

APPLICANT: Javad Salmasi **PETITION NO.:** V-16
PHONE: 770-303-0922 **DATE OF HEARING:** 02-09-11
REPRESENTATIVE: same **PRESENT ZONING:** TS
PHONE: same **LAND LOT(S):** 852
PROPERTY LOCATION: At the northwesterly **DISTRICT:** 17
intersection of Windy Hill Road and Interstate 75 **SIZE OF TRACT:** 1.1 acres
(2561 Windy Hill Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 5 feet; and 2) waive the major side setback from the required 25 feet to 7 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If variance is approved a permit and applicable inspections will be required for the garage addition.

STORMWATER MANAGEMENT: The garage/office structure has been located over the existing onsite pavement and will not result in any increase in runoff. However, there is an active carwash business operating on this site that does not have adequate stormwater management controls and is in violation of National Pollutant Discharge Elimination System discharge requirements. The carwash operation must be discontinued or modify operations to meet current stormwater discharge requirements.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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Cobb County Fire and Emergency Services

Applicant Name: Javad Salmasi

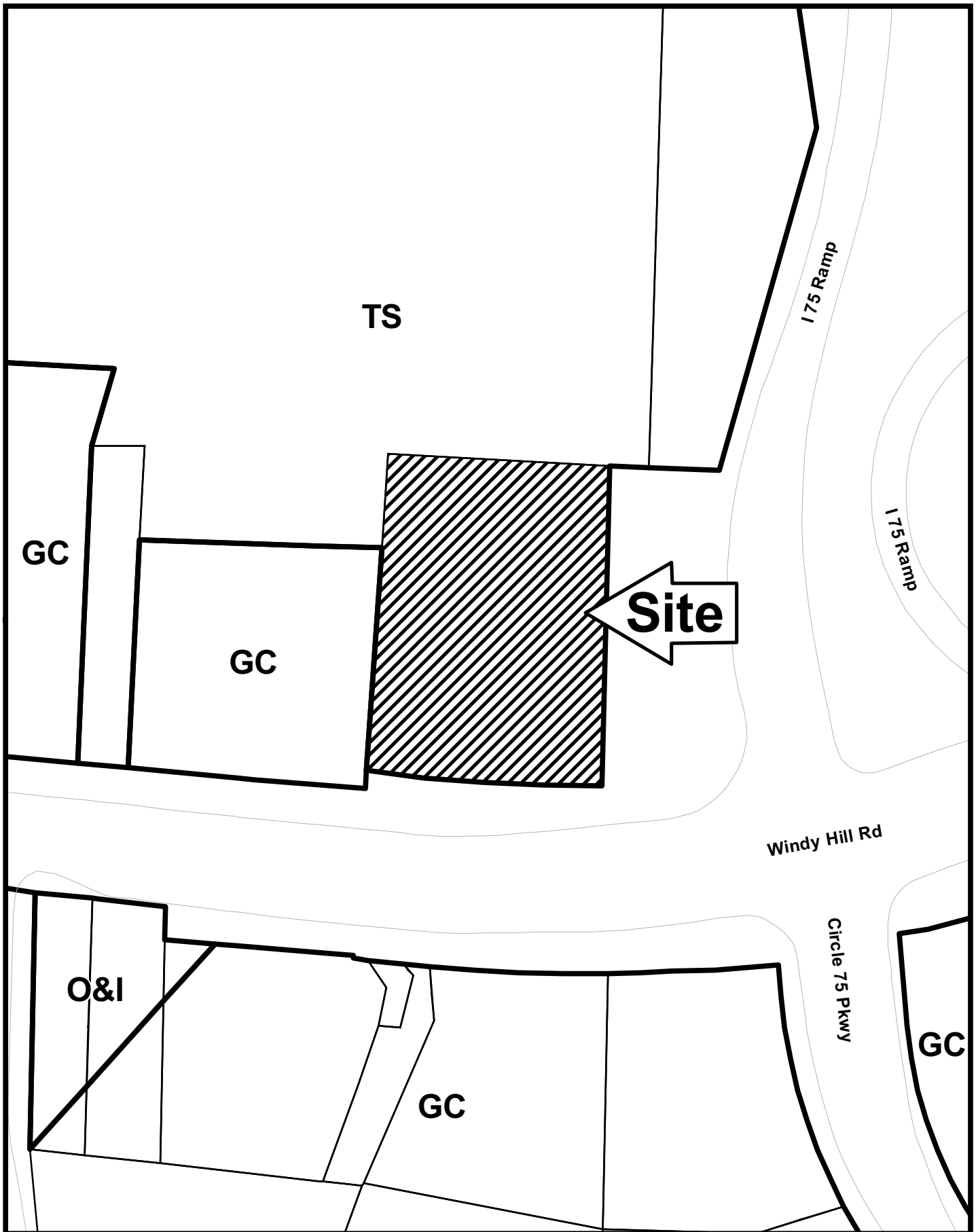
Petition Number: V-16

Date: 1/25/2011

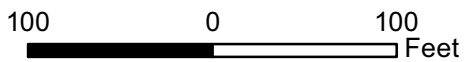
Fire Marshal Comments



Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

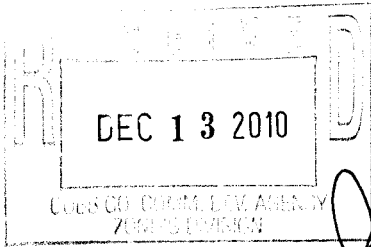
V-16



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

Jac
4-15

(type or print clearly)

Application No. V-16
Hearing Date: 2-9-11

Applicant Javad Salmasi Phone # 770-303-0922 E-mail _____

Address 2561 Windy Hill Rd, Marietta 30067
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

My commission expires: Apr 25, 2014

Signed, sealed and delivered in presence of:
Reyna Gomez
REYNA GOMEZ
Notary Public
Cobb County
State of Georgia
My Commission Expires Apr 25, 2014

Titleholder Javad Salmasi Phone # 770-303-0922 E-mail _____

Signature _____ Address: 2561 Windy Hill Rd 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Apr 25, 2014

Signed, sealed and delivered in presence of:
Reyna Gomez
REYNA GOMEZ
Notary Public
Cobb County
State of Georgia
My Commission Expires Apr 25, 2014

Present Zoning of Property TS

Location 2561 Windy Hill Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 852 District 17 Size of Tract 1.15 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

This variance would allow me to rent the space, hopefully to ease financial hardship.

List type of variance requested: 1. Waive the rear setback from 30 feet to 5 feet for office/garage. 2. Waive the Major side setback from 25 feet to 7 feet along east property line.