

APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6

Application No: \_\_\_\_\_

Hearing Date: 3/28/10

APPLICANT: McCullough Family Holdings  
Business Phone: (919) 741-1450 Cell Phone: (same) Home Phone: (same)  
Representative's Name (print): Rachel and Greg McCullough  
Address: 2202 Knoxhill Vw, Smyrna GA 30082  
Business Phone: (919) 235-2067 Cell Phone: same Home Phone: same  
E-Mail Address: Rachel.hall@hotmail.com  
Signature of Representative: Rachel McCullough

TITLEHOLDER: Suzette Wallace  
Business Phone: \_\_\_\_\_ Cell Phone: 404 313-9060 Home Phone: \_\_\_\_\_  
Address: 100 Robin Road SE Marietta, GA 30080  
Signature: Suzette Wallace

VARIANCE:  
Present Zoning: R-15 Type of Variance: Reduction of front set back from 35' to 16' and the east buffer from 10' to 5'.

Explain Intended Use: To build a home

Location: Creatwood Trail between 3328 and 3340 17062800700  
Land Lot(s): 628 District: 17<sup>th</sup> Size of Tract: 0.25 Acres

(To be completed by City)

Received: 3/17/10

Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

CONTIGUOUS ZONING

North: R-15

East: R-15

South: R-15

West: R-15

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO  
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that \_\_\_\_\_

Intends to make an application for a variance for the purpose of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

on the premises described in the application.

**NAME**

**ADDRESS**

NAME	ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also you may provide certified mail receipts of notification letters sent to adjacent properties. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

*Certified mail notifying neighbors sent 3/8/18.*

**ZONING ORDINANCE  
SEC. 1403. VARIANCE REVIEW STANDARDS.**

(a) In rendering its decisions, the License and Variance Board or Mayor and City Council 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.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

**COMPREHENSIVE NARRATIVE**

The parcel has a creek running through it, reducing the buildable area significantly. In order to build a home on the lot, the front setback needs to be reduced. We request the front setback of 35' be reduced to 16' and the east setback of 10' be reduced to 5'. The lot to the east is not a buildable lot due to the creek.

If the variance is not granted, the owner of the property will not be able to sell the lot as a buildable lot.

**Owner Information**

WALLACE SUZETTE M 100 ROBIN RD SE  
 MARIETTA, GA 30067

**Payment Information**

Status Paid  
 Last Payment Date 09/03/2017  
 Amount Paid \$206.32

**Property Information**

Parcel Number 17062800690  
 Acres 0  
 Assessed Value \$8,000  
 Fair Market Value \$20,000  
 Tax District 6 - City of Smyrna  
 Homestead Exemption NONE

**Bill Information**

Record Type Parcel  
 Bill Type Original  
 Tax Year 2017  
 Due Date 10/15/2017

**Taxes**

Base Taxes \$206.32  
 Penalty \$0.00  
 Interest \$0.00  
 Fees \$0.00  
 Good Through  
 Balance Due \$0.00

**Property Address**

CREATWOOD TRL

**Jurisdictions**

Taxing Authority	40% Assessed Value	Less Exemption	= Net Tax Value	x Millage	= Tax
SCHOOL GENERAL	8,000	0	8,000	0.018900	\$151.20
SCHOOL BOND	8,000	0	8,000	0.000000	\$0.00
COUNTY GENERAL	8,000	0	8,000	0.006760	\$54.08
COUNTY BOND	8,000	0	8,000	0.000130	\$1.04
STATE	8,000	0	8,000	0.000000	\$0.00



# Real Estate

[View Bill](#)

[View bill image](#)

As of

2/22/2018

Bill Year

2017

Bill

17087

Owner

WALLACE SUZETTE M

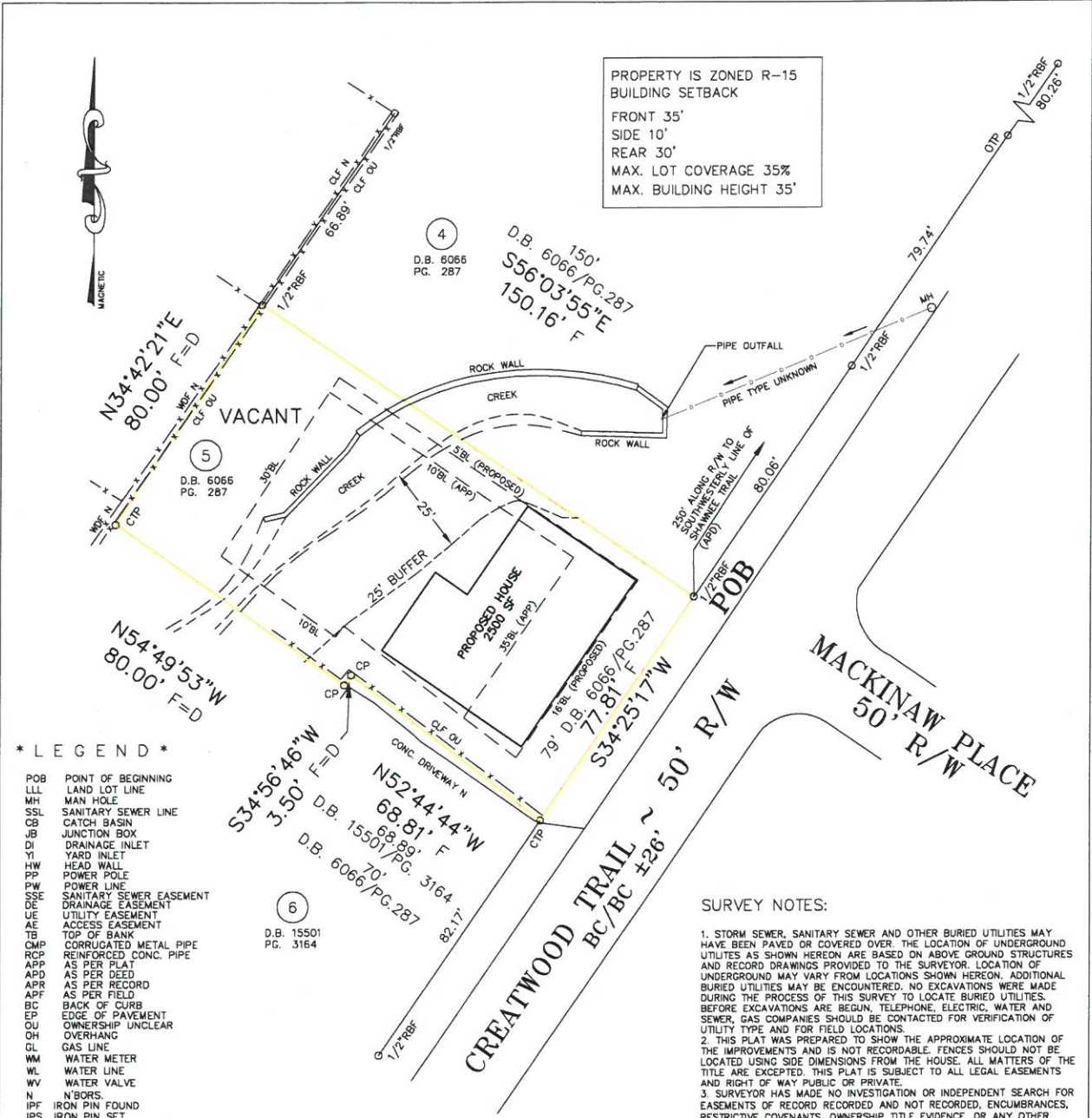
Parcel ID

17062800690

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$71.92	\$71.92	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$71.92	\$71.92	\$0.00	\$0.00	\$0.00

PROPERTY IS ZONED R-15  
 BUILDING SETBACK  
 FRONT 35'  
 SIDE 10'  
 REAR 30'  
 MAX. LOT COVERAGE 35%  
 MAX. BUILDING HEIGHT 35'



**\* LEGEND \***

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PWL POWER LINE
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- OMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAN
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- OU OWNERSHIP UNCLEAR
- OH OVERHANG
- GL GAS LINE
- WM WATER METER
- WL WATER LINE
- WV WATER VALVE
- N N'BORES
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRIMP TOP PIPE FOUND
- RBF REINFORCING BAR FOUND
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- BR BRICK
- FR FRAME
- WD WOOD
- P PLAT
- D DEED
- R RECORD
- F FIELD
- C.O.A. CITY OF ATLANTA
- INDICATES STAIRS

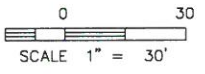
**FLOOD NOTE**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (5) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL  
 MAP ID 13067C0207H EFFECTIVE DATE: 03/04/2013  
 ZONE: X NO STATE WATER WITHIN 200 FEET

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

**SURVEY NOTES:**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



TOTAL LAND AREA  
 11,383.00 SF = 0.261 AC

LOT 5	BLOCK D	BOUNDARY SURVEY PREPARED FOR:	SHEET 1 OF 1
CREATWOOD FORREST SUBDIVISION	UNIT 1	<b>McCullough Family Holdings</b>	
LAND LOT 628	17TH DISTRICT 2ND SECTION		
COBB COUNTY, GEORGIA	P.B. 20/PG. 146	D.B. 6066/PG. 287	PROPERTY ADDRESS: 0 CREATWOOD TRAIL SMYRNA, GA 30080
FIELD WORK DATE FEB 23, 2018	PRINTED/SIGNED MAR 5, 2018		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"		
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>			
SM COORD #20180351 DWG #20180351	<b>SURVEY LAND EXPRESS, INC</b> LAND SURVEYING SERVICES		24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Brandl Stanley  
 Street and Apt. No., or PO Box No.  
 1761 Mackinaw Pl  
 City, State, ZIP+4®  
 Smyrna GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Mary Anna + Gregory Shohan  
 Street and Apt. No., or PO Box No.  
 3328 Creatwood Trail  
 City, State, ZIP+4®  
 Smyrna GA 30080

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 James P or Angela Durr  
 Street and Apt. No., or PO Box No.  
 3276 Millwood Trl  
 City, State, ZIP+4®  
 Smyrna GA 30080

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
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Sent To  
 Josephine Davies  
 Street and Apt. No., or PO Box No.  
 1760 Mackinaw Pl  
 City, State, ZIP+4®  
 Smyrna GA 30080

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
 \$

Total Postage and Fees  
 \$

Sent To  
 Nicholas William or Kelly Hayes  
 Street and Apt. No., or PO Box No.  
 3272 Creatwood Trail  
 City, State, ZIP+4®  
 Smyrna GA 30080

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
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Total Postage and Fees  
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