

Variance Application

Applicant

Primary Location

VAR-23-55

 Yassmin Yousef
 4789556213
 @ yassmin.yousef@gmail.com

1741 POINT PLEASANT SE
SMYRNA, GA 30080

Applicant Information

First Name

Yassmin

Last Name

Yousef

Street Address

1741 Point Pleasant

City

Smyrna

State

GA

Zip Code

30080

Email

yassmin.yousef@gmail.com

Phone Number

4789556213

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1741 Point Pleasant SE Smyrna GA 30080

Description of Requested Variances

Fencing.

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 goal of placing this fence is privacy. Current lot has a privacy fence in the back which was placed several years ago but is now in poor and dangerous conditions. We decided rather than replacing it, we will fence in the whole property after having two incidences of possible trespassing on our property. We

desire a six foot fence for privacy and would like to place it on our lot boundary at 12 feet from the main road (Ridgehurst Drive). Current ordinance would suggest only a four foot fence would be standard at 12 feet from the street; however, this would not provide privacy. The part of our property facing Ridgehurst is sloped. For this reason placing the fence at 23 feet from the road is also not a viable option to ensure our safety and privacy. If one were to stand at the top of the sloped area--which they often do while walking their dogs, they would easily be able to see over the fence. **For this reason we desire a 6 foot fence at 12 feet from Ridgehurst Drive.**

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

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by Yassmin Yousef and M. Usman Sajid

Intends to make an application for a variance for the purpose of _____
installing a privacy fence 12 feet from Ridgehurst Drive. Fence is to be 6 feet high.

_____ on the premises described in the application.

NAME	ADDRESS
<u>A. T. Sajid</u>	<u>1751 Point Pleasant</u>
<u>Michael Jones Jr</u>	<u>4081 Ridgehurst Dr</u>
<u>Kenneth E Jones</u>	<u>4030 Ridgehurst Dr</u>
_____	<u>4040 Ridgehurst Dr</u>
<u>J. Jones</u>	<u>4050 Ridgehurst Dr</u>
<u>Georgina Haynes</u>	<u>4051 Ridgehurst Dr</u>
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

9589 0710 5270 1614 9962 98

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Smrna GA 30080
OFFICIAL USE

Certified Mail Fee \$4.35
Extra Services & Fees (check box, add appropriate fee)
 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

Postage \$0.66
Total Postage and Fees \$5.01



Sent To Homeowner
Street and Apt. No., PO Box No. 4040 Ridgehurst Drive
City, State, ZIP+4® smrna, GA 30080

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

Total \$5.01
Grand Total: \$5.01
Credit Card Remit \$5.01
Card Name: VISA
Account #: XXXXXXXXXXXXX9555
Approval #: 084871
Transaction #: 565
AID: A000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CHASE VISA

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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Sign up for FREE
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Thank you for your business.

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or scan this code with your mobile device.



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12/7/2023
2023
15146
SAJID MOHAMMAD USMAN & YOUSEF YASSMIN
17062400560

[adjustments](#)

Pay By	Amount	Payments/Credits	Balance	Interest	Due
11/15/2023	\$1,635.71	\$1,635.71	\$0.00	\$0.00	\$0.00
	\$1,635.71	\$1,635.71	\$0.00	\$0.00	\$0.00



Printed: 12/7/2023

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:
 DOVENMUEHLE MORTGAGE INC

**SAJID MOHAMMAD USMAN & YOUSEF
 YASSMIN**

Payment Date: 10/11/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17062400560	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	\$6,023.58	\$0.00



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