

Variance Application

VAR-24-49

Submitted On: Aug 5, 2024

Applicant

 Dwayne Wiggins
 770-296-9543
@ dwayne@goldstandardcs.com

Primary Location

1700 HARLINGTON RD SE
SMYRNA, GA 30082

Applicant Information

First Name

Dwayne

Last Name

Wiggins

Street Address

1257 Commercial Drive SW Suite C

City

Conyers

State

GA

Zip Code

30094

Email

dwayne@goldstandardcs.com

Phone Number

770 296-9543

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

John Flynn

Street Address

1700 Harlington Rd Se

City

Smyrna

State

GA

Zip Code

30082

Email Address

jfflynn@hotmail.com

Phone Number

678 662-4081

Property Information

Property Address

1700 Harlington Rd SE Smyrna GA 30082

Description of Requested Variances

Deck rebuild at same distance to property line as existing deck

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

--

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 new deck will be constructed at the same distance to the property line as the original existing deck.

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, John Flynn, swear that I am the Property Owner of the property located at 1700 Harlington Road, Smyrna, GA 30082 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): Gold Standard Construction Services

Business Contact Person: Dwayne Wiggins

Business Address: 1257 Commercial Drive SW Suite C Conyers, GA 30094

Contact Telephone: 770 296-9543

Contact Email: dwayne@goldstandardcs.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.)

John Flynn
Signature of Property Owner

1700 Harlington Road
Address

John Flynn
Name of Property Owner (print clearly)

Smyrna GA 30082
City, State, Zip

NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified at John & Rene Flynn, 1700 Harlington Road, Smyrna Ga

Intends to make an application for a variance for the purpose of Removing existing deck, rebuilding deck with covered roof and

Screen enclosure. Deck will not be moved any closer to property line.

on the premises described in the application.

NAME

ADDRESS

1697 Harlington Road

1698 Harlington Road

1699 Harlington Road

1702 Harlington Road

5009 Duxford Drive

5011 Duxford Drive

5013 Duxford Drive

1701 Harlington Road

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

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OR LANDOWNERS

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NAME

Carol

ADDRESS

1697 Harlington Road

1698 Harlington Road

1699 Harlington Road

1702 Harlington Road

5009 Duxford Drive

5011 Duxford Drive

5013 Duxford Drive

Amy Knudson

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Parcel Find

PARCEL: 17-0617-0-0730
LOCATION: 1700 HARLINGTON RD
NAME: ** VARIOUS **
EFF DATE: 08/07/2024

YEAR	CAT	BILL #	SC REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	5708 N	1700 HARLINGTON RD	1,993.94	0.00	0.00
2022	RE-R	5606 N	1700 HARLINGTON RD	1,723.53	0.00	0.00
2021	RE-R	5488 N	1700 HARLINGTON RD	1,723.53	0.00	0.00
2020	RE-R	5435 N	1700 HARLINGTON RD	1,223.84	0.00	0.00
2019	RE-R	5427 N	1700 HARLINGTON RD	1,359.83	0.00	0.00
2018	RE-R	5299 N	1700 HARLINGTON RD	1,359.83	0.00	0.00
2017	RE-R	5403 N	1700 HARLINGTON RD	1,359.83	0.00	0.00
2016	RE-R	5185 N	1700 HARLINGTON RD	1,190.85	0.00	0.00
2015	RE-R	5124 N	1700 HARLINGTON RD	1,190.85	0.00	0.00
2014	RE-R	5082 N	1700 HARLINGTON RD	1,124.47	0.00	0.00
2013	RE-R	5043 N	1700 HARLINGTON RD	1,124.47	0.00	0.00
2012	RE-R	1161030 N	1700 HARLINGTON RD	1,124.47	0.00	0.00
2011	RE-R	1143536 N	1700 HARLINGTON RD	1,124.47	0.00	0.00
2010	RE-R	1125978 N	1700 HARLINGTON RD	1,124.47	0.00	0.00
2009	RE-R	1108366 N	1700 HARLINGTON RD	1,360.19	0.00	0.00
2008	RE-R	1090822 N	1700 HARLINGTON RD	1,288.27	0.00	0.00
2007	RE-R	1073125 N	1700 HARLINGTON RD	1,288.27	0.00	0.00
2006	RE-R	1055950 N	1700 HARLINGTON RD	1,314.06	0.00	0.00
2005	RE-R	1039480 N	1700 HARLINGTON RD	1,226.64	0.00	0.00
2004	RE-R	1023878 N	1700 HARLINGTON RD	1,236.90	0.00	0.00
2003	RE-R	1008406 N	1700 HARLINGTON RD	1,243.31	0.00	0.00
TOTAL DUE NOW				0.00	0.00	0.00
TOTAL UNPAID				0.00	0.00	0.00

** END OF REPORT - Generated by Landon O'Neal **



Printed: 8/7/2024

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:
ROCKET MORTGAGE LLC

FLYNN JOHN F & RENE A

Payment Date: 10/12/2023

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	17061700730	10/15/2023	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$4,788.39	\$0.00



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

LOT AREA DATA	C/L CURVE DATA
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
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98	98
99	99
100	100

LOT #	SOFT
1	10000
2	3370
3	3370
4	3370
5	6240
6	6240
7	4213
8	10001
9	23007
10	10000
11	10000
12	10000
13	10000
14	10000
15	5035
16	5035
17	5035
18	5035
19	5035
20	5035
21	11542
22	9771
23	9771
24	9771
25	9771
26	5558
27	5558
28	5558
29	7210
30	7210
31	7210
32	12311
33	12311
34	12311
35	7875
36	7875
37	7875
38	10000
39	5097
40	5097
41	5097
42	6943
43	6943
44	6943
45	6943
46	5773
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49	10001
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17500 1001 40 74 10300

TOTAL AREA = 280.7 ACRES
TOTAL NO. OF LOTS = 63
DENSITY / YIELD = 3.04 LOTS PER ACRE
PRESENT ZONING -- R4D (CONVENTIONAL) 3-15-89
MIN. FRONT YARD = 15'
MIN. SIDE YARD = 5' (18' BETWEEN HOUSES)
MIN. REAR YARD = 23'
MIN. HOUSE SIZE = 2500 @

STREET NAME	LENGTH IN L.F.
ARCO ROAD	157
HARLINGTON ROAD	1589
DUNFORD DRIVE	729
DUNFORD WALK	268
DELLY DRIVE	147

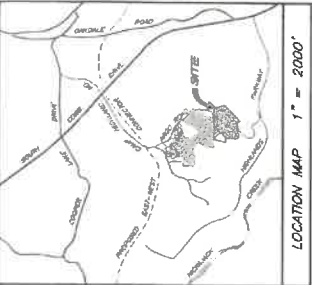
[illegible]

ABBREVIATIONS LEGEND	
ABBR.	DEFINITION
D.C.	DRAINAGE FACSIMILE
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FOURCE MAIN EASEMENT

STRUCTURES LEGEND	
SYMBOL	DEFINITION
	FLARED END SECTION (O.D.F.)
	SWALLOW-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	MANHOLE
	JUNCTION BOX
	FIRE HYDRANT

NOTE: ALL STORM DRAINS ARE EASEMENTS
 CONTROLLED BY THE CITY OF CHICAGO
 AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS

COATED ON TYPE & ALUMINIZED CORRUGATED METAL PIPE (CAMP) (UNITS, OTHERS, NEEDED)



LOCATION MAP 1" = 2000'

THE OWNER OF THE LAND DONOR ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND ACCORDING TO THE USE OF THE PLAT, THE DONOR HAS THE RIGHT TO REDEVELOP THE LAND FOR THE PURPOSES OF EXERCISING AND HAVING A FULL AND WHOLESONE SUCCESSION THAT THE CHARITABLE PURPOSES HEREIN EXPRESSED

Robert D. Shuman

OWNER: MARIAN CLIN - ROBERT A. GORDON - ROSE PRESIDENT

5/23/90 DATE

THIS PLAT AND ANY RIGHTS RELATING TO THE CITY OF SHUMAN AND MARINE: REGULATING AND THE CITY OF SHUMAN. THESE REGULATIONS ARE APPROVED AND AUTHORIZED BY THE CITY OF SHUMAN AND MARINE. THE CITY OF SHUMAN AND MARINE HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF SHUMAN AND MARINE'S PLANNING, ZONING AND ORDINANCE. THE CITY OF SHUMAN AND MARINE HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF SHUMAN AND MARINE'S PLANNING, ZONING AND ORDINANCE.

[illegible]

5-19-00
DATE

PLAT FILED IN OFFICE ON 6-2-2000
 RECORDED IN PLAT BOOK 189 PAGE 401
THE C. S. SINGH, Clerk of the Court
CLERK, COURT OF SUPERIOR COURT

OWNER/DEVELOPER
CHRISTIAN GLEN
5784 LAKE FOREST DRIVE
SUITE 190
ATLANTA, GEORGIA 30328

DATE	1-5-18-00
BILL	P 1=100'
DRAWN BY	A.D.W.
CHECKED BY	
E	1:50/1:60/34-170A

1288 POWDER SPRINGS RD.
MAINEIA - GEORGEA J0084
(70) 484-7188

[illegible]

Letterhead 2-27-68
APPROVED BY [Signature] DATE [Blank]
PLAT FILED IN OFFICE 2-27-68 APPROVED BY [Signature]
OF PLAT BOOK 15 PAGE 36
Gorge E. Stephenson, Clerk
CFR-2001-0027366

MAY BE USED ON OFFICE USE ONLY, REPRODUCED
 AT RISK OF INQUIRY. PAGE 11.
 J. C. Stephenson, Clerk
 45425
 45425
 45425

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE 2 - ACCORDING TO F.I.M.A. (F.A.
COMMUNITY MAPSHEET # 10000 - MAP NUMBER
10000000000 DATED August 18, 1988

REINCHAMBERS, RM 207
 CITY OF LOS ANGELES
 CHILD ABUSE ON TOP OF CONCRETE AREA OVER MALLORY
 CRITIC ON EPITHEM SIDE OF BUILDING AND BRICK OVER
 MALLORY CRITIC APPROPRIATELY 1 FOOT FROM EDGE OF BRIDGE

THIS PLANT IS ABUNDANT IN A WET MOUNTAIN VALLEY, A FEW MILES FROM THE MOUNTAIN AND VALLEY NATIONAL MONUMENT, IN THE MOUNTAIN REGION OF THE STATE OF ARIZONA. THE PLANT IS A PERENNIAL, WITH A WOODY STEM, AND IS FOUND IN THE MOUNTAIN REGION OF THE STATE OF ARIZONA. THE PLANT IS A PERENNIAL, WITH A WOODY STEM, AND IS FOUND IN THE MOUNTAIN REGION OF THE STATE OF ARIZONA.