

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V19-012

Hearing Date: 2/27/19

APPLICANT: Jonquil Homes LLC

Business Phone: _____ Cell Phone: 770-314-6787 Home Phone: _____

Representative's Name (print): Gary Binette

Address: 5216 Tealing Drive Roswell, GA 30075

Business Phone: _____ Cell Phone: 770 314 6787 Home Phone: _____

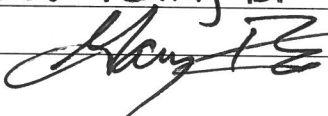
E-Mail Address: binettegary@gmail.com

Signature of Representative: 

TITLEHOLDER: Jonquil Homes LLC

Business Phone: 770 314 6787 Cell Phone: same Home Phone: _____

Address: 5216 Tealing Dr Roswell, GA 30075

Signature: 

VARIANCE:

Present Zoning: Residential Type of Variance: Residential Variance

Explain Intended Use: As part of our renovation on this single family home, we want to add a farm style front porch.

Location: 1120 Dell Ave Smyrna, GA 30080

Land Lot(s): 485 & 486 District: 17th Size of Tract: 0.319 Acres

(To be completed by City)

Received: 2/5/19

Posted: 2/11/19

Approved/Denied: _____

CONTIGUOUS ZONING

North: Residential

East: Residential

South: Commercial

West: Residential

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

By signature, it is hereby acknowledged that I have been notified that Jonguil Homes LLC

Intends to make an application for a variance for the purpose of adding a front
porch to the home at 1120 Dell Ave

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.

Variance Notification Letter
1120 Dell Ave SE Smyrna GA 30080

This letter is to notify all adjacent and abutting property owners of the application, by Jonquil Homes LLC, for a variance for the purpose of building a front porch. The details of the variance request are enclosed. We believe the front porch will add value to the home and create curb appeal, benefitting surrounding neighbors as well.

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

Please see typed attached narrative

Variance Application: Comprehensive Narrative
1120 Dell Ave SE

Jonquil Homes LLC would like to apply for a variance to encroach on the front yard setback for the purpose of building a front porch. This property is undergoing a significant renovation. The existing home was in very poor condition and was an eyesore on the street. But after our renovation, it will be a beautiful 5 bedroom home with an open floor plan. In an effort to add curb appeal to this home and to keep with the style of the renovation, Jonquil Homes wants to add a new, farm-style front porch. This front porch would help beautify the property, which benefits all surrounding neighbors and will promote neighborly interaction. Please consider allowing us to build the porch 4 ft over the line (including the 16 inch overhang).



Printed: 2/5/2019

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:
Ashleigh Stover

JONQUIL HOMES LLC**Payment Date: 11/5/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2018	17048500030	10/15/2018	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$12.68	\$96.58	\$0.00	\$0.00	\$2,040.81	\$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

JONQUIL HOMES LLC
5216 TEALING DR
ROSWELL, GA 30075

CUSTOMER COPY

SALE AMOUNT

\$644.11

Card #: XXXXXXXXXXXX7573
Network: STAR
Chip Card: US DEBIT
AID: A000000980840
ATC: 0077
ARQC: 29168CBE74867284
SEQ #: 603
Batch #: 4
INVOICE
Approval Code: 770640
Entry Method: Chip Read
Mode: Issuer - PIN Verified

02/05/2019 11:51:34
DEBIT CARD
DEBIT SALE

SMYRNA FINANCE
2800 KING ST
SMYRNA, GA 30080

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
8463	1120 DELL AVE	17-0485-0-0030	175,660	70,264		70,264	8.990000	631.67

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

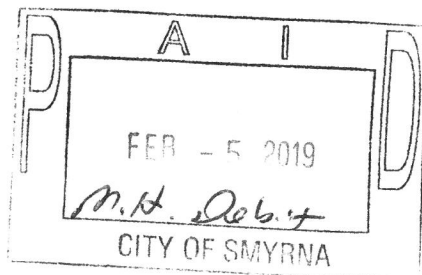
If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

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	631.67
DATE DUE	11/15/2018

JONQUIL HOMES LLC
5216 TEALING DR
ROSWELL, GA 30075

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



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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

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
8463	17-0485-0-0030	631.67
DATE DUE		TOTAL DUE
11/15/2018		631.67