

## Variance Application

# VAR-25-13

Submitted On: Feb 3, 2025

## Applicant

 Shahzad Pirani  
 6783276118  
@ shahzad@piraniproperties.com

## Primary Location

2468 SPRING RD SE  
SMYRNA, GA 30080

## Applicant Information

### First Name

Shahzad

### Last Name

Pirani

### Street Address

1502 Wedmore Ct SE

### City

Smyrna

### State

GA

### Zip Code

30080

### Email

shahzad@piraniproperties.com

### Phone Number

6783276118

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

Yes

## Property Information

### Property Address

2468 Spring Road SE

### Description of Requested Variances

We are formally requesting three variances for our property:

1. **Parking Variance** – Due to site constraints, we are only able to accommodate **11 parking spaces** on the property. We are requesting a variance to allow this reduced parking capacity.
2. **Sidewalk Variance** – We seek approval for a variance to waive the requirement for sidewalk installation, as it is not feasible given the current conditions of the property.
3. **Landscaping Variance** – We are requesting a variance to exempt us from the requirement to plant trees in the existing grass-covered area of the property.

**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.**

false

## 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 respectfully request three variances for the property located at 2468 Spring Road SE, Smyrna, GA 30080. Due to unique circumstances, we believe that the requirements for parking, sidewalk installation, and landscaping are impractical and would create undue hardship. Below, we outline the extraordinary conditions that justify these requests:

**1. Parking Variance**

The property is approximately 0.32 acres in size, with a 2,015 square foot building and a 640 square foot covered patio. The building is situated in the center of the lot, creating a split parking arrangement with parking in both the front and back of the property. Due to the layout of the property, we are only able to accommodate 11 parking spaces, which is below the standard for this type of property. For context, a nearby property at 2498 Spring Road SE (a 0.385-acre property with a 2,660 square foot building) has only 10 parking spots. This property, like ours, has a constrained layout, and requiring more parking would further limit the use and accessibility of the space.

**2. Sidewalk Variance**

The requirement to install a sidewalk along the Woodruff Drive side of the property is not feasible due to existing conditions. The Spring Road side of the property already has a sidewalk, and the Woodruff Drive side does not have a sidewalk on any of the properties in the vicinity. Installing a sidewalk on this side would not only be unnecessary but would also take up valuable space on an already small lot. In addition, we believe that requiring the installation of a sidewalk would be inconsistent with the surrounding area, where no sidewalks are present along other properties on Woodruff Drive. Therefore, we respectfully request a variance to forego the sidewalk installation.

**3. Landscaping Variance**

The property is primarily non-grassed, with approximately 100 square feet of grass-covered area. The vast majority of the property is already built up, with minimal available space for landscaping. Additionally, this small area of grass contains both the main sewer line access and a power line, making it impractical and potentially hazardous to plant trees in this location. Given the limited space and the potential impact on these essential utilities, we believe that planting trees in this area would pose a risk for future issues. We respectfully request a variance from the landscaping requirement to plant trees in this area.

**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



CUMBERLAND MALL  
1315 CUMBERLAND MALL SE  
ATLANTA, GA 30339-3138  
(800)275-8777

02/04/2025 12:28 PM

Product	Qty	Unit Price	Price
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First-Class Mail®	1		\$1.77
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Large Envelope			
Smyrna, GA 30080			
Weight: 0 lb 1.20 oz			
Estimated Delivery Date			
Thu 02/06/2025			

Certified Mail®			\$4.85
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Tracking #:			
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9589 0710 5270 2300 7907 32			
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Return Receipt			\$4.10
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Tracking #:			
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9590 9402 9041 4122 3494 03			
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Total			\$10.72
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First-Class Mail®	1		\$1.77
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Large Envelope			
Jacksonville, FL 32244			
Weight: 0 lb 1.20 oz			
Estimated Delivery Date			
Fri 02/07/2025			

Certified Mail®			\$4.85
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Tracking #:			
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Return Receipt			\$4.10
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Tracking #:			
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9590 9402 9041 4122 3493 97			
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Total			\$10.72
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Large Envelope			
Atlanta, GA 30339			
Weight: 0 lb 1.20 oz			
Estimated Delivery Date			
Thu 02/06/2025			

Certified Mail®			\$4.85
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Tracking #:			
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Return Receipt			\$4.10
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Tracking #:			
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Total			\$10.72
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Smyrna, GA 30080			
Weight: 0 lb 1.20 oz			
Estimated Delivery Date			
Thu 02/06/2025			

Certified Mail®			\$4.85
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Tracking #:			
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Return Receipt			\$4.10
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Tracking #:			
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9590 9402 9041 4122 3493 80			
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Total			\$10.72
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Grand Total:			\$42.88
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Credit Card Remit			\$42.88
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Card Name: VISA

Account #: XXXXXX XXXXXX2652

Approval #: 04875G

Transaction #: 043

AID: A0000000031010

AL: VISA CREDIT

PIN: Not Required CAPITAL ONE VISA

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View bill image

As of	2/3/2025
Bill Year	2024
Bill	6359
Owner	GLASS SHINE LLC
Parcel ID	17081000380

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2024	\$1,352.77	\$1,352.77	\$0.00	\$0.00	\$0.00
TOTAL		\$1,352.77	\$1,352.77	\$0.00	\$0.00	\$0.00



Printed: 2/4/2025

## 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:  
PERRIE & ASSOCIATES LLC

**GLASS SHINE LLC**

**Payment Date: 10/15/2024**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	17081000380	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	\$3,784.80	\$0.00	



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