



<b>Variance Application</b>	<b>Applicant</b>	<b>Primary Location</b>
<b>VAR-23-43</b>	 Carlos Guzman	2009 GLENROY DR SE
Submitted On: Oct 2, 2023	 7708289836	SMYRNA, GA 30080
	@ ceo@innovaconstructiongroup.com	

**Applicant Information**

<b>First Name</b>	<b>Last Name</b>
Carlos	Guzman
<b>Street Address</b>	<b>City</b>
2039 Lake Park Dr SE	Smyrna
<b>State</b>	<b>Zip Code</b>
GA	30080
<b>Email</b>	<b>Phone Number</b>
ceo@innovaconstructiongroup.com	7708289836
<b>Are you the titleholder of the subject property?</b>	
No	

**Titleholder Information**

<b>Full Name (i.e., First and Last Name, or Name of Entity)</b>	<b>Street Address</b>
OEN RONALD R	2009 Glenroy
<b>City</b>	<b>State</b>
Smyrna	GA
<b>Zip Code</b>	<b>Email Address</b>
30080	ceo@innovaconstructiongroup.com
<b>Phone Number</b>	
7708289836	

**Property Information**

<b>Property Address</b>
2009 Glenroy Dr SE, Smyrna GA 30080
<b>Description of Requested Variances</b>
Addition of a garage that is encroaching into the front setback

**Comprehensive Narrative**

In rendering its decisions, the License and Variance Board 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.

**A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.**

the existing garage is already encroaching into the setback and to continue with the same line the proposed addition will be inside of the setback at about a foot.

**Acknowledgement**

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

**Applicant Signature:**  
true

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080  
Office Phone 678-631-5387 / Fax 770-431-2808

I, OEN RONALD, swear that I am the Property Owner of the property located at 2009 GLENROY DR, SMYRNA GA 30080 as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): INNOVA CONSTRUCTION

Business Contact Person: CARLOS GUZMAN

Business Address: 2039 LAKE PARK DR SE, SMYRNA GA 30080

Contact Telephone: 7708289836

Contact Email: CEO@INNOVACONSTRUCTIONGROUP.COM

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

  
Signature of Property Owner

2009 GLENROY DR,  
Address

OEN RONALD  
Name of Property Owner (print clearly)

SMYRNA GA 30080  
City, State, Zip



October 6, 2023

I, Francine Wood of 2010 Glenary Drive in Sny, GA, Agree to allow my neighbor, Ron Oan, of 2009 Glenary Drive, Sny, GA 30080 to make any and all necessary changes of his 1 car carport into a 2 car garage, allowing for any noise & sounds to complete the said project!

Thank you!

Sincerely,

Francine Wood

October 6, 2023

I, Chris Daniel of 1999 Glenary Drive, Sny, GA, Agree to allow my next door neighbor, Ron Oan of 2009 Glenary Drive, Sny, GA to have a bonded construction crew to change his one car carport into a 2 car garage, allowing for any sounds & noise necessary to complete his garage

Thanks!

Christopher Daniel

CLD 10/6/23

October 6, 2023

I Bond Maynor 2011 Dundee Dr  
Guyton, CA 90080 Agree to  
allow my next door neighbor, Ron  
Ow of 2004 Glenway Drive Skyway  
CA, to Remodel his 2 car carport  
into a 2 car garage, allowing  
for the sounds of the engine and  
all changes necessary

Thank you

Sincerely

Paul Maynor

October 6, 2023

I Bond Maynor 2011 Dundee Dr  
Guyton, CA 90080 Agree to  
allow my next door neighbor, Ron  
Ow of 2004 Glenway Drive Skyway  
CA, to Remodel his 2 car carport  
into a 2 car garage, allowing  
for the sounds of the engine and  
all changes necessary

Thank you

Sincerely

Bond Maynor

06,223

Paul Meyer 2011 Dundee Dr  
CA 30080 Agree to

allow my next door neighbor, Ron  
Ow of 2005 Glenway Drive Dayton  
OH to Remodel his 1 car carport  
into a 2 car garage, allowing  
the squads of the Regime and  
all changes necessary

Thank you  
Sincerely  
Paul Meyer

October 6, 2023

I Paul Meyer 2011 Dundee Dr  
Glenway, CA 30080 Agree to

allow my next door neighbor, Ron  
Ow of 2005 Glenway Drive Dayton  
OH to Remodel his 1 car carport  
into a 2 car garage, allowing  
for the squads of the Regime and  
all changes necessary

Thank you  
Sincerely

Paul Meyer

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

2023 Property Tax Notice

OEN RONALD R  
2009 GLENROY DR  
SMYRNA, GA 30080-2515

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.

### 2023 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
12814	2009 GLENROY DR STREET LIGHT RESIDENTIAL EXEMPTIONS: FLOATING HOMESTEAD	17-0704-0-0230	289,950.00	115,980.00	68,576.00	47,404.00	8.99	426.16 42.00

Pay online at <https://payments.smyrnaga.gov/>

#### 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>THIS TAX BILL HAS BEEN REDUCED BY 161.82 AS A RESULT OF THE HOMEOWNER TAX RELIEF ENACTED BY THE GOVERNOR AND THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA</p>	Pen	0.00
		Int	0.00
		Fees	0.00
		Adjustments	-161.82
		Payments	0.00
		Back Taxes	0.00
		<b>TOTAL DUE</b>	<b>306.34</b>
		<b>DATE DUE</b>	<b>11/15/2023</b>

OEN RONALD R  
2009 GLENROY DR  
SMYRNA, GA 30080-2515



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
12814	17-0704-0-0230 STREET LIG	426.16 42.00
<b>DATE DUE</b>		<b>TOTAL DUE</b>
<b>11/15/2023</b>		<b>306.34</b>

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



## 2023 COBB COUNTY PROPERTY TAX BILL

Pay online at [www.cobbtax.org](http://www.cobbtax.org) or (866) 729-2622  
See the back of this bill for more important information

PO Box 100127 • Marietta, GA 30061-7027  
(770) 528-8600 • [tax@cobbtax.org](mailto:tax@cobbtax.org)



Pay Online

CARLA JACKSON  
TAX COMMISSIONER

HEATHER WALKER  
CHIEF DEPUTY

### PAYMENT DUE: October 15, 2023

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
OEN RONALD R	2009 GLENROY DR	10/15/2023	\$1,713.49

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17070400230	\$289,950	\$115,980	0.00	6 - City of Smyrna	Yes; 111 Basic

Taxing Authority	Assessed Value	Exemption	=	Net Assessment	x	Millage Rate	=	Calculated Tax	-	HTRG Credit	=	Total Due
SCHOOL	\$115,980	\$10,000	=	\$105,980	x	0.0187	=	\$1,981.83	-	\$336.60	=	\$1,645.23

Levied by the **Cobb County Board of Education** representing approximately **115.66%** of your taxes due.

COUNTY GENERAL	\$115,980	\$89,912	=	\$26,068	x	0.00846	=	\$220.54	-	\$152.28	=	\$68.26
COUNTY BOND	\$115,980	\$0	=	\$115,980	x	0	=	\$0.00	-		=	\$0.00
COUNTY FIRE	N/A	N/A	=	N/A	x	N/A	=	N/A	-	\$0.00	=	\$0.00

Levied by the **Board of Commissioners** representing approximately **3.98%** of your taxes due.

The Homeowner's Tax Relief Grant (HTRG) reduction is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

SFSSD	N/A	N/A	=	N/A	x	N/A	=	N/A	-	\$0.00	=	\$0.00
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Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2023	17070400230	10/15/2023	Pay: <b>N/A</b> or	<b>\$1,713.49</b>

Payment must be received or **USPS 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
2023	17070400230	10/15/2023	Pay: <b>N/A</b> or	<b>\$1,713.49</b>	

Late fees apply after October 16, 2023  
(See back)

## 2023 Cobb County Property Tax Bill

OEN RONALD R

or Current Property Owner  
2009 GLENROY DR

SMYRNA, GA 30080

Internal Use



☐ My mailing address  
has changed.

☐ I no longer own this  
property.

IS YOUR INFORMATION UP TO DATE?

Date Moved: \_\_\_\_\_

New Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_

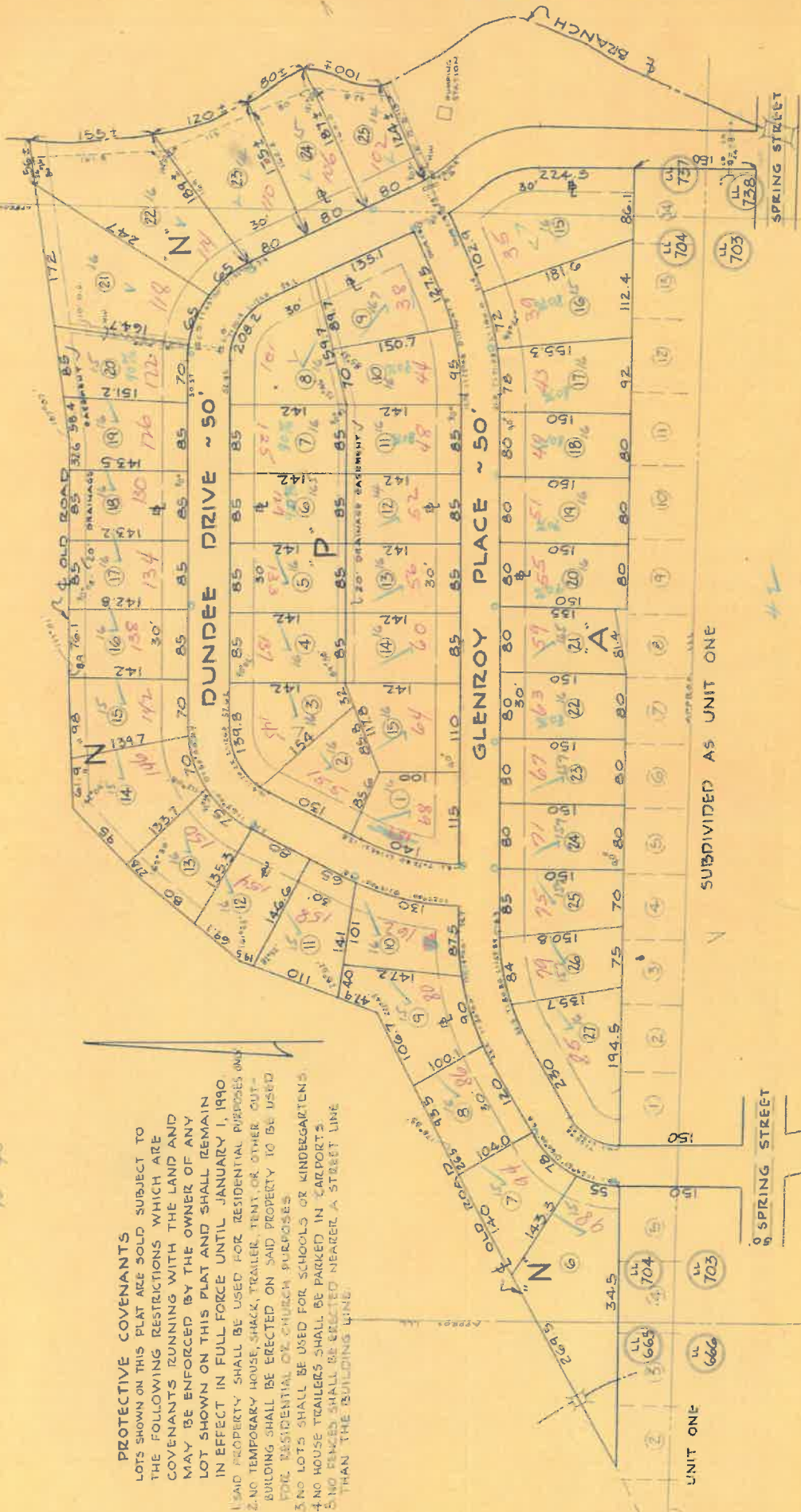
Signature : \_\_\_\_\_

PLAT

14- 38  
15- 34  
16- 40

**PROTECTIVE COVENANTS**  
LOTS SHOWN ON THIS PLAT ARE SOLD SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT SHOWN ON THIS PLAT AND SHALL REMAIN IN EFFECT IN FULL FORCE UNTIL JANUARY 1, 1990.

1. SAID PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO TEMPORARY HOUSE, SHACK, TRAILER, TENT OR OTHER OUT-BUILDING SHALL BE ERECTED ON SAID PROPERTY TO BE USED FOR RESIDENTIAL OR CHURCH PURPOSES.
3. NO LOTS SHALL BE USED FOR SCHOOLS OR KINDERGARTENS.
4. NO HOUSE TRAILERS SHALL BE PARKED IN CARPORTS.
5. NO FENCED SHALL BE ERECTED NEARER A STREET LINE THAN THE BUILDING LINE.



APPROVED THIS 1959  
BY NORDEC, INC.  
APPROVED THIS 1959  
BY *[Signature]*  
CHAIRMAN OF THE PLANNING  
COMMISSION, CITY OF SMYRNA, GA

I certify that this plat is correct, and a true representation of the conditions on this property.  
*A. E. Watts*  
Member of Georgia Association of Registered Land Surveyors

UNIT FOUR  
**THE HIGHLANDS**  
LAND LOTS 665, 704, 737-17E DISTRICT  
2ND SECT. - COBLES COUNTY, GEORGIA  
WATTS & BROWNING - ENGINEERS,  
JUNE 13, 1959  
SCALE 1"=100'  
IRON PINS AT ALL LOT CORNERS