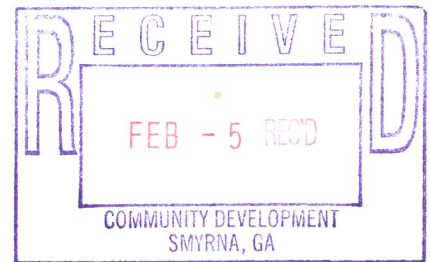


APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA



Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V19-011 2012

Hearing Date: 2/27/19

APPLICANT: New Oak Homes LLC  
Business Phone: \_\_\_\_\_ Cell Phone: 7703064261 Home Phone: 7709064261  
Representative's Name (print): Hanoch Dombek  
Address: 4780 Ashford Dunwoody Rd STE A408 Atlanta, GA 30338  
Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: 7709064261  
E-Mail Address: hanoch.d@gmail.com  
Signature of Representative: [Signature]

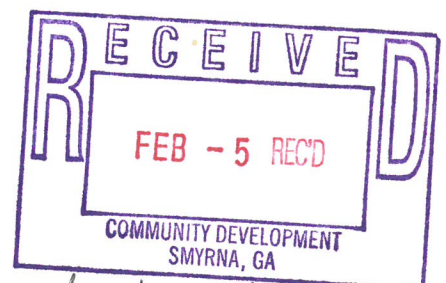
TITLEHOLDER: MENTZER PROPERTY SERVICES LLC  
Business Phone: \_\_\_\_\_ Cell Phone: 678-575-5415 Home Phone: \_\_\_\_\_  
Address: 4880 LOWER ROSWELL RD. SUITE 332/165 Marietta, GA, 30068  
X Signature: [Signature]

VARIANCE:  
Present Zoning: \_\_\_\_\_ Type of Variance: Stream buffer encroachment and front setbacks of 20' instead of 35'

Explain Intended Use: We plan to build a new addition and rehab the existing house or to demolish and build new house.

Location: 2730 Fraser Street SE Smyrna  
Land Lot(s): 449 District: 17th Size of Tract: 0.235 Acres

(To be completed by City)  
Received: 2/5/19  
Posted: 2/27/19  
Approved/Denied: \_\_\_\_\_



pdcc #300/Ly

CONTIGUOUS ZONING

North: R15

East: R15

South: R15

West: R15

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

By signature, it is hereby acknowledged that I have been notified that Sent by mail

Intends to make an application for a variance for the purpose of building new  
addition, rehab, or build new home

on the premises described in the application.

**NAME**

**ADDRESS**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

### SEC. 1403. VARIANCE REVIEW STANDARDS.

- (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.

### COMPREHENSIVE NARRATIVE

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook or legal pad style. The edges of the paper are slightly irregular, suggesting it might be from a bound volume. The background is plain white.



The City of Smyrna License and Variance Board

Community Development Office

**Re: Variance comprehensive Narrative**

We are under contract subject to variance approval.

A stream is running through the lot. The stream buffer significantly reduces the buildable area by more than 60%.

Current house built in 1954 has 960SqF, 2 bedrooms. 1 bath and needs a major renovation.

We consider 2 options:

- 1) To add 960 SqF in 2 stories at the back of the house, deck 10'X12' and front porch of 5'X40'. The renovated house will have 3-4 bedrooms, 2.5 bath. In rather to do it we need a variance to encroach on average 24'X40' =~960 SqF in to the 50' city/county stream buffer. We also ask to reduce the front setback to 20' and add front porch of 5'X40'.

The new addition will add additional land coverage at the stream buffer of only 655 SqF compared to the existing state. As impervious surfaces mitigation measures, we'll install 2 flow wells (see NDS Calculations attached).

- 2) Second option we consider is to demolish the old house and build new ~2500 SqF on basement. The new house will have 4 bedrooms, 2.5 bath and basement. To do so, we need same variance to encroach on average 20'X48' =~960 SqF in to the 50' city/county stream buffer. We also ask to reduce the front setback to 20' in rather to have room for front porch and 2 car garage.

The new house will add additional land coverage at the stream buffer of only 615 SqF compared to the existing state. As impervious surfaces mitigation measures, we'll install 2 flow wells (see NDS Calculations attached).

Option number 1 is preferred by us.

Thank you,  
Hanoah Dombek  
New Oak Homes LLC

4780 Ashford Dunwoody Rd. STE A408,  
Atlanta, GA 30338



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☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To SMYRNA CITY

Street and Apt. No., or PO Box No.  
2800 HILLS RD

City, State, ZIP+4® SMYRNA GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To RUCKER KEVIN

Street and Apt. No., or PO Box No.  
2720 FRASER ST.

City, State, ZIP+4® SMYRNA GA 30080

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Postage \$0.55

Total Postage and Fees \$4.05

Sent To CLARK HEATHER LEIGH

Street and Apt. No., or PO Box No.  
2720 FRASER ST

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☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To JONES MELANIE MARTIN DANN BAKER

Street and Apt. No., or PO Box No.  
2740 FRASER ST

City, State, ZIP+4® SMYRNA GA 30080

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Total Postage and Fees \$4.05

Sent To LAIRD WHEEL VYC

Street and Apt. No., or PO Box No.  
2721 FRASER ST

City, State, ZIP+4® SMYRNA GA 30080

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☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

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2730 FRASER ST

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SMYRNA, GA 30080

**OFFICIAL USE**

Certified Mail Fee	\$3.50
\$	\$0.00
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
\$	
Total Postage and Fees	\$4.05
\$	

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Sent to **LAIRD LUCKEE P. INC**  
 Street and Apt. No., or PO Box No. **2383 ALEXANDER ST**  
 City, State, ZIP+4® **SMYRNA GA 30080**





Printed: 1/29/2019

## Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

Payer:  
MR COOPER

**MENTZER PROPERTY SERVICES LLC**

**Payment Date: 10/4/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2018	17044900330	10/15/2018	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,353.26	\$0.00



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



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

2018 Property Tax Notice

MENTZER PROPERTY SERVICES LLC  
4880 LOWER ROSWELL RD PMB/SUITE 332/165  
MARIETTA, GA 30068

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.

**2018 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
10926	2730 FRASER ST	17-0449-0-0330	214,010	85,604		85,604	8.990000	769.58

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

**Important Messages - Please Read**

**Total of Bills by Tax Type**

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

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>769.58</b>
<b>DATE DUE</b>	<b>11/15/2018</b>

MENTZER PROPERTY SERVICES LLC  
4880 LOWER ROSWELL RD PMB/SUITE 332/165  
MARIETTA, GA 30068

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

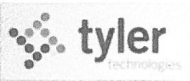
**PAYMENT INSTRUCTIONS**

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

Bill No.	Map Number	Tax Amount
10926	17-0449-0-0330	769.58
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2018		769.58

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



## Real Estate

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

**As of** 1/30/2019

**Bill Year** 2018

**Bill** 10926

**Owner** MENTZER PROPERTY SERVICES LLC

**Parcel ID** 17044900330

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2018	\$769.58	\$769.58	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$769.58	\$769.58	\$0.00	\$0.00	\$0.00