

Variance Application

VAR-24-17

Submitted On: Feb 21, 2024

Applicant

👤 Arabia Chawa  
☎ 404-819-4391  
@ arabia.umrani@gmail.com

Primary Location

3430 CREATWOOD TRL SE  
SMYRNA, GA 30080

Applicant Information

First Name	Last Name
Arabia	Chawa
Street Address	City
3430 Creatwood Trl	Smyrna
State	Zip Code
GA	30080
Email	Phone Number
arabia.umrani@gmail.com	4048194391

Are you the titleholder of the subject property?  
Yes

Property Information

Property Address  
3430 Creatwood Trl, Smyrna GA 30080

Description of Requested Variances  
Per our GIS aerials, the new deck appears to be built in both the 50-foot undisturbed stream buffer and the 75-foot impervious surface area setback and will require variances prior to permit approval.

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.  
We built a new deck but didn't know we need a variance since there's a stream behind the house.

**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

9589 0710 5270 1281 8226 09

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Smyrna, GA 30080

**Official Use**

Certified Mail Fee	\$4.40	0676 1050 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$0.68	
Total Postage and Fees	\$5.08	

Sent To Neighbor  
Street and Apt. No., or PO Box No.  
3429 Creatwood Trail  
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	\$0.68	
Total Postage and Fees	\$5.08	

Sent To Neighbor  
Street and Apt. No., or PO Box No.  
1775 CREATRL  
City, State, ZIP+4®  
SMYRNA, GA 30080

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

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3429 Creatwood Trail  
City, State, ZIP+4®  
SMYRNA, GA 30080

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$5.08	

Sent To Neighbor  
Street and Apt. No., or PO Box No.  
1785 CREAT TRI  
City, State, ZIP+4®  
SMYRNA, GA 30080

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<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	\$9.85	
Total Postage and Fees	\$14.25	

Sent To Neighbor  
Street and Apt. No., or PO Box No.  
3426 Creatwood Trl  
City, State, ZIP+4®  
Smyrna, GA 30080

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

## Parcel Find

PARCEL: 17-0627-0-0020  
LOCATION: 3430 CREATWOOD TRL  
NAME: \*\* VARIOUS \*\*  
EFF DATE: 02/23/2024

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	6641	Y	3430 CREATWOOD TRL	425.84	0.00	0.00
2022	RE-R	6540	Y	3430 CREATWOOD TRL	425.84	0.00	0.00
2021	RE-R	6416	Y	3430 CREATWOOD TRL	425.84	0.00	0.00
2020	RE-R	6341	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2019	RE-R	6336	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2018	RE-R	6216	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2017	RE-R	6274	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2016	RE-R	6075	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2015	RE-R	6007	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2014	RE-R	5938	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2013	RE-R	5869	Y	3430 CREATWOOD TRL	345.86	0.00	0.00
2012	RE-R	1161952	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2011	RE-R	1144450	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2010	RE-R	1126892	Y	3430 CREATWOOD TRL	383.84	0.00	0.00
2009	RE-R	1109319	Y	3430 CREATWOOD TRL	311.92	0.00	0.00
2008	RE-R	1091785	Y	3430 CREATWOOD TRL	311.92	0.00	0.00
2007	RE-R	1074067	Y	3430 CREATWOOD TRL	409.86	0.00	0.00
2006	RE-R	1056868	Y	3430 CREATWOOD TRL	427.74	0.00	0.00
2005	RE-R	1040369	Y	3430 CREATWOOD TRL	431.32	0.00	0.00
2004	RE-R	1024739	Y	3430 CREATWOOD TRL	433.55	0.00	0.00
2003	RE-R	1009246	Y	3430 CREATWOOD TRL			
TOTAL DUE NOW						0.00	0.00
TOTAL UNPAID						0.00	0.00

\*\* END OF REPORT - Generated by Mike Hickenbottom \*\*



Printed: 4/10/2024

## 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:  
Eleanor Grayson

**GRAYSON ELEANOR D**

**Payment Date: 3/11/2024**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17062700020	4/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$208.93	\$0.00	



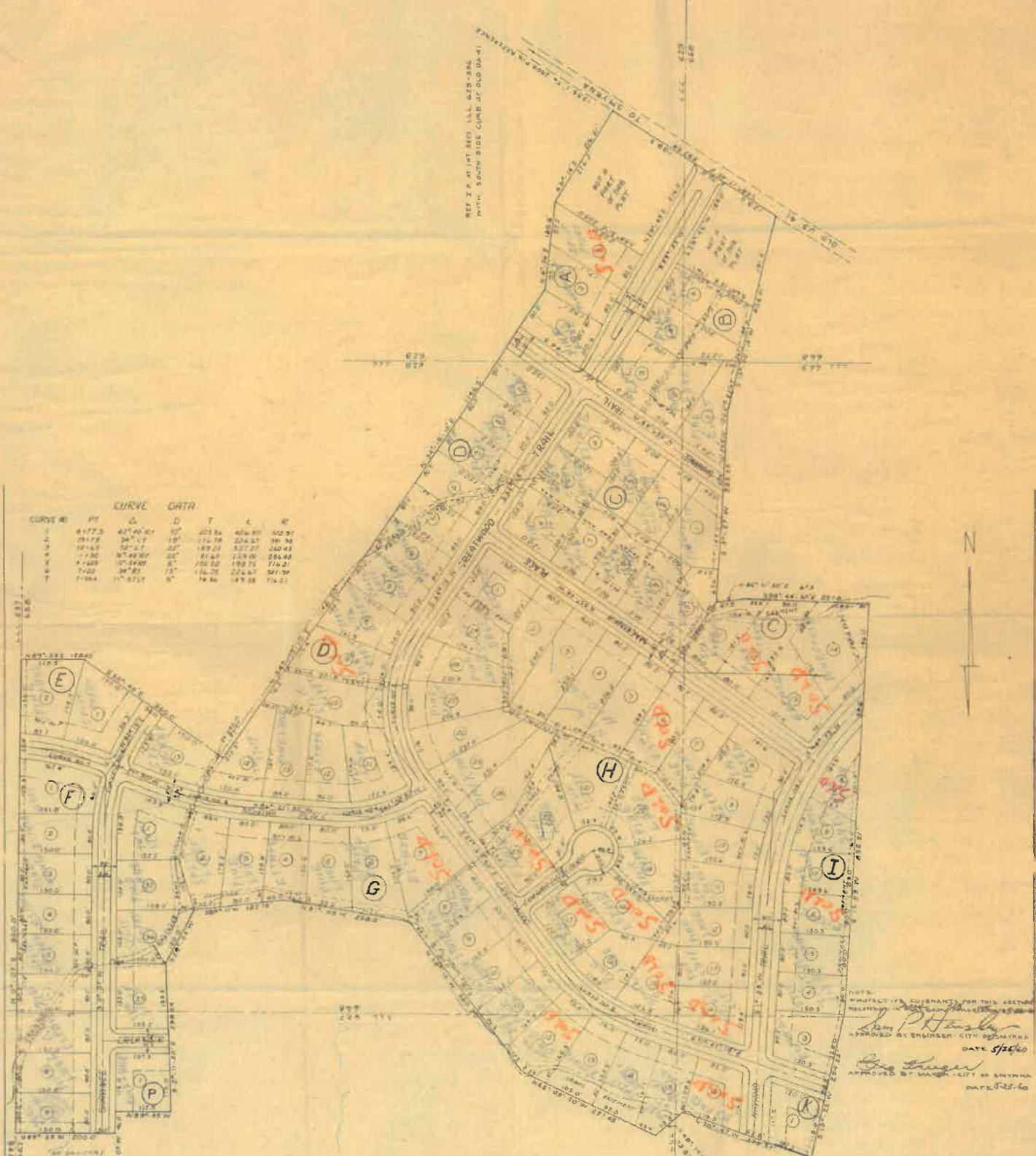
Scan this code with your  
mobile phone to view  
this bill!!



REF TO 1ST SEC 134, 629-586  
WITH SOUTH SIDE CORNER OF OLD D4-41

CURVE DATA

CURVE NO.	PT	Δ	D	T	L	R
1	8177.3	42°40'00"	107	223.84	426.80	502.91
2	7917.9	34°11'17"	119	114.78	224.57	191.50
3	12145.0	52°11'17"	227	189.24	327.27	242.43
4	11480	57°58'00"	287	81.49	128.00	216.48
5	11480	17°54'00"	87	100.50	198.75	116.21
6	7122	38°18'17"	151	154.75	224.67	181.59
7	7124	17°57'57"	87	100.50	198.75	116.21



NOTES: EASEMENTS FOR THIS SECTION  
RECORDED IN PLAT 629-586  
APPROVED BY ENGINEER CITY OF BETHLEHEM  
DATE 5/25/40  
APPROVED BY ENGINEER CITY OF BETHLEHEM  
DATE 5-25-40

By the State of North Carolina  
I, the Clerk of the Superior Court  
do hereby certify that the within  
plat is a true and correct copy  
of the original as filed in my  
office for record.

*John C. Hall*  
Clerk of the Superior Court

PLAT 629-586  
RECORDED  
MAY 25 1940

RICE HALL ENGINEERING INC		LAND DEVELOPMENT ENGINEERS
10 PARK 1001, N. W. ATLANTA, GA		SIGNED BY
SECTION 8 & 9 UNIT 1		DATE 5-25-40
CREATWOOD FOREST SUBDIVISION		SCALE 1"=40'
LYNN HORN & SONS, INC. & SONS		DATE 5-25-40
IN BETHLEHEM, ALABAMA - COBB COUNTY, GA		APPROVED BY
APPROVED BY		DRAWING NO.
DATE 5-25-40		PLAT 629-586

**C**reatwood unit **I**