



Variance Application	Applicant	Primary Location
VAR-23-58	 Sahra Ahmed	3286 CREATWOOD TRL SE
Submitted On: Dec 19, 2023	 4045528869	SMYRNA, GA 30080
	@ sarahahmed1@bellsouth.net	

Applicant Information

First Name	Last Name
Sahra	Ahmed
Street Address	City
3286 Creatwood Trail	Smyrna,
State	Zip Code
Georgia	30080
Email	Phone Number
Sarahahmed1@bellsouth.net	4045528869

Are you the titleholder of the subject property?
Yes

Property Information

Property Address
3286 Creatwood Trail Smyrna ,GA 30080
Description of Requested Variances
Build new construction on nonconforming lot of record

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.
All of the lots around the lot in question are smaller than 15,000 sq ft but are zoned R-15.

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 that _____

Sabra Ahmed
Intends to make an application for a variance for the purpose of New Construction

_____ on the premises described in the application.

NAME	ADDRESS
<u>Makeda Smith</u>	<u>3286 Millwood Tr SE</u> Smyrna GA 30080
<u>Shanna Nichols</u>	<u>3288 Millwood Tr. SE</u> Smyrna GA 30080
<u>Angel Kanteti</u>	<u>3292 Millwood Tr SE</u> Smyrna GA 30080
<u>PHIL WHITE</u>	<u>3246 Atlanta Rd SE</u> Smyrna GA 30080
<u>DAVAR A. GHAFI</u>	<u>3291 Creatwood Trail,</u> Smyrna GA 30080
<u>Rocio Proano</u>	<u>3285 Creatwood Trail</u> Smyrna GA 30080
<u>Danielle D. Yui</u>	<u>3290 Millwood Trail</u> Smyrna GA 30080

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.



U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

SMYRNA GA 30080
Certified Mail Fee \$4.30
Postmark Here
0675 23

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 \$0.66
Total Postage and Fees \$5.01
12/20/2023

Sent To 3892 Creatural Trail
Street and Apt. No., or PO Box No.

City, State, ZIP+4[®] Smyrna GA 30080

PS Form 3800, January 2023 PSN 7530-02-000-9041 See Reverse for Instructions \$5.01

Receipt #: XXXXXXXXXX3054
Approval #: 020697
Transaction #: 377
AID: A0000000031010
AL: VISA CREDIT
Contactless

Text your tracking number to 800-837-8772

City of Smyrna

TAX BILLING RECEIPT

3233331

10/13/23 14:13: 2023 Real Estate

CLERK : mhickenb

PROPERTY: 17062900100

CUST #: 57094

LOCATION: 3286 CREATWOOD TRL

	PRINCIPAL	INTEREST
GEURIN MAURICE JR & AHMED SAHR		
REAL PROPE	1163.56	0.00
STREET LIG	42.00	0.00

Paid by/Ref: WELLS FARGO

Check Amount:	0.00
Cash Amount :	0.00
Total Amount:	1,205.56
Change Due :	0.00
New Balance	0.00



Printed: 12/18/2023

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:
WELLS FARGO REAL ESTATE TAX SERVICE

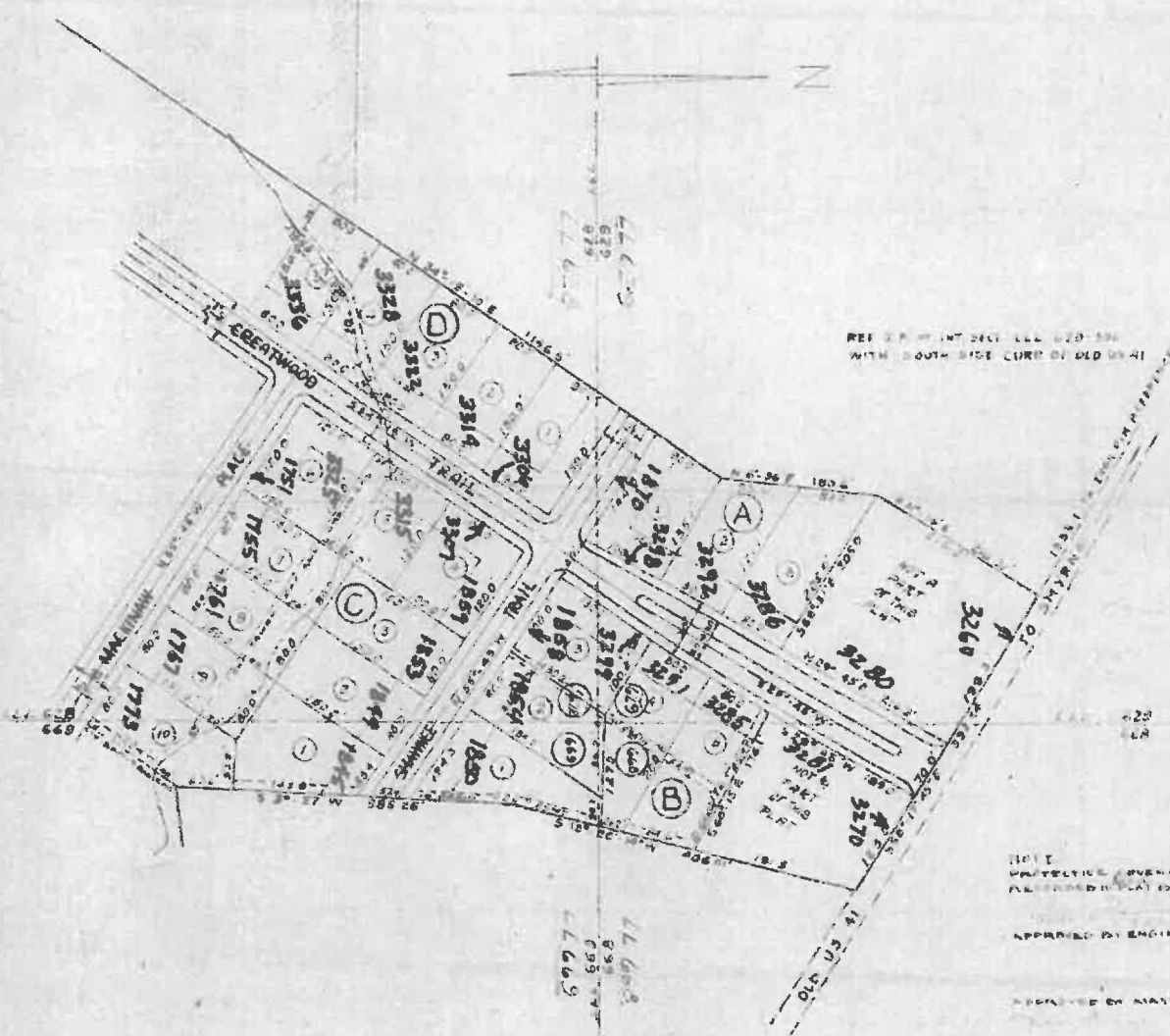
GEURIN MAURICE JR & AHMED SAHRA

Payment Date: 9/30/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17062900100	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	\$3,515.26	\$0.00	



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



REF. TO PLAT INT. DEC. 11, 1920, 1921
WITH SOUTH SIDE CURB OF OLD HIGHWAY

NOTICE
PROTECTIVE EASEMENTS FOR THE SECTION
RECORDED IN PLAT BOOK 21 PAGE 40 DATE 8-30-20

APPROVED BY ENGINEER CITY OF GUYANA
DATE 8-30-20

APPROVED BY MAYOR CITY OF GUYANA
DATE 8-30-20

THIS PLAT RECORDED IN PLAT BOOK 21 PAGE 40 DATE 8-30-20

THIS PLAT REVISED TO SHOW GAS PIPES AND LOTS 5 & 7 & 8 & 100 8-2-20



FOREST GREATWOOD SUBDIVISION

RICE HALL ENGINEERING INC.		12345
12345		12345
SECTION 1 OF UNIT 2		12345
GREATWOOD FOREST SUBDIVISION		12345
LAND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		12345
SCALE 1" = 100'		12345
APPROVED BY L. H. H.		12345
12345		12345