



**Variance Application****VAR-25-16**

Submitted On: Feb 17, 2025

**Applicant**

 Darryl Inman  
 404-731-2054 ext. 00000  
@ info@1stchoiceremodelatl.com

**Primary Location**

1071 BANK ST SE  
SMYRNA, GA 30080

**Applicant Information****First Name**

Kodell

**Last Name**

Jackson

**Street Address**

4062 Peachtree Rd NE Ste A619

**City**

Brookhaven

**State**

Ga

**Zip Code**

30319

**Email**

Info@1stChoiceRemodelAtl.com

**Phone Number**

678 640 2272

**Are you the titleholder of the subject property?**

No

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

Dustin Mackarvich

**Street Address**

1071 Bank St

**City**

Smyrna

**State**

Ga

**Zip Code**

30089

**Email Address**

--

**Phone Number**

(404) 444-2239

**Property Information****Property Address**

1071 Bank St. Smyrna, GA 30080

**Description of Requested Variances**

Above ground pool installation

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.

Above ground pool to be placed next to existing deck that will not infringe upon any setbacks or buffers.

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, Sloan Mackarvich, swear that I am the Property Owner of the property located at 1071 Bank St SE 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): 1st Choice Remodel ATL  
Business Contact Person: Dell Jackson / Darryl Ingram  
Business Address: 3535 Peachtree Rd NE Ste 520701  
Atlanta, GA 30326  
Contact Telephone: 404 731-2054 / 678 640-2272  
Contact Email: Info@1stChoiceRemodelATL.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]  
Signature of Property Owner

1071 Bank St SE  
Address

Sloan Mackarvich  
Name of Property Owner (print clearly)

Smyrna Ga, 30080  
City, State, Zip

**U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2466 7280 39

Sent to: **1038 Bank St.  
Smyrna, GA 30080**

City, State, ZIP+4®

Postmark Here

02/13/2025

0675 17

Certified Mail Fee \$4.85

Postage \$0.73

Total Postage and Fees \$5.58

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

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

2024 Property Tax Notice

MACKARVICH DUSTIN E  
1071 BANK ST SE  
SMYRNA, GA 30080

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.

**2024 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
10660	1071 BANK ST STREET LIGHT RESIDENTIAL EXEMPTIONS: FLOATING HOMESTEAD	17-0488-0-0260	719,650.00	267,860.00	133,680.00	154,180.00	5.99	1,386.08
								50.00

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

**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

**Total of Bills by Tax Type**

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	1,436.08
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>0.00</b>
<b>DATE DUE</b>	<b>11/15/2024</b>

MACKARVICH DUSTIN E  
1071 BANK ST SE  
SMYRNA, GA 30080

← 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
10660	17-0488-0-0260 STREET LIG	1386.08 50.00
<b>DATE DUE</b>		<b>TOTAL DUE</b>
11/15/2024		0.00

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



Printed: 2/12/2025

## 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:  
FREEDOM MORTGAGE

**MACKARVICH DUSTIN E**

**Payment Date: 10/14/2024**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2024	17048800260	10/15/2024	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$6,415.74	\$0.00



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

1. TOTAL ACRES: 4.72789 ACRES
2. TOTAL NUMBER OF LOTS: 9
3. DENSITY: 2.88 LOTS / ACRE
4. ZONE: R-10
5. REFINES: IS ZONED: RAO-OWD
6. FRONT: - 20'
7. SIDE: - 5'; 1/2 SEPARATION BETWEEN BUILDINGS.
8. MINIMUM LOT AREA - 4,900 SQUARE FEET
9. MINIMUM LOT WIDTH AT BL - 50'
10. MINIMUM LOT WIDTH AT BL - 50'
11. MINIMUM LOT AREA - 4,900 SQUARE FEET
12. MINIMUM LOT WIDTH AT BL - 50'
13. MINIMUM LOT AREA - 4,900 SQUARE FEET
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97. MINIMUM LOT AREA - 4,900 SQUARE FEET
98. MINIMUM LOT WIDTH AT BL - 50'
99. MINIMUM LOT AREA - 4,900 SQUARE FEET
100. MINIMUM LOT WIDTH AT BL - 50'

[illegible]

1. HONORARY CERTIFY THAT THE RURAL BROWN AND BROTHERS HERRIN IS A TRUE AND CORRECT REPRESENTATIVE OF THE BROWN UNDER MY SUPERVISION, THAT THE INFORMATION HAS BEEN PLACED AS SHOWN BY HERRIN, AND IS TO THE ACCURACY AND RELIABILITY REQUIRED BY THE COOK COUNTY DEVELOPMENT STUDY.

RECEIVED 06/04/84, LAND SURVEYING

*[Handwritten signature]*



LOCATION MAP  
1" = 2000'

**FLOOD MAPS**  
**NTS**

EXPLANATION OF ZONE DESIGNATION

[illegible][illegible]

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 77,544 FEET AND AN ANGULAR ERROR OF 0.1° PER ANGLE POINT. ANGLES WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 1 3, 981, 924 FEET.

A TOPCON 315 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

**FINAL FLAT OF  
PHASE 2  
PARKVIEW VILLAGE**

LOCATED IN  
LAND LOT 488  
7TH DISTRICT-2ND SECTION  
CITY OF SNYRNA  
COBB COUNTY, GEORGIA



**WATTS & BROWNING ENGINEERS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1552 PEACHTREE ROAD  
ATLANTA, GEORGIA 30341-4603  
PHONE: (770) 451-7423  
FAC: (770) 452-3023

[illegible]

