




Variance Application

Applicant

Primary Location

VAR-24-1

 Carlos Guzman
 7708289836
 ceo@innovaconstructiongroup.com

3689 ASHWOOD DR SE
SMYRNA, GA 30080

Submitted On: Jan 8, 2024

Applicant Information

First Name

Carlos

Last Name

Guzman

Street Address

2039 Lake Park Dr SE

City

Smyrna

State

GA

Zip Code

30080

Email

ceo@innovaconstructiongroup.com

Phone Number

7708289836

Are you the titleholder of the subject property?

No

Titleholder Information

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

REAL EQUITY GROUP LLC

Street Address

4651 WOODSTOCK RD

City

ROSWELL

State

GA

Zip Code

30075

Email Address

CEO@INNOVACONSTRUCTIONGROUP.COM

Phone Number

7708289836

Property Information

Property Address

3689 ASHWOOD DR

Description of Requested Variances

Since this lot is under 15,000 square feet, the lot is nonconforming to the R-15 minimum lot size requirements. This building permit will require a variance to allow a new house on a substandard lot

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.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for having an interest in the property or is not the result of mere disregard for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and or ignorance of the provisions from which relief is sought. 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.

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.

Applicant Signature:

true

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

Since this lot is under 15,000 square feet, the lot is nonconforming to the R-15 minimum lot size requirements. This building permit will require a variance to allow a new house on a substandard lot

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 770-319-5387 / Fax 770-431-2808

I, REAL EQUITY GROUP LLC, swear that I am the Property Owner of the property

located at: 4651 WOODSTOCK RD, UNIT 208-265, ROSWELL GA 30075

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): CARLOS GUZMAN

Address: 3689 ASHWOOD DR, SMYRNA GA 30080

Telephone: 7708289836 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

3689 ASWOOD DR se

Address

JIM WASEL

Name of Property Owner (print clearly)

SMYRNA GA 30080

City, State, Zip

9589 0710 5270 0851 4567 63

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Smyrna, GA 30080

Certified Mail Fee	\$4.35	0223 37
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<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	\$0.66	
Total Postage and Fees	\$5.01	

Postmark Here
JAN 10 2024
01/10/2024

Sent To Home Owner
Street and Apt. No., or PO Box No. 3699 Ashwood Dr
City, State, ZIP+4® SMYRNA, GA 30080

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	

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Street and Apt. No., or PO Box No. 3683 Ashwood Dr
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	

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01/10/2024

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Street and Apt. No., or PO Box No. 3680 Lee St
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	

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JAN 10 2024
01/10/2024

Sent To Home Owner
Street and Apt. No., or PO Box No. 3690 Lee St
City, State, ZIP+4® SMYRNA, GA 30080

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

- | | |
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| <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 \$0.66

Total Postage and Fees \$5.01

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JAN 10 2024
01/10/2024



Parcel Find

PARCEL: 17-0554-0-0430
LOCATION: 3689 ASHWOOD DR
NAME: ** VARIOUS **

EFF DATE: 01/08/2024

YEAR	CAT	BILL	#SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	10495	N	3689 ASHWOOD DR	413.67	0.00	0.00
2022	RE-R	10388	N	3689 ASHWOOD DR	413.67	0.00	0.00
2021	RE-R	10162	N	3689 ASHWOOD DR	413.67	0.00	0.00
2020	RE-R	10053	N	3689 ASHWOOD DR	371.67	0.00	0.00
2019	RE-R	10020	N	3689 ASHWOOD DR	371.67	0.00	0.00
2018	RE-R	9976	N	3689 ASHWOOD DR	371.67	0.00	0.00
2017	RE-R	9954	N	3689 ASHWOOD DR	371.67	0.00	0.00
2016	RE-R	9711	N	3689 ASHWOOD DR	371.67	0.00	0.00
2015	RE-R	9612	N	3689 ASHWOOD DR	371.67	0.00	0.00
2014	RE-R	9529	N	3689 ASHWOOD DR	371.67	0.00	0.00
2013	RE-R	9373	N	3689 ASHWOOD DR	371.67	0.00	0.00
2012	RE-R	1165764	N	3689 ASHWOOD DR	371.67	0.00	0.00
2011	RE-R	1148222	N	3689 ASHWOOD DR	371.67	0.00	0.00
2010	RE-R	1130703	N	3689 ASHWOOD DR	371.67	0.00	0.00
2009	RE-R	1095798	N	3689 ASHWOOD DR	371.67	0.00	0.00
2008	RE-R	1078357	N	3689 ASHWOOD DR	299.75	0.00	0.00
2007	RE-R	1077935	N	3689 ASHWOOD DR	299.75	0.00	0.00
2006	RE-R	1060482	N	3689 ASHWOOD DR	305.76	0.00	0.00
2005	RE-R	1043887	N	3689 ASHWOOD DR	319.09	0.00	0.00
2004	RE-R	1028102	N	3689 ASHWOOD DR	321.76	0.00	0.00
2003	RE-R	1012341	N	3689 ASHWOOD DR	323.43	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 Mike Hickenbottom **



Printed: 1/8/2024

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:
THOMAS & BROWN LLC

LYLE THOMAS FRANKLIN SR

Payment Date: 10/16/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17055400430	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	\$112.87	\$0.00



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

The owners of the land shown on this plat and whose names are subscribed hereto and who in person or through a duly authorized agent acknowledge that this plat was made from an actual survey, and do give notice to the public forever all streets, alleys, parks, water courses, drains, easements and public places shown for the purposes and considerations therein expressed.

Charles J. Boyd
Owner

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLATTING BOARD OF COBB COUNTY, GEORGIA, AND IS HEREBY

Dated this _____ day of _____, 1956.

CHAIRMAN _____ SECRETARY _____

This plat has been submitted to and considered by the Commissioner of Roads and Highways of Cobb County, Georgia, and is approved subject to the protective covenants shown for this subdivision filed in Deed Book _____ Page/Folio _____ of Cobb County Superior Court Records of Cobb County, Georgia.

Dated, this _____ day of _____, 1956.

Charles J. Boyd
Rhodie J. Boyd, Commissioner of Roads & Highways,
Cobb County, Georgia.

PLAT OF PART OF BLOCKS "C" & "D"

UNIT ONE

HICKORY HILLS

SMYRNA, GEORGIA

LAND LOT 554 — 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SCALE: 1" = 100'

C.R. ROBERTS, REG. ENGR. NO. 572

