



APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application Number: V21-105+100

Variance Meeting Date: _____

APPLICANT: ALMA C. HALL

Representative's Name (print): _____

Address: 2660 PARKS EDGE DRIVE SE, SMYRNA, GA 30080

Business Phone: _____ Cell Phone: 917-716-4363 Home Phone: 678-695-3634

E-Mail Address: KrVari9@gmail.com

Signature of Representative: _____

TITLEHOLDER: ALMA C. HALL

Address: 2660 PARKS EDGE DR SE, SMYRNA, GA 30080

Business Phone: _____ Cell Phone: 917-716-4363 Home Phone: 678-695-3634

Signature: Alma C. Hall

VARIANCE:

Present Zoning: R3 Type of Variance: _____

Explain Intended Use: ENCROACH 15.3' INTO REAR SETBACK AND
INCREASE IMPERVIOUS BY 20% TO BUILD 1241 + 13413

Location: 2660 Parks Edge Dr. sun room on deck

Land Lot(s): _____ District: 17-448 Size of Tract: .14 Acres _____

(To be completed by City)

Received: 7/23/21

Legal Ad Posted: _____

Signs Posted: _____

Approved/Denied: _____

NOTICE CONTIGUOUS ZONING VARIANCE

North: RDA
 East: RDA
 South: RDA
 West: RDA

as the applicant described in the application.

NAME

ADDRESS

Plaintiff hereby certifies that the facts set forth in the application are true and correct to the best of their knowledge and belief. Plaintiff further certifies that the facts set forth in the application are true and correct to the best of their knowledge and belief. Plaintiff further certifies that the facts set forth in the application are true and correct to the best of their knowledge and belief.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that ALMA C. HALL

Intends to make an application for a variance for the purpose of 12x16 & 13x13 sunrooms
on existing deck

on the premises described in the application.

NAME

ADDRESS

Michael Massi

2665 Parks Edge Dr SE

Jennifer Wade

Smyrna, GA 30080

2656 Parks Edge Dr SE

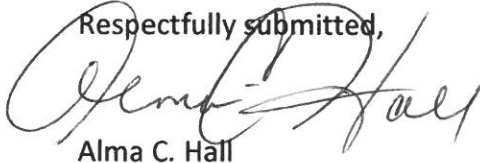
Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

Page 4 – Comprehensive Narrative

Ladies/Gentlemen, this proposed 3-Season Room would be built on an existing deck, built by the builder when the house was built in 2015. The new structure will be constructed by a reputable building contractor, using high quality materials, and properly, re-enforced.

The planned structure would in no way impact any other properties, and, in fact, cannot be readily seen by neighbors or passersby from the main road nor from the side road. See attached photos.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alma C. Hall", written over the typed name.

Alma C. Hall

STANDARDS

5

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

COBB COUNTY
BOARD OF TAX ASSESSORSP.O. Box 649
Marietta, GA 30061-0649
(770) 528-3100R3
2021

Official Tax Matter - 2021 Tax Year

This correspondence constitutes an
official notice of ad valorem assessment
for the tax year shown above.Annual Assessment Notice Date: 05/13/2021Last date to file a written appeal: 06/28/2021

*** This is not a tax bill - Do not send payment ***

County property records are available online at:
www.cobbassessor.org

*****AUTO**5-DIGIT 30080 235 186 85977 1 AV 0.398

HALL ALMA C
2660 PARKS EDGE DR SE
SMYRNA GA 30080-3418

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in BOX 'B' of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 736 Whitlock Avenue, Suite 200, Marietta, GA 30064 and which may be contacted by telephone at: (770) 528-3100. Your staff contacts are Appraiser Stefanov and Appraiser J. Smith.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	17044800290	.14	Smyrna	-	YES - 113
Property Description	R3 - RESIDENTIAL LOTS NBHD - 06174397				
Property Address	2660 PARKS EDGE DR SE				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		533,070	576,040		
40% Assessed Value		213,228	230,416		

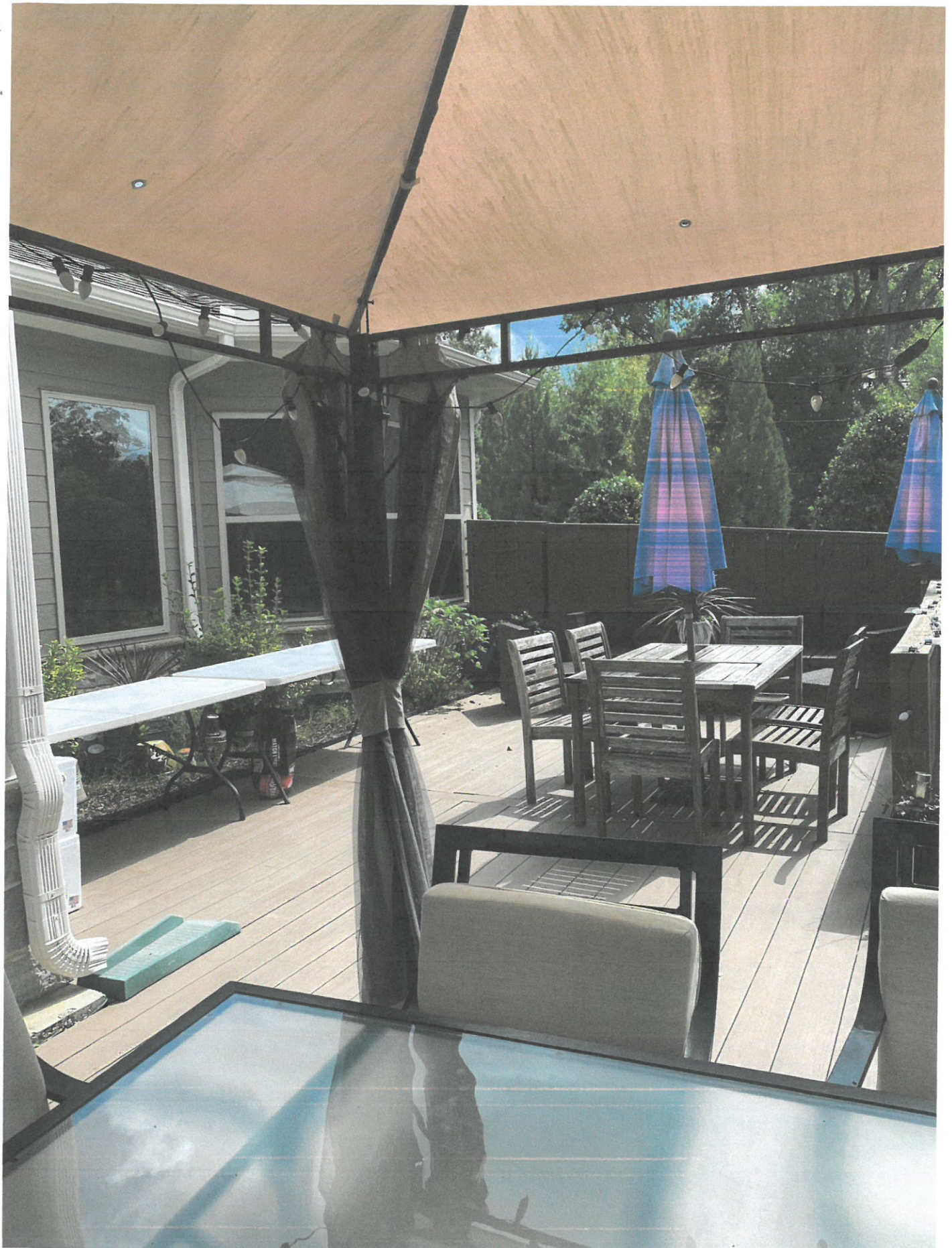
Reasons for Assessment Notice

Structure value adjusted to reflect current market
Land value adjusted to reflect current market value

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
COUNTY GENERAL		45,784	184,632	.008460	1,561.99
COUNTY BOND			230,416	.000130	29.95
SCHOOL GENERAL		230,416	0	.018900	.00
SCHOOL BOND			230,416	.000000	.00
TOTAL COUNTY					1,591.94
SMYRNA		72,596	157,820	.008990	1,418.80
TOTAL CITY TAX					1,418.80
STATE TOTAL		2,000	228,416	.000000	.00
TOTAL ESTIMATE					3,010.74

Total Estimated Tax **\$3,010.74**



ENCLOSING ONLY HALF OF THIS SPACE



Alma Hall <krjari9@gmail.com>

(no subject)

1 message

Alma Hall <krjari9@gmail.com>
To: krjari9@gmail.com

Wed, Sep 22, 2021 at 1:44 PM

6 attachmentsIMG-2934.jpg
2626KIMG-2935.jpg
3444KIMG-2936.jpg
4664K

- no view of
deck from main
street road

IMG-2937.jpg
3828K

- No view of deck
from main road

IMG-2938.jpg



Alma Hall <krjari9@gmail.com>

(no subject)

1 message

Alma Hall <krjari9@gmail.com>
To: krjari9@gmail.com

Wed, Sep 22, 2021 at 1:46 PM

5 attachments**IMG-2940.jpg** - side of house
3576K**IMG-2941.jpg**
3558K**IMG-2942.jpg**
4370K**IMG-2943.jpg** - main street drive/roadway
4173K
(corner property)**IMG-2944.jpg**

9/22/21, 2:02 PM

Gmail - (no subject)



3778K



4162K

- Looking from front
to rear



IMG-2939.jpg
3543K

- Neighbor's fencing



IMG-2931.jpg
3476K



IMG-2932.jpg
4103K



-Next door neighbor
fence

IMG-2933.jpg
3018K



Square Church
Parking lot.



Alma Hall <krjari9@gmail.com>

(no subject)

1 message

Alma Hall <krjari9@gmail.com>
To: krjari9@gmail.com

Tue, Sep 21, 2021 at 1:30 PM

6 attachments



IMG-2928.jpg
3843K



IMG-2929.jpg
4331K

IMG-2930.jpg
4156K

*This portion of
the deck is enclosed
ad to be enclosed*