



APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: _____

Application Number: V21-066-068

Mayor and Council Date: _____

APPLICANT: NATHAN CORBITT

Representative's Name (print): NATHAN CORBITT

Address: 3286 PINE MEADOW ROAD NW ATLANTA, GA 30327-2218

Business Phone: _____ Cell Phone: 404-384-4758 Home Phone: _____

E-Mail Address: NCORBITT@KSTONECPA.COM

Signature of Representative: Pro Se

TITLEHOLDER: NATHAN CORBITT

Address: 3286 PINE MEADOW ROAD NW ATLANTA, GA 30327-2218

Business Phone: _____ Cell Phone: 404-384-4758 Home Phone: _____

Signature: Nathan P. Corbett

VARIANCE:

Present Zoning: R-3 RES. LOTS Type of Variance: 1. Reduce side setback on the east property line to 5'.

2. Reduce rear setback to 15'. 3. Allow buffer compensation for intrusion into the 50' city buffer as shown on the plan attached.

Explain Intended Use: Construction of a two-story residential home. Construction of a bridge to enable vehicular access to residence to be constructed on the lot.

Location: CHURCH STREET (PARCEL 17041500550)

Land Lot(s): 415 District: 17 Size of Tract: .358 Acres

(To be completed by City)

Received: _____

Legal Ad Posted: _____

Signs Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: LOTS 840, 860 and 876 FLAGLER CIRCLE: R15 SINGLE FAMILY RESIDENTIAL

East: 881 CHURCH STREET: R15 SINGLE FAMILY RESIDENTIAL

South: 84 CHURCH STREET: R15 SINGLE FAMILY RESIDENTIAL; 886 CHURCH ST LI LIGHT INDUSTRIAL

West: 853 CHURCH STREET: R15 SINGLE FAMILY RESIDENTIAL

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

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

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

on the premises described in the application.

NAME	ADDRESS
JEFF WILLIAMS	840 FLAGLER CIRCLE SE, SMYRNA, GA 30080
LYNDA SUE GREEN	860 FLAGLER CIRCLE, SMYRNA, GA 30080
DAZEN I REAL ESTATE LLC	876 FLAGLER CIRCLE, SMYRNA, GA 30080
ERIN AND JESSE LAYTON	881 CHURCH STREET, SMYRNA, GA 30080
CITY OF SMYRNA	84 CHURCH STREET, SMYRNA, GA 30080
TI WALTON ALINE WOLFE DRIVE LLC	866 CHURCH STREET, SMYRNA, GA 30080
JOHNNY BOGLE AND BETTY FROST	853 CHURCH STREET, SMYRNA, GA 30080

****PETITIONER'S NOTE: The above-supplied addresses identify the location of the neighboring parcels. For a listing of the exact addresses to which copies of completed applications and supporting documents were sent via certified mail, please see Petitioner's attached Addendum on Notice to Neighbors.***

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 Mayor and Council 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.

ADDENDUM ON NOTICE TO NEIGHBORING PARCELS

NOTICE TO PARCELS NORTH OF SUBJECT PARCEL SEEKING VARIANCE:

840 FLAGLER CIRCLE SE, SMYRNA, GA 30080

OWNER OF RECORD: JEFF WILLIAMS

NOTICE SENT TO: JEFF WILLIAMS, 205 WALTON WAY, SMYRNA, GA 30082

Via Certified US Mail (Return Receipt Requested) Number: 7020 1290 0001 8172 5113

860 FLAGLER CIRCLE, SMYRNA, GA 30080

OWNER OF RECORD: LYNDA SUE GREEN

NOTICE SENT TO: LYNDA SUE GREEN, SAME ADDRESS AS PROPERTY LOCATION

Via Certified US Mail (Return Receipt Requested) Number: 7020 1290 0001 8172 5120

876 FLAGLER CIRCLE, SMYRNA, GA 30080

OWNER OF RECORD: DAZEN I REAL ESTATE LLC

NOTICE SENT TO: AMY JOY, REGISTERED AGENT FOR DAZEN I REAL ESTATE LLC

VIA 751 BURNING TREE DRIVE

MARIETTA, GA 30067

Via Certified US Mail (Return Receipt Requested) Number 7020 1290 0001 8172 5137

NOTICE TO PARCELS EAST OF SUBJECT PARCEL SEEKING VARIANCE:

881 CHURCH STREET , SMYRNA, GA 30080

OWNER OF RECORD: ERIN AND JESSE LAYTON

NOTICE SENT TO: ERIN AND JESSE LAYTON, 932 SCENIC VIEW DRIVE, ATLANTA, GA .30342

Via Certified US Mail (Return Receipt Requested) Number 7020 1290 0001 8172 5144

NOTICE TO PARCELS SOUTH OF SUBJECT PARCEL SEEKING VARIANCE:

84 CHURCH STREET, SMYRNA, GA 30080

OWNER OF RECORD: CITY OF SMYRNA

NOTICE SENT TO: NOTICE INFERRED BY FILING OF APPLICATION FOR VARIANCE WITH CITY OF SMYRNA

866 CHURCH STREET, SMYRNA, GA 30080

OWNER OF RECORD: TI WALTON ALINE WOLFE DRIVE LLC

NOTICE SENT TO: TI WALTON ALINE WOLFE DRIVE, LLC

2281 AKERS MILL ROAD, BUILDING 4100

ATLANTA, GA 30339

Via Certified US Mail (Return Receipt Requested) Number 7020 1290 0001 8172 5106

NOTICE ALSO SENT TO: CT CORPORATION SYSTEM, REGISTERED AGENT FOR TI WALTON ALINE WOLFE DRIVE, LLC, AKA WALTON ON CHURCH STREET, LLC

289 SOUTH CULVER STREET, LAWRENCEVILLE, GA 30046

Via Certified US Mail (Return Receipt Requested) Number 7020 1290 0001 8172 5151

ADDENDUM ON NOTICE TO NEIGHBORING PARCELS-PAGE 2

NOTICE TO PARCELS WEST OF SUBJECT PARCEL SEEKING VARIANCE:

853 CHURCH STREET, SMYRNA, GA 30080

OWNER OF RECORD: JOHNNY BOGLE AND BETTY FROST

NOTICE SENT TO: JOHNNY BOGLE AND BETTY FROST, 853 CHURCH STREET, SMYRNA, GA 30082

Via Certified US Mail (Return Receipt Requested) Number 7020 1290 0001 8172 5175

REPROOF OF NOTICE TO NEIGHBORS

PETITIONER'S NOTE: Please note that I have printed property data for each of the neighbors surrounding my parcel of land (as obtained from the Cobb County Tax Assessor's website). I have attached a certified mail receipt to each property report. Each certified mail receipt displays a postmark.

Please also note that when I attempted to mail the packet to Erin and Jesse Layton at 932 Scenic View Drive, the address provided on the Cobb County Tax Assessor's Website, the postal service corrected the address to "932 Scenic View Court, Atlanta, GA 30339." The change of zip code is visible on the return receipt in the Post Office's blue ink. The Post Office Clerk had me manually change the address by hand on the envelope to match their system.

The property owner for 866 Church Street, is listed on the Cobb County Tax Assessor's website as TI Walton Aline Wolfe Drive LLC. However, the Secretary of State's corporations database notes a change of name for this corporation to Walton on Church Street, LLC. The address of the principal place of business and agent for service is the same for both entries. Out of an abundance of caution, I have mailed notice packets to both TI Walton's principal office address and to their agent for service.

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Smyrna, GA 30082

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ 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 \$2.20

Total Postage and Fees \$8.65

Sent To

MR. JEFF WILLIAMS
 Street and Apt. No., or PO Box No.
 205 WALTON WAY

City, State, ZIP+4®
 SMYRNA, GA 30082

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

See Reverse for Instructions



Owner

Williams Jeff
 205 WALTON WAY
 SMYRNA GA 30082

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	R3	100	\$115,000	\$7,500	\$122,500

⊕ Show Historical Appraised Values

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$46,000	\$3,000	\$49,000

⊕ Show Historical Assessed Values

Accessory Information

Card 1

Description	Year Built	Area
DET GARAGE	1975	1,120

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
11/1/2019	\$107,500		15686	1424	VALID SALE	TERRIE SOUDER, AS ADMINISTRATOR WITH WIL	WILLIAMS JEFF	Click Here

As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents.

Not all deeds display on the Tax Assessors' Website! For complete deed research, visit the Superior Court Clerk's website at <http://www.cobbssuperiorcourtcclerk.org>

Photos

0275 2120 1111

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Smyrna, GA 30080

GA

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Certified Mail Fee \$3.60

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 \$1.80

Total Postage and Fees \$3.25

Sent To
MS. LYNDA SUE GREEN
Street and Apt. No., or PO Box No.
860 FLAGLER CIRCLE
City, State, ZIP+4®
SMYRNA, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ATLANTA GA 0077 22
JUN 24 2021
06/24/2021
31738-USPS



Owner

Green Lynda Sue
860 FLAGLER CIR
SMYRNA GA 30080

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	R3	101	\$115,000	\$197,310	\$312,310

Show Historical Appraised Values

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$46,000	\$78,924	\$124,924

Show Historical Assessed Values

Residential Improvement Information

Card	1
Stories	1
Exterior Wall	BRICK
Style	RANCH
Basement	CRAWL
Res Sq Ft	1317
Rec Room	0
Finished Bsmt Sqft	0
Year Built	1960
Total Rooms	6
Bedrooms	3
Bathrooms	2
Half Bathrooms	0
Fireplaces	0
Att Garage Sq Ft	0
Bsmt Garage (# of Cars)	

Photos

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Atlanta, GA 30334

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Extra Services & Fees (check box, add fee if appropriate)

☐ 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 \$1.80

Total Postage and Fees \$8.25

Sent To
ERIN AND JESSE LAYTON
932 SCENIC VIEW DRIVE
ATLANTA, GA 30342

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

GA



Owner

Layton Erin & Jesse
932 SCENIC VIEW DR
ATLANTA GA 30342

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	R3	101	\$115,000	\$173,190	\$288,190

Show Historical Appraised Values

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$46,000	\$69,276	\$115,276

Show Historical Assessed Values

Residential Improvement Information

Card 1
Stories 1
Exterior Wall BRICK
Style RANCH
Basement PART
Res Sq Ft 1260
Rec Room 0
Finished Bsmt Sqft 0
Year Built 1960
Total Rooms 6
Bedrooms 3
Bathrooms 2
Half Bathrooms 1
Fireplaces 1
Att Garage Sq Ft 0
Bsmt Garage (# of Cars)

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
4/20/2011	\$113,450		14849	2338	VALID SALE	FISHER MARY E	LAYTON ERIN & JESSE	Click Here
9/30/2003	\$157,900		13885	1717	VALID SALE	SHELLEY KATHY B		Click Here

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Not all deeds display on the Tax Assessors' Website! For complete deed research, visit the Superior Court Clerk's website at <http://www.cobbssuperiorcourtclerk.org>

Photos

LETS 2279 TNN NLAR

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GA

Marietta, GA 30067

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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	\$1.80
Total Postage and Fees	\$8.25

Sent To
DAZEN I REAL ESTATE LLC c/o AMY JOY
Street and Apt. No., or PO Box No.
751 BURNING TREE DRIVE
City, State, ZIP+4®
MARIETTA, GA 30067

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

See Reverse for Instructions



Owner

Dazen I Real Estate LLC
751 BURNING TREE DR
MARIETTA GA 30067

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	R3	101	\$115,000	\$193,830	\$308,830

Show Historical Appraised Values

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$46,000	\$77,532	\$123,532

Show Historical Assessed Values

Residential Improvement Information

Card	1
Stories	1
Exterior Wall	BRICK
Style	RANCH
Basement	CRAWL
Res Sq Ft	1285
Rec Room	0
Finished Bsmt Sqft	0
Year Built	1960
Total Rooms	6
Bedrooms	3
Bathrooms	2
Half Bathrooms	0
Fireplaces	0
Att Garage Sq Ft	0
Bsmt Garage (# of Cars)	

Permits

Date	Number	Amount	Purpose	Status
3/9/2016	161360	8,000	REMODEL	C - Closed Permit

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
3/1/2016	\$178,500		15318	5729	VALID SALE	LC INVESTMENTS, LLC	DAZEN I REAL ESTATE LLC	Click Here
1/15/2004	\$150,000		13917	6111	VALID SALE	CROSSMAN DAVID & RUTH	LAMBERT GERALD P & COTT STUART B	Click Here

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9015 2217 0001 8172 5101
7020 1240 0001 8172 5101

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☐ Return Receipt (hardcopy) \$0.00

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.80

Total Postage and Fees \$5.25

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06/24/2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Atlanta, GA 30339

2281 AKERS MILL ROAD, Building 4100

ATLANTA, GA 30339

GA



Owner

Ti Walton Aline Wolfe Drive LLC
 2281 AKERS MILL RD BLDG 4100
 ATLANTA GA 30339

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	C4	361	\$512,790	\$437,200	\$949,990

Show Historical Appraised Values

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$205,116	\$174,880	\$379,996

Show Historical Assessed Values

Commercial Improvement Information

Card 1
 Year Built 1967
 Structure FUNERAL HOME
 Sqft 8509
 Structure Test FUNERAL HOME

Accessory Information

Description	Year Built	Area
PAVING ASP	1990	19,100

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
2/12/2020	\$1,200,000		15713	5142		CASTELLAW FUNERAL HOME, INC	TI WALTON ALINE WOLFE DRIVE LLC	Click Here
9/12/2006	\$1,515,000		14388	0909		CASTELLAW FUNERAL HOME, INC. F/K/A SANDE	YUKON PROPERTIES, LLC	Click Here

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Photos

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Smyrna, GA 30080

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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	\$1.80
Total Postage and Fees	\$8.25

Postmark Here
JUN 24 2021
06/24/2021
31133-USPS

Send To
JOHNNY BOGLE AND BETTY FROST
Street and Apt. No., or PO Box No.
853 CHURCH STREET
City, State, ZIP+4®
SMYRNA, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

GA



Owner

Bogle Johnny & Frost Betty
853 CHURCH ST SE
SMYRNA GA 30080

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2021	R3	101	\$90,800	\$134,200	\$225,000

Show Historical Appraised Values

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2021	\$36,320	\$53,680	\$90,000

Show Historical Assessed Values

Residential Improvement Information

Card	1
Stories	1
Exterior Wall	BRICK
Style	RANCH
Basement	PART
Res Sq Ft	1188
Rec Room	0
Finished Bsmt Sqft	0
Year Built	1961
Total Rooms	5
Bedrooms	3
Bathrooms	1
Half Bathrooms	1
Fireplaces	0
Att Garage Sq Ft	0
Bsmt Garage (# of Cars)	

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
5/4/2020	\$225,000		15740	2606	VALID SALE	ACORD KRIS ALLEN	BOGLE JOHNNY &	Click Here

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Photos

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Lawrenceville, GA 30046

Certified Mail Fee \$3.60
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ 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 \$1.80

Total Postage and Fees \$8.25

Sent To
CT CORPORATION SYSTEM, REGISTERED A-
Street and Apt. No., or PO Box No.
289 SOUTH CULVER STREET

City, State, ZIP+4®
LAWRENCEVILLE, GA 30046

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

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0077
22

Postmark
Here

JUN 24 2021

06/24/2021

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME (/)

Business Type: **Domestic Limited Liability Company**

NAICS Code: **Any legal purpose**

Principal Office Address: **2281 Akers Mill Rd,
Bldg 4100, Atlanta, GA,
30339, USA**

State of Formation: **Georgia**

Control Number: **15105802**

Business Status: **Active/Compliance**

NAICS Sub Code:

Date of Formation /
Registration Date: **11/5/2015**

Last Annual Registration
Year: **2023**

REGISTERED AGENT INFORMATION

Registered Agent Name: **C T CORPORATION SYSTEM**

Physical Address: **289 South Culver Street, Lawrenceville, GA, 30046, USA**

County: **Gwinnett**

Back

Filing History

Name History

Return to Business Search

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,

Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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Report a Problem?

840

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

PLEASE SEE PETITIONER'S ATTACHED ADDENDUM ENTITLED "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 no margins, text, or other markings on the paper.

COMPREHENSIVE NARRATIVE

Summary of Requested Variances:

Petitioner requests variances to construct a two-story primary residence on the Petitioner's vacant lot and a vehicular bridge, driveway, and associated retaining wall to access the proposed building envelope. Specifically, Petitioner requests variances 1. To reduce the setback on the east side of the property by five feet; 2. To reduce the rear setback to fifteen feet; 3. To allow compensation for intrusion into the City's fifty foot stream buffer as shown on the attached plan.

Requested Variance I:

Petitioner requests a dimensional variance to reduce the setback on the east side of the property from ten feet to five feet. In making this request, Petitioner emphasizes the presence of unique and special circumstances that do not apply generally to other properties in the same district (Smyrna Code of Ordinances §1403 (1)). Petitioner calculates that his lot is one of only three lots in the Land District of 17-415 (of some sixty-one lots Petitioner notes as fully or partially in the 17-415 Land District) with a stream buffer causing significant front obstruction to the lot (Petitioner so calculates based upon personal review of the Land District 17-415 mapping on the Cobb County Tax Assessor's website provided byQpublic)

The other two similar lots are 789 Church Street (Parcel 17041500470) and 840 Flagler Circle SE (Parcel 17041500570). 789 Church Street features a residence located fully within the stream buffer. The owner of 840 Flagler Circle SE was granted a similar variance to that which Petitioner requests in response to a hearing on February 12, 2020 (Variance Hearing V20 002). Granting this variance would permit the Petitioner to maximize for building use the portion of the lot which is outside of the City's stream buffer and minimize intrusion into the stream buffer. Petitioner therefore respectfully requests that the Council grant this first variance request.

Variance II:

Petitioner requests a dimensional variance to reduce the rear setback from thirty feet to fifteen feet. Petitioner's lot is encumbered by a stream and deeply-recessed stream bed. Associated stream buffers compose a large portion of the vacant lot. Granting this variance would enable the Petitioner to maximize for building use the portion of the lot which is outside of the City's stream buffer and minimize intrusion into the stream buffer. Petitioner cites that the granting of this variance would cause minimal impact to neighboring parcels, as the building plan only calls for the removal of two trees screening the neighboring parcels situated on Flagler Avenue from the rear property line. Petitioner therefore respectfully requests that the Council grant this second variance request.

Variance III:

Petitioner requests a variance to invade the City's fifty-foot undisturbed stream buffer with portions of a driveway and associated retaining wall. This driveway and retaining wall will link the Petitioner's proposed residence to a proposed fourteen by twenty-five foot vehicular bridge. The proposed bridge will provide access from the proposed residence to Church Street While the City's Stream Buffer Protection Ordinance (§46-156 et seq.) would otherwise prohibit intrusion into the City stream buffer, Petitioner's proposed building plan includes two of the seven exempt activities for building, as listed in the City Code of Ordinances §46-159 (2)(a).

COMPREHENSIVE NARRATIVE-CONTINUED

Petitioner's lot is encumbered by a stream and deeply-recessed stream bed. This stream and stream bed run parallel to and span approximately ninety-two feet of the one hundred feet of parcel fronting Church Street. The eight feet of frontage which is not obscured by the stream and stream bed is of insufficient width for a driveway. Smyrna Code of Ordinances §46-159 (2)(a) provides exemptions for the specific activities of building "a stream crossing by a driveway, transportation route or utility line" and "intrusions necessary to provide access to a property." As Petitioner's site conditions constitute a lack of access to the building envelope and Petitioner's proposed intrusion provides such access described in §46-159 (2)(a), Petitioner respectfully requests that the City grant a variance for the intrusion.

Petitioner's attached building plan includes a compensatory provision for this invasion of the City's Stream Buffer. As the proposed building plan would intrude into the City's buffer to the extent of four hundred and fifty square feet (for the purposes of creating portions of a driveway and associated retaining wall), the attached plan proposes an equivalent exchange of square footage for buffer.

As designated on the attached plan in green shading, Petitioner designates a ten feet long by forty-five feet wide buffer running from the Northwest corner of the parcel alongside and parallel to the City's existing undisturbed stream buffer. The City's buffer will not be reduced by the exchange, as the proposed exchange is of equivalent square footage. (§46-160(b)(4)(f)) Issuance of this variance is at least as protective of natural resources and the environment, as the proposed land portion for exchange is of equivalent characteristics and natural features (§46-160(b)(4)(g)). Petitioner therefore respectfully requests that the Council grant this third variance request.

Proof of Payment of Property Taxes

(As Obtained from the Tax Assessor Website for Cobb County and City of Smyrna)

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

2020 Property Tax Notice

FLOYD LESSIE MAE
4 N QUARTERS DR SE
ROME, GA 30161

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.

2020 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
5428	CHURCH ST	17-0415-0-0550	3,000.00	1,200.00	0.00	1,200.00	8.99	10.79

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

Important Messages - Please Read

Total of Bills by Tax Type

<p>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</p>	<p>Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600</p> <p>If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100</p>	Pen	0.00
		Int	0.00
		Fees	0.00
		Adjustments	0.00
		Payments	0.00
		Back Taxes	0.00
		TOTAL DUE	10.79
		DATE DUE	11/16/2020

FLOYD LESSIE MAE
4 N QUARTERS DR SE
ROME, GA 30161



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
5428	17-0415-0-0550	10.79
DATE DUE		TOTAL DUE
11/16/2020		10.79

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK

Real Estate (Your House or Land)

[Return to view bill](#)

Payments/Adjustments

As of 6/24/2021

Bill Year	2020
Bill	5428

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	10/26/2020	10/26/2020	2043777	FLOYD LESSIE MAE	\$10.79

[Return to view bill](#)

Real Estate (Your House or Land)

[Return to view bill](#)

Payments/Adjustments

As of 6/24/2021

Bill Year	2019
Bill	5419

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	11/12/2019	11/12/2019	1793416	FLOYD LESSIE MAE	\$8.99

[Return to view bill](#)

Real Estate (Your House or Land)

View Bill

As of

6/24/2021

Bill Year

2019

Bill

5419

Owner

FLOYD LESSIE MAE

Parcel ID

17041500550

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$8.99	\$8.99	\$0.00	\$0.00	\$0.00
TOTAL		\$8.99	\$8.99	\$0.00	\$0.00	\$0.00

Search

17041500550

22 records returned

Search Tips
You can search for Names, Addresses and Parcel Numbers. Just start typing!

1 2

Status	Owner Name	Year	Parcel ID	Address	Bill Type	Paid	Due	
<input type="checkbox"/> Paid (21) <input type="checkbox"/> N/A (1)								
Type								
<input type="checkbox"/> Parcel (22)								
Years								
<input type="checkbox"/> 2020 (2) <input type="checkbox"/> 2019 (1) <input type="checkbox"/> 2018 (1) <input type="checkbox"/> 2017 (1) <input type="checkbox"/> 2016 (1) <input type="checkbox"/> 2015 (1) <input type="checkbox"/> 2014 (1) <input type="checkbox"/> 2013 (1) <input type="checkbox"/> 2012 (1) <input type="checkbox"/> 2011 (1) <input type="checkbox"/> 2010 (1) <input type="checkbox"/> 2009 (1) <input type="checkbox"/> 2008 (1) <input type="checkbox"/> 2007 (1) <input type="checkbox"/> 2006 (1)								
	COBBITT NATHAN	2020	17041500550	CHURCH ST	Adjusted	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2019	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2018	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2017	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2016	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2015	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2014	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2013	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2012	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2011	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>
	FLOYD LESSIE MAE	2010	17041500550	CHURCH ST	Original	<input checked="" type="checkbox"/> Paid	\$0.00	<input type="button" value="View"/>

PLATS OF PROPERTY AND PLAT SHOWING EASEMENT

(As Obtained from Clerk of Superior Court of Cobb County)

2 Large Copies of the Same Are Included in Tube With Variance Plans

CLERK OF THE SUPERIOR COURT.

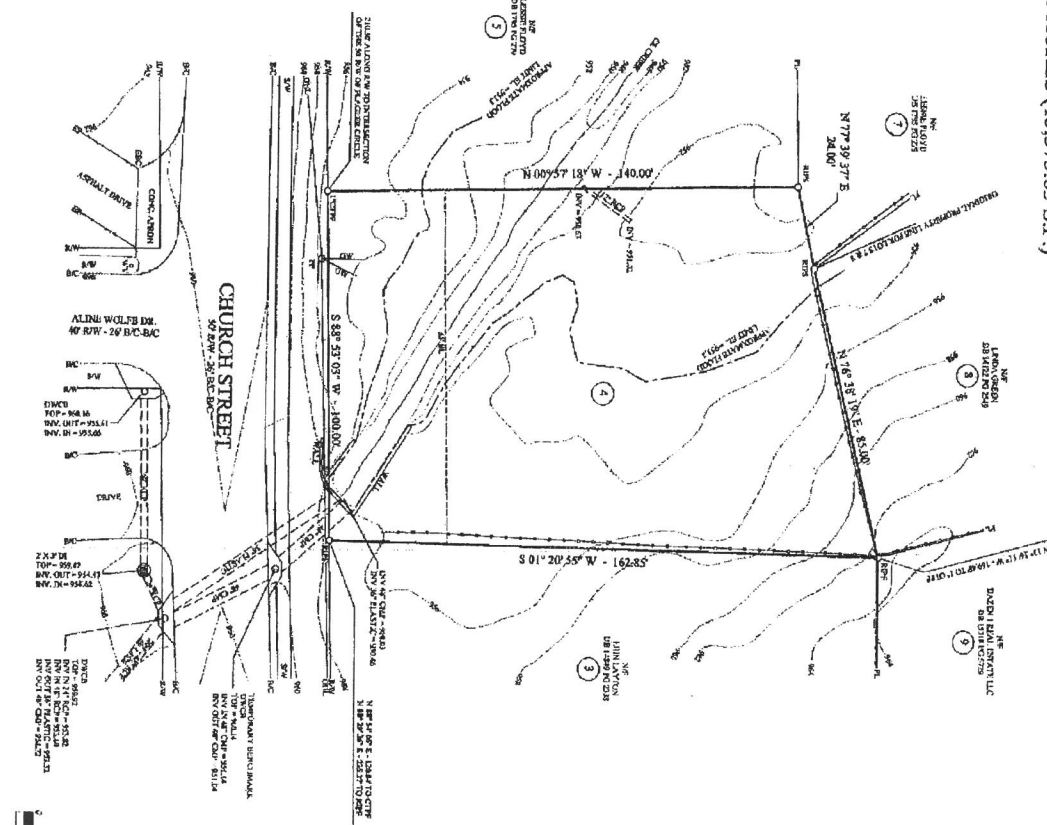
LOT 4 CHENEY WOODS SUBDIVISION UNIT 7 BLOCK "A"

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, I
PLANNING - ENGINEERING - LAND SURVEYING
44 DABNEY'S CROSSING DRIVE, SUITE 200, HILDA, GA 30144
Ph. (770) 455-8576
EMAIL: paul.lee@paullee.com

DISCONTINUED BY:
DRAWN BY: KCC
CHECKED BY: AGC
SCALE: 1" = 30'
DATE: 8-15-79
STUD & LSH ONLY
JOB NO. 88-3049

DESIGNED BY:
DRAWN BY: JCC
CHECKED BY: MCL
SCALE: 1"=30'
DATE: 8-11-79
TITLE: LST DOCK
JOB NO: 9949

AGE	NUMBER OF ENGINEERS	MAJOR - NONMAJOR
SEX - BACK OF CURB	NO. BUILDING SURVEYING	NO. MAJOR / NO. MINOR
CHIEF - CHIEF OF POLICE	CHIEF - CHIEF OF POLICE	NO. MAJ SET / NO. MIN SET
CO - CLANK OUT	CO - CLANK OUT	OUT - OF-BUILDING LINE
DE - DEED BOOK	DE - DEED BOOK	PC - FACE FENCE
DW - DWELLING	DW - DWELLING	PC - PROPERTY LINE
EN - ENGINEER	EN - ENGINEER	PC - PROPERTY LINE
EX - EXHIBIT	EX - EXHIBIT	PC - PROPERTY LINE
FE - FEE	FE - FEE	PC - PROPERTY LINE
FR - FURNITURE	FR - FURNITURE	PC - PROPERTY LINE
GA - GATE	GA - GATE	PC - PROPERTY LINE
GL - GLASS	GL - GLASS	PC - PROPERTY LINE
GR - GRASS	GR - GRASS	PC - PROPERTY LINE
HA - HALL	HA - HALL	PC - PROPERTY LINE
HE - HEAVY	HE - HEAVY	PC - PROPERTY LINE
HO - HOUSE	HO - HOUSE	PC - PROPERTY LINE
HY - HYDRAULIC	HY - HYDRAULIC	PC - PROPERTY LINE
IN - IN	IN - IN	PC - PROPERTY LINE
IR - IRON	IR - IRON	PC - PROPERTY LINE
LA - LA	LA - LA	PC - PROPERTY LINE
LE - LEAD	LE - LEAD	PC - PROPERTY LINE
LI - LI	LI - LI	PC - PROPERTY LINE
LO - LO	LO - LO	PC - PROPERTY LINE
MA - MA	MA - MA	PC - PROPERTY LINE
ME - ME	ME - ME	PC - PROPERTY LINE
MI - MI	MI - MI	PC - PROPERTY LINE
MO - MO	MO - MO	PC - PROPERTY LINE
MR - MR	MR - MR	PC - PROPERTY LINE
MT - MT	MT - MT	PC - PROPERTY LINE
NU - NU	NU - NU	PC - PROPERTY LINE
NY - NY	NY - NY	PC - PROPERTY LINE
ON - ON	ON - ON	PC - PROPERTY LINE
OR - OR	OR - OR	PC - PROPERTY LINE
OS - OS	OS - OS	PC - PROPERTY LINE
OT - OT	OT - OT	PC - PROPERTY LINE
PA - PA	PA - PA	PC - PROPERTY LINE
PE - PE	PE - PE	PC - PROPERTY LINE
PF - PF	PF - PF	PC - PROPERTY LINE
PG - PG	PG - PG	PC - PROPERTY LINE
PH - PH	PH - PH	PC - PROPERTY LINE
PI - PI	PI - PI	PC - PROPERTY LINE
PL - PL	PL - PL	PC - PROPERTY LINE
PM - PM	PM - PM	PC - PROPERTY LINE
PN - PN	PN - PN	PC - PROPERTY LINE
PO - PO	PO - PO	PC - PROPERTY LINE
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PS - PS	PS - PS	PC - PROPERTY LINE
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QA - QA	QA - QA	PC - PROPERTY LINE
QB - QB	QB - QB	PC - PROPERTY LINE
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QD - QD	QD - QD	PC - PROPERTY LINE
QE - QE	QE - QE	PC - PROPERTY LINE
QF - QF	QF - QF	PC - PROPERTY LINE
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QP - QP	QP - QP	PC - PROPERTY LINE
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QR - QR	QR - QR	PC - PROPERTY LINE
QS - QS	QS - QS	PC - PROPERTY LINE
QT - QT	QT - QT	PC - PROPERTY LINE
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QV - QV	QV - QV	PC - PROPERTY LINE
QW - QW	QW - QW	PC - PROPERTY LINE
QX - QX	QX - QX	PC - PROPERTY LINE
QY - QY	QY - QY	PC - PROPERTY LINE
QZ - QZ	QZ - QZ	PC - PROPERTY LINE
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RY - RY	RY - RY	PC - PROPERTY LINE
RZ - RZ	RZ - RZ	PC - PROPERTY LINE
SA - SA	SA - SA	PC - PROPERTY LINE
SB - SB	SB - SB	PC - PROPERTY LINE
SC - SC	SC - SC	PC - PROPERTY LINE
SD - SD	SD - SD	PC - PROPERTY LINE
SE - SE	SE - SE	PC - PROPERTY LINE
SF - SF	SF - SF	PC - PROPERTY LINE
SG - SG	SG - SG</	



NOTE: THE 100 YEAR FLOOD LIMIT SHOWN IS PROVIDED BY A HYDROLOGIC AND HYDRAULIC BACKUP DATA REPORT FOR 83 CHURCH STREET PREPARED BY DEWBERRY & ASSOCIATES DATED JULY 9, 2019 AND SIGNED BY PROFESSIONAL ENGINEER # 042990 MICHAEL T. KIDAYE. THE FLOOD LINE SHOWN IS APPROXIMATE AS IT WAS INTERPOLATED FROM THE TOPOGRAPHIC CONTOURS SHOWN.

[illegible][illegible]

PRIVATE SEWER EASEMENT PLAT FOR NATHAN CORBITT

THOUGH THE PROPERTY OF JEFF WILLIAMS
BEING LOT 7 - CHENEY WOODS SUBDIVISION - UNIT 7 BLOCK "A" - PLAT BOOK 16 PAGE 3

LOCATED IN:
LAND LOT: 415
DISTRICT: 17 TH
SECTION: 2 ND
COUNTY: COBB
CITY: SMYRNA
GEORGIA

LINE TABLE		
LINE NO.	BEARING	DISTANCE(FT.)
L 1	N 06° 34' 21" W	8.00
L 2	S 77° 39' 37" W	15.01
L 3	S 58° 34' 43" W	19.66

TRACT AREA OF EASEMENT = 0.033 ACRES (1,443.28 S.F.)

REVISED 8-18-20: CHANGED EASEMENT WIDTH FROM 10 FEET TO 8 FEET. EDITED DISTANCES ALONG EASEMENT AND FOR THE LEGAL TIE. EDITED ACREAGE & S.F.

EXHIBIT "A"



GRID NORTH GA
WEST ZONE

Deed Book 15785 Pg 6063

LEGEND

AC - AIR COMPRESSOR
B/C - BACK OF CURB
CO - CLEANOUT
CP - CALCULATED POINT
CTPF - CRIMP TOP PIN FOUND
DB - DEED BOOK
DR - DRIVE
GM - GAS METER
PL - PROPERTY LINE
PP - POWER POLE
PG - PAGE
R/W - RIGHT OF WAY
S.F. - SQUARE FEET
SSL - SANITARY SEWER LINE
SSMH - SANITARY SEWER MANHOLE
— — — — — FENCE

INSTRUMENT USED: TOPCON GPT-3005
& TOPCON GPS SYSTEM.

SURVEY FIELD WORK PERFORMED
ON 8-6-19.

THIS SURVEY ONLY INCLUDES
OBJECTS THAT ARE VISIBLE ON THE
SURFACE AND IS NOT RESPONSIBLE
FOR UNDERGROUND UTILITIES OR
OTHER OBJECTS THAT ARE NOT
APPARENT BY VISUAL OBSERVATION.
I.E. UNDERGROUND GAS TANKS, GAS
LINES, WATERLINES, SEWER LINES,
ETC. SUBSURFACE MATTERS NOT
CERTIFIED UNLESS EXCAVATED.

THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 84,556
FEET AND AN ANGULAR ERROR OF
03" PER ANGLE AND WAS ADJUSTED
BY CRANDALLS METHOD.

THE DATA SHOWN ON THIS PLAT HAS
BEEN CALCULATED FOR CLOSURE
AND WAS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 51,777 FEET.

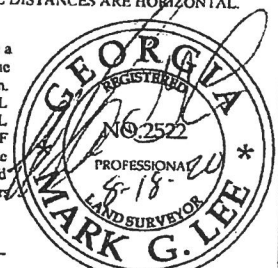
ALL DISTANCES ARE HORIZONTAL.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.G.C.A. Section 15-6-67.

GA. REG. E.S. LIC. NO. 2522

DATE

8-18-20



GRAPHIC SCALE IN FEET

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plcea.com

THIS DOCUMENT IS NOT VALID
UNLESS IT
BEARS THE ORIGINAL SIGNATURE
(IN CONTRASTING INK) OF THE
REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

DESIGNED BY:
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: 1" = 50'
DATE: 8-12-20
FIRM #: LSF000115
JOB #: 2020039-SSE