


Variance Application**VAR-23-24**

Submitted On: Jun 30, 2023

Applicant

 Stan Garnet
 7705128228
@ stan@buildersamerica.com

Primary Location

5116 PARKWOOD OAKS LN SE
SMYRNA, GA 30080

Applicant Information**First Name**

Stan

Last Name

Garnet

Street Address

339 S Atlanta St,

City

Roswell,

State

Georgia

Zip Code

30075

Email

stan@BuildersAmerica.com

Phone Number

770 512 8228

Are you the titleholder of the subject property?

No

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

Robert Jones

Street Address

5116 Parkwood Oaks Lane

City

Mableton

State

Georgia

Zip Code

30126

Email Address

rodajo235@hotmail.com

Phone Number

404 387 0289

Property Information**Property Address**

5116 Parkwood Oaks Lane, Mableton GA 30126

Description of Requested Variances

Finishing an existing unfinished basement. Variance is for an oven and range hood

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 homeowners are aging and wish to remain in their home. They have family that is aging that they wish to move into their home with them. The basement with the ability to cook will allow them the opportunity to provide and satisfy both situations. This is to be considered a mother in law suite. By doing this the family can remain together as the aging process continues.

This is specifically for family members and no other purpose. There is no intent to use this as a rental property. Additionally their son will be able to move in to take care of his parents as the need arises.

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, Robert Jones, swear that I am the Property Owner of the property located at 5116 Parkwood Oaks Lane, Mableton GA 30126 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): Inspectors Associates, Inc. dba Builders America, Inc.

Business Contact Person: Stan Garnet

Business Address: 339 S. Atlanta ST., Roswell Georgia 30075

Contact Telephone: 770/512/8228

Contact Email: Stan@BuildersAmerica.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

5116 Parkwood Oaks Lane
Address

Robert Jones
Name of Property Owner (print clearly)

Mableton GA 30126
City, State, Zip

STEPHENS CHAD KALLAM & KAREN TILLMAN
1248 GRANVIEW DR
MABLETON, GA 30126

Dear Mr. and Mrs. Stephens

We are Bob and Susan Jones and reside at 5116 Parkwood Oaks Lane, Mableton GA 30126.

We are applying for a variance to include an oven and range hood in our new basement build out so our family member will have the ability to cook their meals.

The variance application requires us to provide our neighbors with notice of our application and to have our neighbors sign a receipt for the notice received.

For your information the variance hearing is scheduled for August 9th, at 10 AM in the Council Chambers in City Hall at 2800 King St. SE.

I Mr. or Mrs. Stevens acknowledge receipt of this notification on this day. 6/29/2023

Karen Stephens

Karen Stephens

Signed:

SHIM SUNG & SORA
1250 GRAND VIEW DR SE
MABLETON, GA 30126

Dear Mr. and Mrs. Shim.

We are Bob and Susan Jones and reside at 5116 Parkwood Oaks Lane, Mableton GA 30126.

We are applying for a variance to include an oven and range hood in our new basement build out so our family member will have the ability to cook their meals.

The variance application requires us to provide our neighbors with notice of our application and to have our neighbors sign a receipt for the notice received.

For your information the variance hearing is scheduled for August 9th, at 10 AM in the Council Chambers in City Hall at 2800 King St. SE.

I, Mr., or Mrs. Shim acknowledge receipt of this notification on this day. 6/29/2023

June 29th 2023



Signed:

WELLS JARRETT ESTONNA
5114 PARKWOOD OAKS LN
MABLETON, GA 30126

Dear Mr. and Mrs. Wells

We are Bob and Susan Jones and reside at 5116 Parkwood Oaks Lane, Mableton GA 30126.

We are applying for a variance to include an oven and range hood in our new basement build out so our family member will have the ability to cook their meals.

The variance application requires us to provide our neighbors with notice of our application and to have our neighbors sign a receipt for the notice received.

For your information the variance hearing is scheduled for August 9th, at 10 AM in the Council Chambers in City Hall at 2800 King St. SE.

I Mr. or Mrs. Wells acknowledge receipt of this notification on this day. 6/29/2023

Estonna Wells-Jarrett
Estonna Wells-Jarrett 6/29/23
Signed:

HOVANKIK DAMIAN M & PATRICIA
5115 PARKWOOD OAKS LN
MABLETON, GA 30126

Dear Mr. and Mrs. Hovancik

We are Bob and Susan Jones and reside at 5116 Parkwood Oaks Lane, Mableton GA 30126.

We are applying for a variance to include an oven and range hood in our new basement build out so our family member will have the ability to cook their meals.

The variance application requires us to provide our neighbors with notice of our application and to have our neighbors sign a receipt for the notice received.

For your information the variance hearing is scheduled for August 9th, at 10 AM in the Council Chambers in City Hall at 2800 King St. SE.

I, Mr., or Mrs. Hovancik, acknowledge receipt of this notification on this day.

6/29/23

Patricia Hovancik

Signed:

GAFFNEY VANDY T II & KRISTIN B
5118 PARKWOOD OAKS LN
MAPLETON, GA 30128

6/29/2023

Dear Mr. and Mrs. Gaffney.

We are Bob and Susan Jones and reside at 5116 Parkwood Oaks Lane, Mableton GA 30126.

We are applying for a variance to include an oven and range hood in our new basement build out so our family member will have the ability to cook their meals.

The variance application requires us to provide our neighbors with notice of our application and to have our neighbors sign a receipt for the notice received.

For your information the variance hearing is scheduled for August 9th, at 10 AM in the Council Chambers in City Hall at 2800 King St. SE.

I, Mr., or Mrs. Gaffney acknowledge receipt of this notification on this day.

Kristin Gaffney
[Signature]
Signed:

THORNTON KEITH LAMONT SR &
THORTON MACKIA DAWN
5128 PARKWOOD OAKS LN
MABLETON, GA 30126

6/29/2023

Dear Mr. and Mrs. Thornton.

We are Bob and Susan Jones and reside at 5116 Parkwood Oaks Lane, Mableton GA 30126.

We are applying for a variance to include an oven and range hood in our new basement build out so our family member will have the ability to cook their meals.

The variance application requires us to provide our neighbors with notice of our application and to have our neighbors sign a receipt for the notice received.

For your information the variance hearing is scheduled for August 9th, at 10 AM in the Council Chambers in City Hall at 2800 King St. SE.

I, Mr., or Mrs. Thornton acknowledge receipt of this notification on this day.

Dawn Thornton
Mackia D. Thornton
Signed:

Real Estate (Your House or Land)

[View bill image](#)

View Bill						View bill image	
As of	6/30/2023						
Bill Year	2022						
Bill	8768						
Owner	JONES ROBERT D & SUSAN J						
Parcel ID	17053700230						
View payments/adjustments							
Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due	
1	11/15/2022	\$1,784.08	\$1,784.08	\$0.00	\$0.00	\$0.00	
TOTAL		\$1,784.08	\$1,784.08	\$0.00	\$0.00	\$0.00	



CobbTax Home

[Go Overview & Pay](#) [View & Print Bill](#) [View & Print Receipt](#) [Address Change/Ownership Change Notification](#) [E-Alerts](#) [Back to Search](#)

Owner Information

JONES ROBERT D & SUSAN J
5116 PARKWOOD OAKS LN
MABLETON, GA 30128

Payment Information

Balance ✓ Paid
Last Payment Date 09/24/2022
Amount Paid \$1,466.22

Search for Additional Receipts

Property Information

Parcel Number 118151700200
Acres 0.77
Assessed Value \$280,404
Fair Market Value \$751,010
Tax District R - City of Smyrna
Homestead Exemption 103 Sq. Ft. School

Bill Information

Record Type Parcel
Bill Type Original
Tax Year 2022
Due Date 09/16/2022

Taxes

Base Taxes \$1,468.22
Penalty \$0.00
Interest \$0.00
Fees \$0.00
Local Through Balance Due \$0.00

Property Address

5116 PARKWOOD OAKS LN

Jurisdictions

Young Authority

SCHOOL GENERAL

SCHOOL BOND

COUNTY GENERAL

COUNTY BOND

STATE

40 - Assessed Value

280,404

280,404

280,404

280,404

280,404

Less Exemption

280,404

0

107,092

0

2,000

- Net Tax Value

0

380,404

173,312

280,404

278,404

x Millage

0.018800

0.000000

0.008460

0.000000

0.000000

= Tax

\$0.00

\$0.00

\$1,466.22

\$0.00

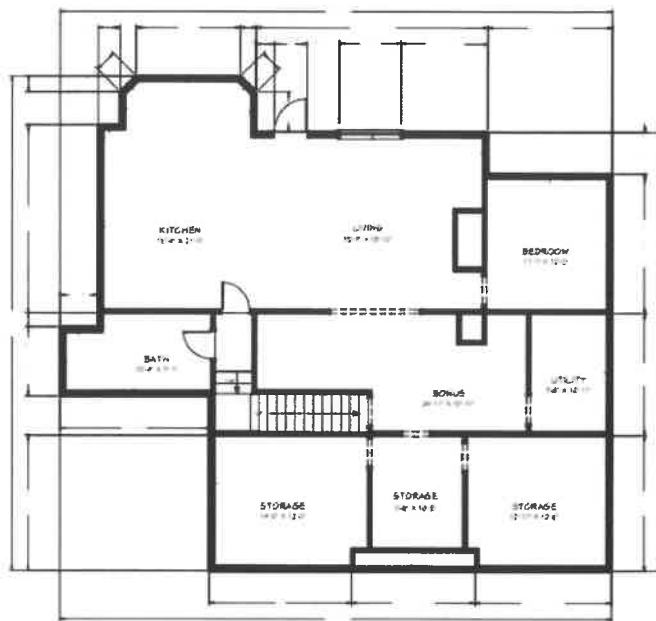
\$0.00

2

1

B

B



Bob and Susan Jones
5116 Parkwood Oaks Lane
Mableton GA 30126

General Contractor
Inspectors Associates, Inc.
Stan Garnet c/o Builders America
770-512-8228 (24 hr. contact)

All interior walls are stud framed only

A

A

LIVING
AREA
1800 SQ. FT.

NOTES

CONSTRUCTION OF THIS PLAN IS BASED ON THE EXISTING CONDITIONS AND WILL BE REVISED AS THE WORK PROGRESS AND CONSTRUCTION DELAYED SHALL BE. FLOOR AND AREA: 1000 SQ. FT. NO WORK IS ALLOWED WITHOUT THE OWNER'S AND BUILDER'S APPROVAL.

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BUILDERS AMERICA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BUILDERS AMERICA IS PROHIBITED.

	NAME	DATE
DRAWN	JDS	6/4/23
CHECKED		
ENG. APPR.		
Q.A.		

COMMENTS:

Bob and Susan Jones

TITLE:
Existing Floor Plan
5116 Parkwood Oaks Lane

SIZE	DWG. NO.	REV
A		
SCALE: 1/16"=1'		SHEET 2 OF 3

2

1

2

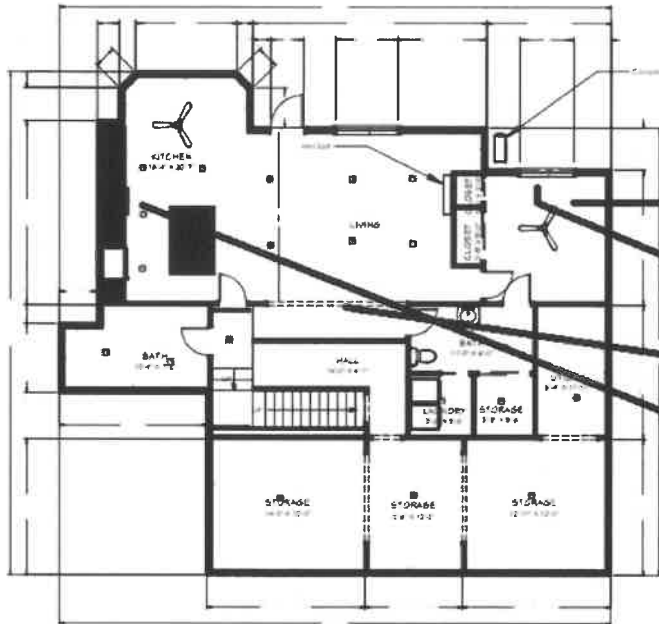
1

Bob and Susan Jones
5116 Parkwood Oaks Lane
Mableton GA 30126

General Contractor
Inspectors Associates, Inc.
Stan Garnet c/o Builders America
770-512-8228 (24 hr. contact)

B

B



BEDROOM

WINDOW EGRESS
5'8" X 4'8": 2' OFF THE GROUND

LVL 4 X 16" X 13'

VARIANCE APPLIED FOR
OVEN AND VENT FAN

SMOKE DETECTORS TO BE
TIED INTO UPSTAIRS DETECTOR

LIVING
AREA
19'00" X 20'00"

A

A

NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BUILDERS AMERICA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BUILDERS AMERICA IS PROHIBITED.

NAME	DATE
DRAWN JDS	6/4/23
CHECKED	
ENG APPR	
G.A.	

COMMENTS

Bob and Susan Jones

TITLE:

Proposed Floor Plan
5116 Parkwood Oaks Lane

SIZE
A

DWG. NO.

REV

SCALE: 1/16"=1'

SHEET 3 OF 3

2

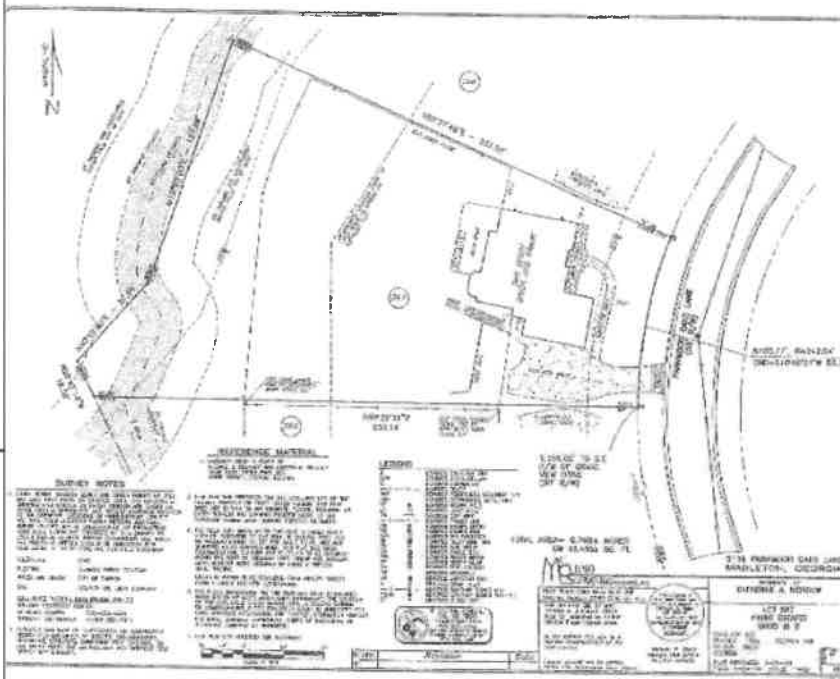
1

2

1

Bob and Susan Jones
5116 Parkwood Oaks Lane
Mableton GA 30126

General Contractor
Inspectors Associates, Inc.
Stan Garnet c/o Builders America
770-512-8228 (24 hr. contact)



B

B

A

A

NOTES

1. JOINT PLOTTER SUPPORT WILL BE PROVIDED & PARKED IN THE EXISTING DRIVEWAY AND WILL BE REMOVED ONCE WORK IS COMPLETED. CONSTRUCTION SHALL BE THOROUGH AND PROPER TO OBTAIN THE BEST RESULTS POSSIBLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SURVEYING CODES.

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BUILDERS AMERICA. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BUILDERS AMERICA IS PROHIBITED.

	NAME	DATE
DRAWN	JDS	6/4/23
CHECKED		
ENG APPR		
Q.A.		

COMMENTS

Bob and Susan Jones

TITLE:

Survey
5116 Parkwood Oaks Lane

SIZE DWG. NO.

A

REV

SCALE: None

SHEET 1 OF 3

2

1