

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: 9/13/17

APPLICANT: Michael Bradley & Nicole A. Bradley

Business Phone: _____ Cell Phone: (770) 712-8738 ~~Home~~ Phone: (404) 312-7417

Representative's Name (print): Michael Bradley

Address: 4533 Oak Brook Drive, Smyrna, GA 30082

Business Phone: _____ Cell Phone: (770) 712-8738 Home Phone: _____

E-Mail Address: mbradley422@gmail.com

Signature of Representative: 

TITLEHOLDER: Michael Bradley & Nicole A. Bradley

Business Phone: _____ Cell Phone: (770) 712-8738 Home Phone: _____

Address: 4533 Oak Brook Drive, Smyrna, GA 30082

Signature:  

VARIANCE:

Present Zoning: RAD Type of Variance: Building Line Set-Back Variance
for the Construction of a small (90 SF +/-) Grill Deck

Explain Intended Use: Elevated exterior deck and stairs to grade from elevated exterior deck. Exterior deck will be used for outdoor grilling and out door seating.

Location: 4533 Oak Brook Drive, Smyrna, GA 30082; Left-Rear (South) Corner of Home

Land Lot(s): 332 District: 17th - 2nd Section Size of Tract: 8,728 SF (0.200 Acres)

(To be completed by City)

Received: 8/24/17

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: RAD

East: RAD

South: RAD

West: RAD

Michael Bradley & Dr. Nicole A. Bradley
4533 Oak Brook Drive
Smyrna, GA 30082

August 23, 2017

City of Smyrna, Georgia
Community Development Office
3180 Atlanta Road
Smyrna, GA

RE: Residential Variance Application
4533 Oak Brook Drive
Smyrna, GA 30082

To Whom It May Concern:

We have attached our Application for Variance to the City of Smyrna for the addition of a small grill deck at the rear of our home in full accordance with the instructions received from the City of Smyrna Planning Department.

It is our understanding that the License and Variance Board renders its decision according to Zoning Ordinance Section 1403, Variance Review Standards. The following addresses each point included in this Zoning Ordinance Section:

We have provided copies of the existing Survey for our property as prepared by McClung Surveying Services, Inc. Our home is situated on an 8,728 SF truncated pie shaped lot with the front right and rear left corners located on the respective building set-back lines. The existing screen porch and stairs extend well beyond the rear building set-back line.

It is our understanding that the prior resident(s) utilized the covered screen porch for charcoal or gas grilling. We believe that the practice of grilling on a covered screened porch is unsafe and extends undue risk to our home and its occupants. We therefore wish to construct an exterior deck extension to our home of approximately 90 SF +/-.

The Recorded Homeowner Association Covenants specifically forbid decks, such as the grill deck we desire, to be located in front of the rear plane of the dwelling. This Covenant rules out the placement of any deck on either side of the house. Unfortunately, any other arrangement for such a deck will encroach upon either the 7.5' South Side Building Set-back, the 20' Rear Set-back, or both.

We have been advised that the existing covered screen porch was constructed as part of the initial dwelling and this is supported by the inclusion of the exterior door from the kitchen and the details used where the covered screen porch is attached to the dwelling. Every survey or plat that we have seen has included the screened porch. The lay-out of the home on the property and the installation of the screened porch were accordingly, not self-imposed conditions.

August 23, 2017

City of Smyrna, Community Development Office

Page 2 of 2

Backyard Bar-B-Queing is as American as apple pie. Bar-B-Que grills are however dangerous if not properly located relative to combustible materials. After completion of cooking, grills require a cool down period so it is beneficial to have a safe and secure location for such appliance(s). In addition, outdoor cooking appliances such as high-end gas grills and smokers such as Big Green Eggs, weight up to 80 pounds which makes rolling them in and out of the basement for use and cool down prohibitive. This doesn't even consider the replacement cost, should such appliances be stolen because of leaving them outside at grade level.

The size of the grill deck is as small as reasonably possible. The 6'-9" from the house to the elevated edge allows for 6" guardrail, a 9" clearance, a 2'-6" Grill and/or Smoker and a 3'-0" walk path. The 12'-5" length is required to extend nine stair treads down to stair platform which turns the stairs to the rear of the property. This location is screened from view by the Subdivision Common areas by the existing screened porch and is substantially screened from the next door neighbor and across the street neighbors by existing trees and vegetation.

Thank you for your consideration of this Variance Application. We look forward to your decision.

Sincerely,

Michael Bradley

A handwritten signature in blue ink, appearing to read "M Bradley", with a stylized, cursive script.

Nicole Bradley

A handwritten signature in blue ink, appearing to read "Nicole A Bradley", with a stylized, cursive script.

G DENOTES BACK OF CURB
 EP DENOTES GUTTER
 TW DENOTES EDGE OF PAVING
 BW DENOTES TOP OF WALL
 X DENOTES BOTTOM OF WALL
 RCP DENOTES FENCE
 CMP DENOTES REINFORCED CONCRETE PIPE
 PP DENOTES CORRUGATED METAL PIPE
 LP DENOTES POWER POLE
 GW DENOTES LIGHT POLE
 P DENOTES GUY WIRE
 PM DENOTES POWER LINE
 PB DENOTES POWER METER
 A/C DENOTES POWER BOX
 TB DENOTES AIR CONDITION
 GM DENOTES TELEPHONE BOX
 GV DENOTES GAS METER
 GLM DENOTES GAS VALVE
 WM DENOTES GAS LINE MARKER
 WV DENOTES WATER METER
 FH DENOTES WATER VALVE
 MW DENOTES FIRE HYDRANT
 HW DENOTES MONITORING WELL
 JB DENOTES HEADWALL
 DI DENOTES JUNCTION BOX
 S DENOTES DROP INLET
 SSMH DENOTES SANITARY SEWER LINE
 CO DENOTES SANITARY SEWER MANHOLE
 P.O.B. DENOTES CLEAN OUT
 P.O.C. DENOTES POINT OF BEGINNING
 DENOTES POINT OF COMMENCEMENT

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,093 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. GPS EQUIPMENT: GEODETIC GNSS RECEIVER MODEL: X900-OPUS.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

REFERENCE MATERIAL

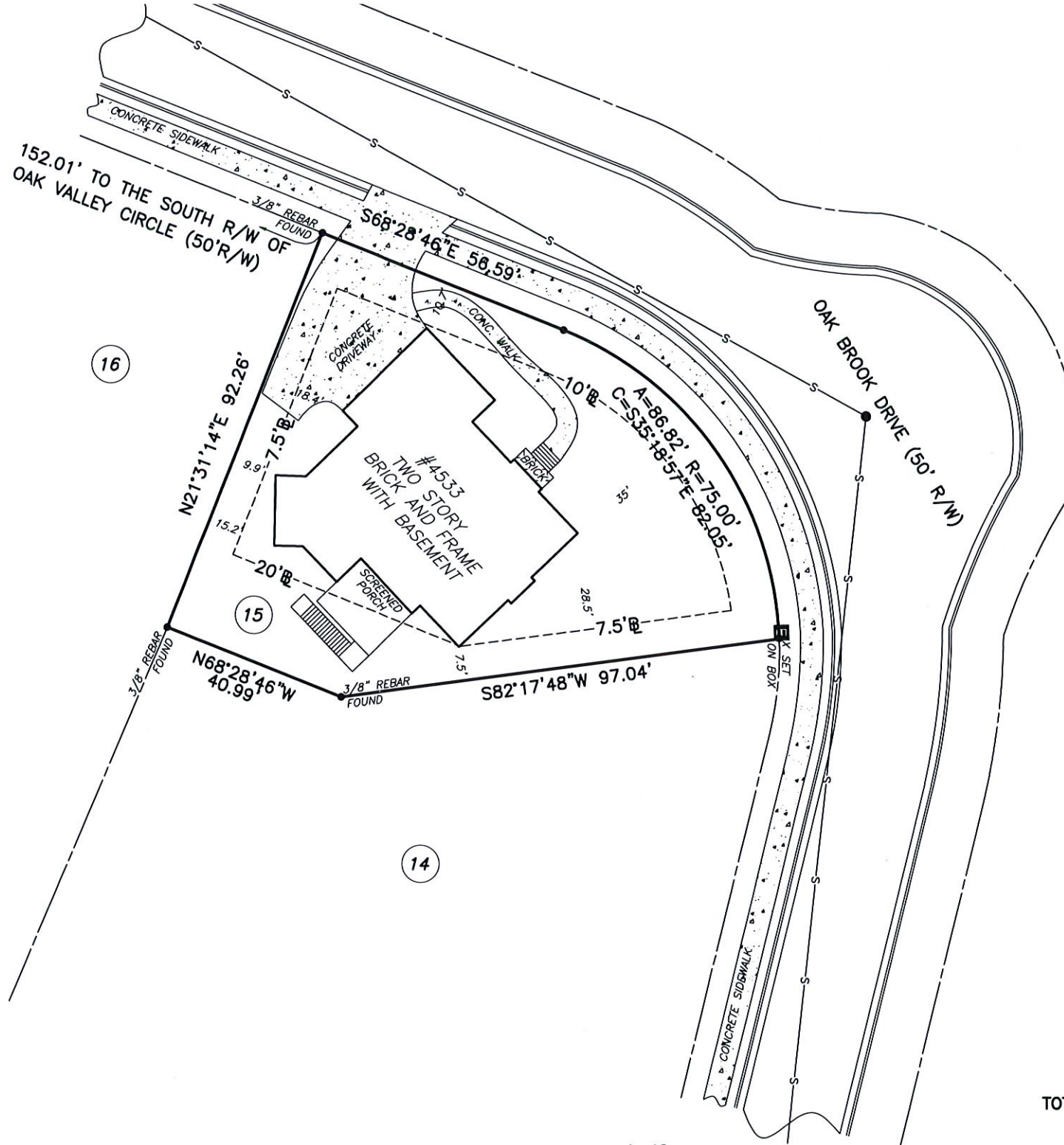
1. WARRANTY DEED IN FAVOR OF GARRETT M. VONK DEED BOOK 14866 PAGE 1546-1548 COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.



No.	Revision	Date



McLUNG
 SURVEYING SERVICES, INC.
 4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 Certificate of Authorization #LSF000752

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 10-20-16. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
 Georgia RLS #2646
 Member SAMSOG
 JOB#243471SN

TOTAL AREA= 0.
 OR 8,728±

4533 OAK BROOK DRIVE
 SMYRNA, GA

SURVEY
 NICOLE BR
 MICHAEL B
 LOT 1
 OAKS HI
 PHASE

LAND LOT 332
 DISTRICT 17TH
 COBB COUNTY
 GEORGIA

PLAT PREPARED: 10-20-16
 FIELD: 10-17-16 SCALE:



Existing Rear
Elevation



Proposed Rear
Elevation

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

By signature, it is hereby acknowledged that I have been notified that Michael T. Bradley
and Nicole A. Bradley

Intends to make an application for a variance for the purpose of Constructing an Exterior
Elevated Grill Deck on the Left Rear (Southern-Most) Corner

on the premises described in the application.

NAME

ADDRESS

Denise Raymond
Shirley Coe
John Beck
John Beck
John Beck
John Beck
John Beck
John Beck
John Beck
John Beck

4534 Oak Brook Dr
4536 Oak Brook Dr.
4540 Oak Brook Dr.
4538 Oak Brook Dr. SE
4537 Oak Brook Dr.
4532 Oak Brook Dr. S.E.
4530 Oak Brook Dr SE

MABLETON
5284 FLOYD RD SW
MABLETON
GA
30126-9998
1254670271
08/23/2017 (800)275-8777 12:03 PM

Product Description	Sale Qty	Final Price
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Lg Photo Doc Mlr	1	\$1.59
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(Unit Price:\$1.59)

First-Class Mail	1	\$1.61
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Large Envelope

(Domestic)

(FAYETTEVILLE, GA 30214)

(Weight:0 Lb 3.70 Oz)

(Expected Delivery Day)

(Friday 08/25/2017)

Certified	1	\$3.35
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(@USPS Certified Mail #)

(70171450000030050379)

Return Receipt	1	\$2.75
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(@USPS Return Receipt #)

(9590940212855246159981)

Total	\$9.30
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Cash	\$20.00
Change	(\$10.70)

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit USPS.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select

7017 1450 0000 3005 0379

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com
FAYETTEVILLE, GA 30214

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee to total)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.61

Total Postage and Fees \$7.71

Postmark Here 08/23/2017

0271 24

Send To
Community Association Management LLC
PO Box 143089
Fayetteville, GA 30214

PS Form 3800, April 2015 PSN 7530-02-000-9007 See Reverse for Instructions

HOA Submission for New Grill Deck
Oak Hills Subdivision
4533 Oak Brook Drive
Smyrna, GA 30082

Scope of Work & Proposed Building Materials

1. Demolish existing stairs and rails to existing screen porch
2. Install concrete piers with Simpson post anchors
3. Install new 6 x 6 pressure treated pine posts
4. Install Simpson steel post caps
5. Install 2 x 8 pressure treated pine ledger
6. Install triple 2 x 8 pressure treated pine beams
7. Install 2 x 6 pressure treated pine joists at 6'-9" span (12" OC)
8. Install 2 x 8 pressure treated pine joists at 9'-9" span (12" OC)
9. Install 2 x 12 pressure treated pine stair stringers
10. Install 5/4 x 6 composite wood or 6 pressure treated pine decking
11. Replace damaged or bowed posts / rails / braces / etc. on existing screen porch
12. Install kiln dried pressure treated pine 6 x 6 box posts
13. Install kiln dried pressure treated pine 2 x 4 rails with gloss black classic round aluminum balusters
14. Install 2 x 6 composite wood or 2 x 6 kiln dried pressure treated pine Rail Caps
15. Paint all new and existing pressure treated pine surfaces SW #7515 – Homestead Brown
16. Install LED illuminated rail post caps

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

2016 Property Tax Notice

VONK GARRETT M
4533 OAK BROOK DR SE
SMYRNA, GA 30082

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
16588	4533 OAK BROOK DR	17-0332-0-1180	512,900	205,160	31,296	173,864	8.990000	1563.04
	EXEMPTIONS: FLOATING HOMESTEAD	31,296						

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	1,563.04
DATE DUE	11/15/2016

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR CHECK

VONK GARRETT M
4533 OAK BROOK DR SE
SMYRNA, GA 30082

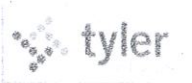
← If this address is incorrect, please write the correct address on this portion.

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
16588	17-0332-0-1180	1563.04
DATE DUE		TOTAL DUE
11/15/2016		1563.04

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



Real Estate

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

As of 8/23/2017

Bill Year 2016

Bill 16588

Owner VONK GARRETT M

Parcel ID 17033201180

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2016	\$1,563.04	\$1,563.04	\$0.00	\$0.00	\$0.00
TOTAL		\$1,563.04	\$1,563.04	\$0.00	\$0.00	\$0.00

©2017 Tyler Technologies, Inc.



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

Temporary Tax Bill

CARLA JACKSON
TAX COMMISSIONER

CHELLY MCDUFFIE
CHIEF DEPUTY

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



VONK GARRETT M

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

4533 OAK BROOK DR

You have an **appeal on file** with the Board of Tax Assessors.
Check the letter accompanying your bill for more information about appeals.

PAYMENT DUE DATE: October 17, 2016

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				
17033201180	512,900	205,160	0.20	6 - City of Smyrna	Yes; 111 Basic				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	205,160	-	2,000	=	203,160	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	205,160	-	10,000	=	195,160	x	0.0189	=	\$3,688.52
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Levied by the Cobb County Board of Education representing approximately 76.41% of your taxes due.

COUNTY

Levied by the Board of Commissioners representing approximately 23.59% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$31,296.00 because your property's value was reassessed.

County General	205,160	-	41,296	=	163,864	x	0.00666	=	\$1,091.33
County Bond	205,160	-	0	=	205,160	x	0.00023	=	\$47.19
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	17033201180	10/17/2016	Pay: \$3,870.80	or \$4,827.04

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
2016	17033201180	10/17/2016	Pay: \$3,870.80	or \$4,827.04	

Late fees apply after
October 17, 2016

IS YOUR INFORMATION UP TO DATE?

2016 COBB COUNTY TAX BILL

QR Code for

VONK GARRETT M

or Current Property Owner
4533 OAK BROOK DR SE

SMYRNA, GA 30082



Internal Use

☐ My mailing address
has changed.

☐ I want to remove
homestead
exemptions.

Date Moved:

New Mailing Address:

Signature : _____



Printed: 8/23/2017

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:
 WELLS FARGO REAL ESTATE TAX SERVICE

VONK GARRETT M**Payment Date: 9/29/2016**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2016	17033201180	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	\$4,827.04	\$0.00



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

Owner Information

VONK GARRETT M 4533 OAK BROOK DR SE SMYRNA, GA 30082

Payment Information

Status	Paid
Last Payment Date	09/29/2016
Amount Paid	\$4,827.04

Property Information

Parcel Number	17033201180
Acres	0.2
Assessed Value	\$205,160
Fair Market Value	\$512,900
Tax District	6 - City of Smyrna
Homestead Exemption	111 Basic

Bill Information

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

Taxes

Base Taxes	\$4,827.04
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Appeal Amount	\$3,870.80
Good Through	
Balance Due	\$0.00

Property Address

4533 OAK BROOK DR