The bottom-right area contains a house with a dark roof. A road is visible in the bottom-left corner.

**\$277K**

**\$306K**

**\$274K**

ood Dr SE











IN THE SUPERIOR COURT OF COBB COUNTY

STATE OF GEORGIA

IN RE: Deborah Lynn Willingham CIVIL ACTION NO: 15-1-5721-42

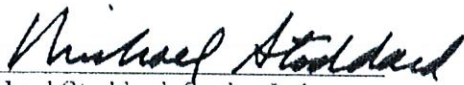
ORDER

The above Petition for Name Change having come on regularly to be heard, and after careful consideration of the Petition and Testimony, this Court finds that it is in the best interest of the Petitioner, Deborah Lynn Willingham to legally change the Petitioner's name to: Deborah LW Rogers

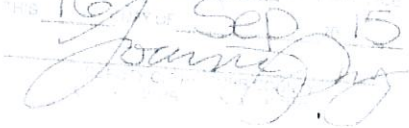
Therefore, it is the **ORDER** of this Court that the Petitioner's Prayer for Name Change be **GRANTED** and the name of the Petitioner is hereby change to:


Deborah <sup>LW</sup> Rogers

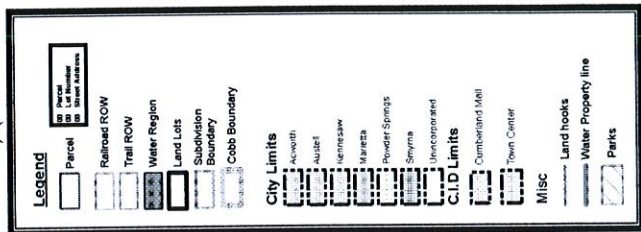
SO ORDERED, this 11<sup>th</sup> day of September, 2015

  
Michael Stoddard, Senior Judge  
Superior Courts Of Georgia  
Presiding In Cobb Judicial Circuit


FILED IN COURT  
THIS 9/11 2015  
REBECCA KEATON  
CLERK SUPERIOR COURT  
COBB COUNTY, GEORGIA

15-1-5721  
16 SEP 15  


Filed in Office Sep-11-2015 10:45:32  
ID# 2015-0132573-CV  
Page 1  
  
Court Rule: www.cobbcountyga.com/courtclerk.com  
Rebecca Keaton  
Clerk of Superior Court Cobb County

$z \triangleleft$ 

17-526	17-555	17-598
17-527		17-599
17-528	17-553	17-600

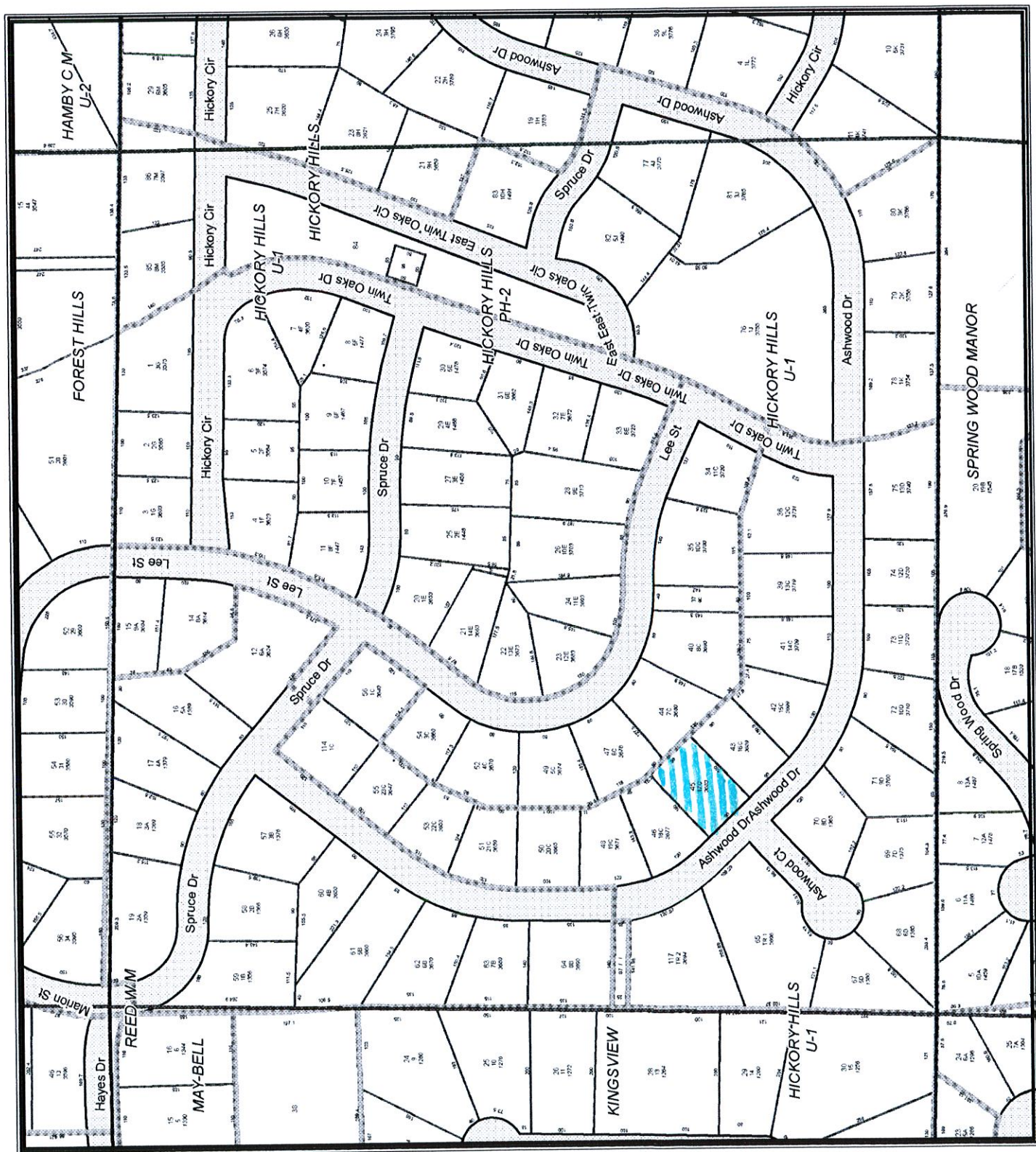
  
Cobb County  
Board of Tax Assessors  
Mapping Division  
736 Whitlock Ave. Ste 200  
Marietta, Georgia 30064  
770-628-3100

**DISCLAIMER NOTE:** This map is prepared on the basis of a best professional judgment of the information available to us at the time of publication. We do not warrant the accuracy, completeness, or timeliness of the information shown on this map. We do not warrant that the information shown on this map is up-to-date, accurate, or complete. We do not warrant that the information shown on this map is not subject to change without notice. We do not warrant that the information shown on this map is not subject to error. We do not warrant that the information shown on this map is not subject to omission. We do not warrant that the information shown on this map is not subject to misinterpretation. We do not warrant that the information shown on this map is not subject to misrepresentation. We do not warrant that the information shown on this map is not subject to misstatement. We do not warrant that the information shown on this map is not subject to miscommunication. We do not warrant that the information shown on this map is not subject to misdirection. We do not warrant that the information shown on this map is not subject to misadvice. We do not warrant that the information shown on this map is not subject to misinformation. We do not warrant that the information shown on this map is not subject to misinformation. We do not warrant that the information shown on this map is not subject to misrepresentation. We do not warrant that the information shown on this map is not subject to misstatement. We do not warrant that the information shown on this map is not subject to miscommunication. We do not warrant that the information shown on this map is not subject to misdirection. We do not warrant that the information shown on this map is not subject to misadvice. We do not warrant that the information shown on this map is not subject to misinformation. We do not warrant that the information shown on this map is not subject to misinformation.

Print Date  
Aug 07, 2016

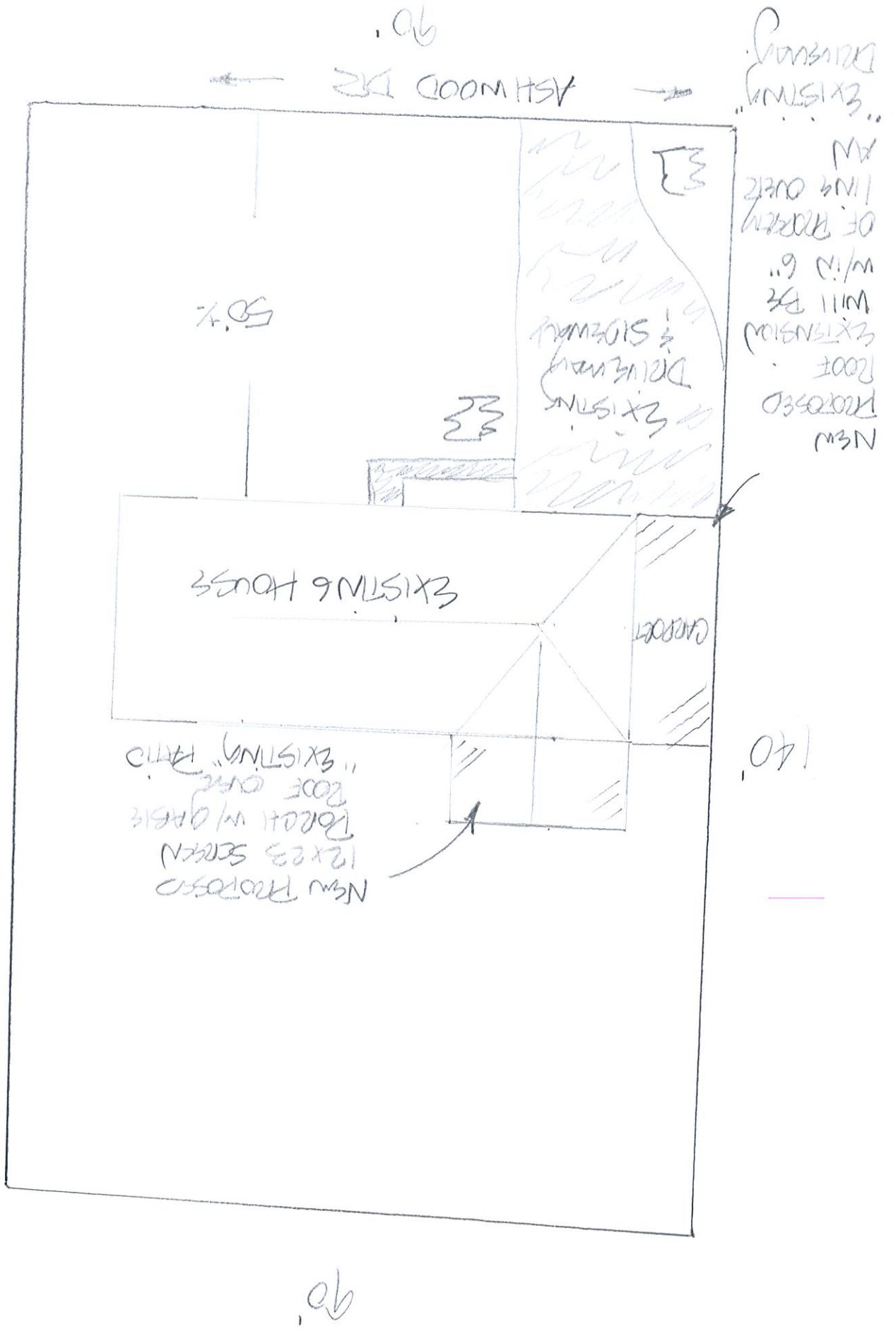
**Scale:**

0 50 100 200  
(1 inch ~ 200 ㎖ in A4 size paper)





# Site Plan:





① PROPOSED GARAGE  
(VARIANCE NEEDED)  
FRONT VIEW

PROPOSED  
NEW ROOF  
SECTION

EXISTING SHINGLE ROOF

PROPOSED  
NEW  
GARAGE  
GARAGE

EXISTING HOUSE. (FRONT VIEW)

EXISTING DRIVE WAY

10'

② PROPOSED  
SPAN  
FRONT  
FRONT VIEW

EXISTING ROOF

NEW VALLEY

12  
3  
MATCHING GABLE  
ROOF RISE TO  
EXISTING AND

PROPOSED  
SPAN  
FRONT

8'

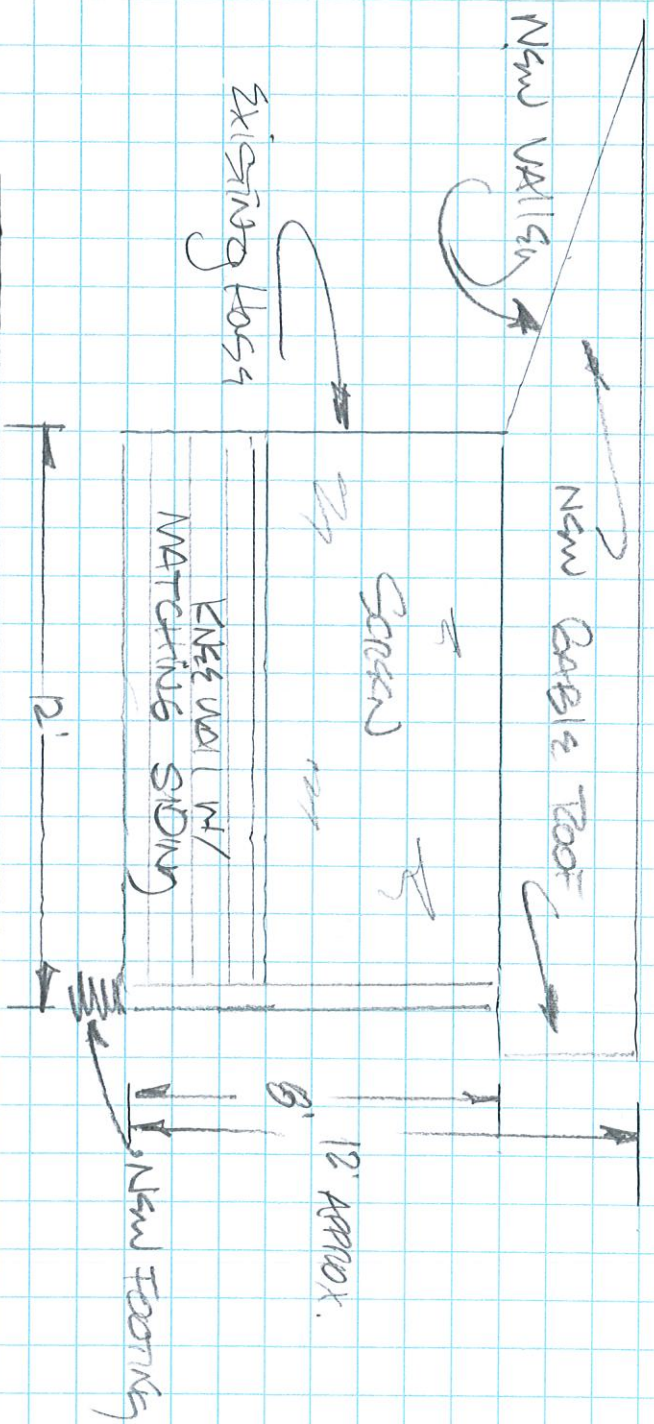
KICK WALL WITH MATCHING SIDING

25'

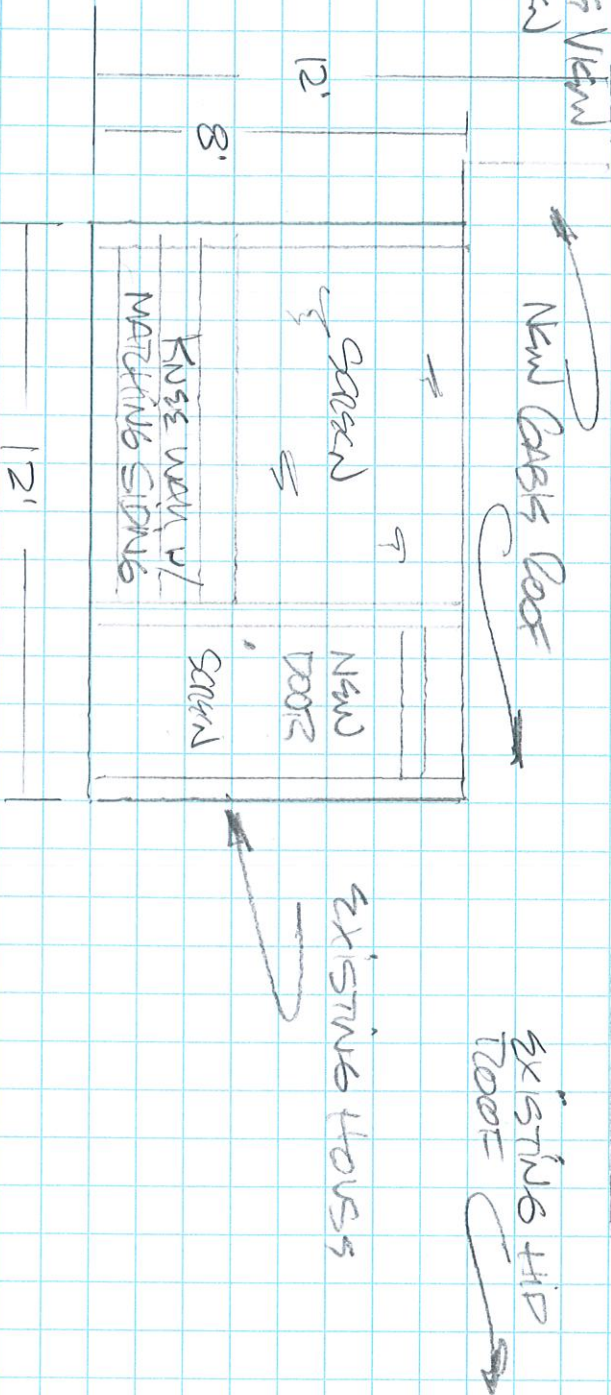
NEW FOOTING  
x 2



# ① Left Side View PROPOSED SECTION THROUGH



# ② Right Side View PROPOSED SECTION THROUGH



PAYMENT SUMMARY RECEIPT

City of Smyrna  
2800 King Street  
Smyrna GA 30080

DATE: 06/02/17 CUSTOMER#: 000022917  
TIME: 08:25 WILLINGHAM DEBORAH & RO  
CLERK: jstaubes

RECPT#: 786394 PREV BAL:  
TP/YR: MS/2017 AMT PAID: 250.00  
BILL: ADJSTMNT:  
EFF DT: 05/23/17 BAL DUE:  
PERMITS/INSP PAYMENT

-----TOTALS-----

PRINCIPAL PAID:	250.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
<hr/>	
AMT TENDERED:	250.00
AMT APPLIED:	250.00
CHANGE:	.00

PAID BY: WILLINGHAM DEBORAH &  
PAYMENT METH: CHECK  
PAYMENT REF: 1086