

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: _____

Hearing Date: 9/20/18

APPLICANT: KEVIN D. BAILEY

Business Phone: 404-431-4356 Cell Phone: 404-431-4356 Home Phone: SAME

Representative's Name (print): KEVIN D. BAILEY

Address: 2629 GRADY STREET

Business Phone: SAME Cell Phone: 404-431-4356 Home Phone: SAME

E-Mail Address: kevin@coyoteuglysatson.com

* Signature of Representative: [Signature]

TITLEHOLDER: KEVIN D. BAILEY

Business Phone: SAME Cell Phone: 404-431-4356 Home Phone: SAME

Address: 2629 GRADY STREET

* Signature: [Signature]

VARIANCE:

Present Zoning: RAD Type of Variance: FOR THE CONSTRUCTION OF A 6FT. HIGH DECORATIVE WOOD FENCE. SEE ATTACHED DETAILS.

Explain Intended Use: FOR PRIVACY AND SECURITY

Location: 2629 GRADY STREET

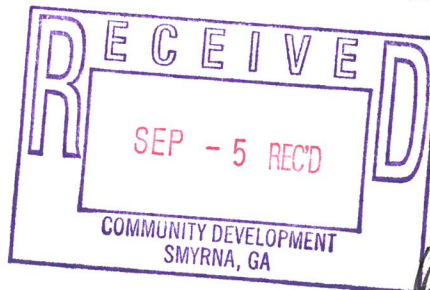
Land Lot(s): 489 District: 17 Size of Tract: 0.207 Acres

(To be completed by City)

Received: 9/5/18

Posted: 9/11/18

Approved/Denied: _____



Residential Variance Application

Location of Property: 2629 Grady Street Smyrna, GA

Land Lot: 489

Land District: 17

Current Zoning of Property: RAD

Current Zoning of Surrounding Properties: North = MU

East = R-15

South = RAD

West = RAD

Landmarks: Campbell High School located northwest of property and Smyrna Elementary School located north of property.

Narrative and Reason for Request: A variance / permission is requested to erect a fence along the east side property line (back yard) and north side property line along Fleming Street and to be terminated at the NW corner of structure (existing house at 2629 Grady Street). A short section of said fence is to be erected on the south side of said property perpendicular to the house and extending approximately eight (8) feet to an existing fence at 2635 Grady Street. That portion of the proposed fence along the east side of said property will begin at and tie to an existing fence at 2635 Grady Street. See Exhibit 1

The proposed fence will be of wood construction, approximately six (6) feet in height and be of a design similar to the one pictured in the enclosed attachment. The design of the proposed fence as well as the color will be such as to coordinate with existing fence designs and color schemes in the neighborhood. See Exhibit 2

Purpose: To enhance privacy and provide a secure environment for both children and pets.

CONTIGUOUS ZONING

North: MU

East: R-15

South: RAD

West: RAD

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

SEE ATTACHMENT

Narrative for Variance Request

For

Kevin D. Bailey
2629 Grady Street
Smyrna, GA 30080

A variance / permission is requested to erect a fence along the east side property line (back yard) and north side property line along Fleming Street and to be terminated at the NW corner of structure (existing house at 2629 Grady Street). A short section of said fence is to be erected on the south side of said property perpendicular to the house and extending approximately eight (8) feet to an existing fence at 2635 Grady Street. That portion of the proposed fence along the east side of said property will begin at and tie to an existing fence at 2635 Grady Street. See Exhibit 1

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Purpose: To enhance privacy and provide a secure environment for both children and pets.

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

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

KEVIN D. BAILEY

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

CONSTRUCTION OF A FENCE

on the premises described in the application.

| NAME | ADDRESS |
|--------------------------------------|---|
| <u>KERI GWAHNEY / Kevin Gwaahney</u> | <u>1070 Fleming Street Smyrna, GA 30080</u> |
| <u>ALPIS CHAK</u> | <u>2030 Curran St SE 30080</u> |
| <u>SEAN CHITAKEN</u> | <u>2635 GRADY ST SE SMYRNA, GA 30080</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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.



EXHIBIT 2



Real Estate

[View Bill](#)

[View bill image](#)

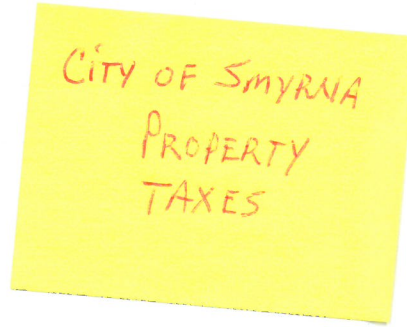
As of **8/31/2018**

Bill Year 2017

Bill 829

Owner BAILEY KEVIN D

Parcel ID 17048900250



| Installment | Pay By | Amount | Payments/Credits | Balance | View payments/adjustments | |
|-------------|------------|------------|------------------|---------|---|--------|
| | | | | | Interest | Due |
| 1 | 11/15/2017 | \$1,505.50 | \$1,505.50 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$1,505.50 | \$1,505.50 | \$0.00 | \$0.00 | \$0.00 |



COBB COUNTY TAX BILL 2017

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

CARLA JACKSON
TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

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



BAILEY KEVIN D

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

2629 GRADY ST

PAYMENT DUE DATE: October 15, 2017

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 |
|-------------|-------------------|----------------|---------|--------------------|---------------------|
| 17048900250 | 418,660 | 167,464 | 0.21 | 6 - City of Smyrna | NONE |

| Taxing Authority | Assessed Value | - | Exemption | = | Net Assessment | x | Millage Rate | = | Taxes Due |
|------------------|----------------|---|-----------|---|----------------|---|--------------|---|-----------|
| STATE | 167,464 | - | 0 | = | 167,464 | 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 | 167,464 | - | 0 | = | 167,464 | x | 0.0189 | = | \$3,165.07 |
|--------|---------|---|---|---|---------|---|--------|---|------------|

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 | 167,464 | - | 0 | = | 167,464 | x | 0.00676 | = | \$1,132.06 |
| County Bond | 167,464 | - | 0 | = | 167,464 | x | 0.00013 | = | \$21.77 |
| County Fire | N/A | - | N/A | = | N/A | x | N/A | = | N/A |

| Tax Year | Parcel ID | Due Date | Appeal Amount | Total Taxes Due |
|----------|-------------|------------|---------------|-----------------|
| 2017 | 17048900250 | 10/15/2017 | Pay: N/A or | \$4,318.90 |

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 |
|----------|-------------|------------|---------------|-----------------|-----------------|
| 2017 | 17048900250 | 10/15/2017 | Pay: N/A or | \$4,318.90 | |

Late fees apply after
October 15, 2017

IS YOUR INFORMATION UP TO DATE?

2017 COBB COUNTY TAX BILL

QR Code for

BAILEY KEVIN D

or Current Property Owner
2629 GRADY ST

SMYRNA, GA 30080



Internal Use

☐ My mailing address
has changed.

☐ I want to remove
homestead
exemptions.

Date Moved:

New Mailing Address:

Signature :



Printed: 8/31/2018

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

BAILEY KEVIN D**Payment Date: 9/29/2017**

| Tax Year | Parcel ID | Due Date | Appeal Amount | | Taxes Due |
|----------|-------------|------------|---------------|-------------|-----------|
| 2017 | 17048900250 | 10/15/2017 | Pay: | N/A or | \$0.00 |
| Interest | Penalty | Fees | Total Due | Amount Paid | Balance |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,318.90 | \$0.00 |



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