

LOT 12 PENDLETON PLANTATION

S01°51'21" W 66 (2012) 15.22'

GRID NORTH WZ NAD 83 (1984)

LAND LOT 233

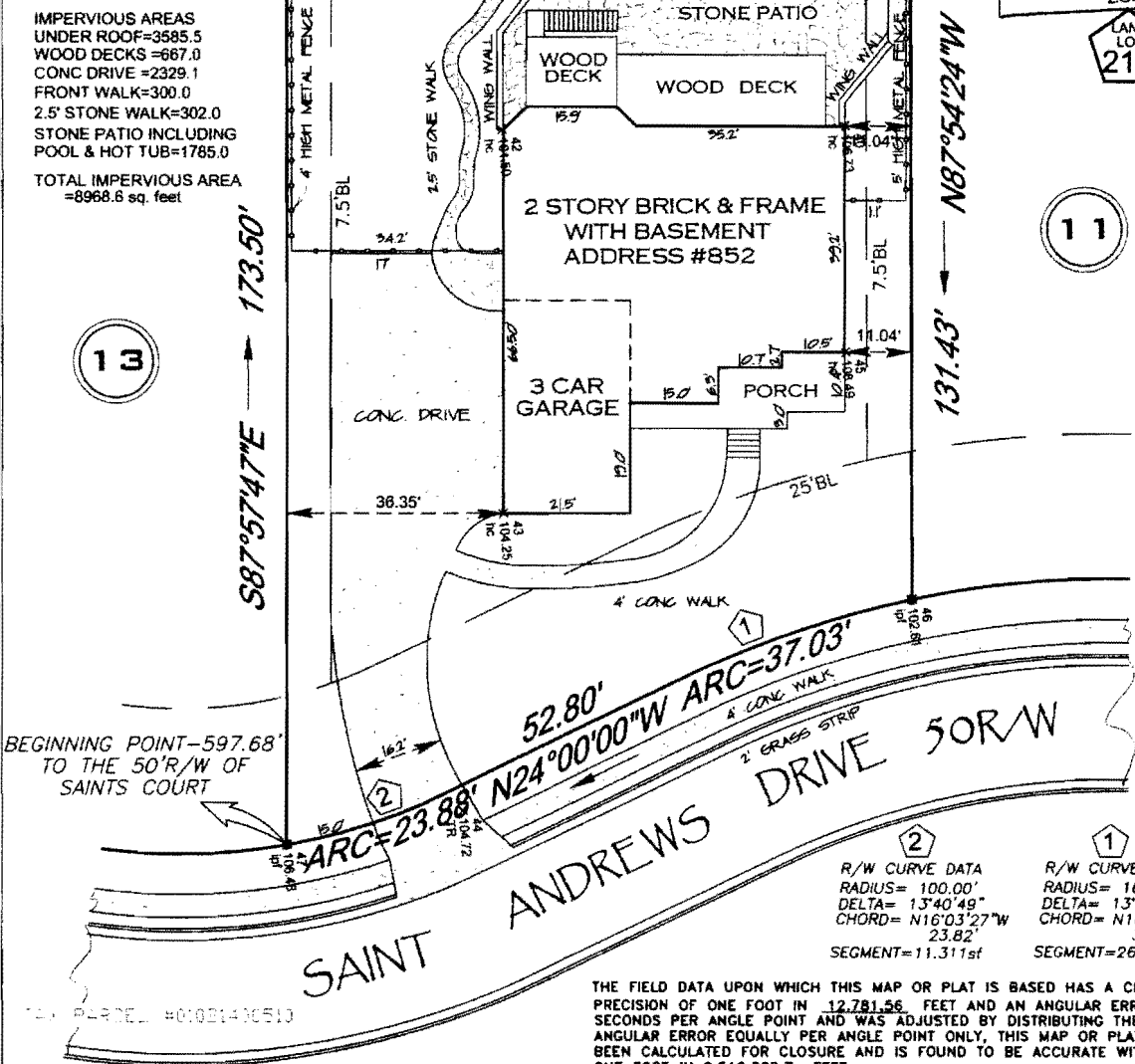
LAND LOT 214

RECEIVED  
JUN 12 2012  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

IMPERVIOUS AREAS  
UNDER ROOF=3585.5  
WOOD DECKS =667.0  
CONC DRIVE =2329.1  
FRONT WALK=300.0  
2.5' STONE WALK=302.0  
STONE PATIO INCLUDING  
POOL & HOT TUB=1785.0  
TOTAL IMPERVIOUS AREA  
=8968.6 sq. feet

13

11



BEGINNING POINT - 597.68'  
TO THE 50'R/W OF  
SAINTS COURT

R/W CURVE DATA  
RADIUS= 100.00'  
DELTA= 13°40'49"  
CHORD= N16°03'27"W  
23.82'  
SEGMENT= 11.311sf

R/W CURVE DATA  
RADIUS= 160.00'  
DELTA= 13°15'41"  
CHORD= N16°37'40"W  
36.95'  
SEGMENT= 26.381sf

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,781.56 FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY DISTRIBUTING THE ANGULAR ERROR EQUALLY PER ANGLE POINT ONLY. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,512,208.7 FEET.

EQUIPMENT USED TO PERFORM SURVEY:  
ANGULAR & VERTICAL - TOPCON GTS 312 PG 3" THEODOLITE  
LINEAR - TOPCON GTS 312 PG AND 100' LUFKIN PIONEER  
STEEL TAPE AND LIETZ HAND LEVELS

THE DIMENSIONS SHOWN ARE PERPENDICULAR TO THE PROPERTY LINE AND ARE MEASURED TO THE FOUNDATION SLAB LINE OF THE STRUCTURE UNLESS OTHERWISE SHOWN. THE LOT SHOWN CONTAINS 15,982.1 SQUARE FT.

SEE PLAT BOOK 125 PAGE 131-144 FOR THE ORIGINAL CLOSURE PRECISION OF THE SUBDIVISION PLAT ON WHICH THIS LOT IS SHOWN ALONG WITH OTHER INFORMATION NOT SHOWN ON THIS SITE PLAN.

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR THIS AREA. COMMUNITY PANEL #13135C 0124F DATED 09-29-06



- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD FOUND AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.
- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD SET AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.
- M.H. - SANITARY SEWER MAN HOLE
- P.P. - POWER POLE
- BTOB - BACK TO BACK OF CURB
- F.H. - FIRE HYDRANT
- C.B. - CATCH BASIN
- O.E. - DRAINAGE EASEMENT
- J.B. - JUNCTION BOX
- S.S.E. - SANITARY SEWER EASEMENT
- B.L. - BUILDING SET BACK LINE
- — — — — OVERHEAD WIRE (TELEPHONE OR POWER)
- - DIRECTION OF DRAINAGE FLOW



FOR THE FIRM OF  
**PLANNING AND DEVELOPMENT PC**  
11278 N. HADLEY HWY  
MARIETTA, GA 30067  
404-314-1964  
pdpc.net

SURVEY FOR  
**PARAG & SMITA DOSHI**

SUBDIVISION - ST. ANDREWS PARK  
UNIT - - LOT NO. 12 BLOCK - -

LOCATED IN:  
LAND LOT - 214  
DISTRICT - 1st. SECTION 2  
CITY - N/A  
COUNTY - COBB, GEORGIA

DRAWN BY F.L.B.  
CHECKED BY [Signature]  
REVISIONS

SCALE 1" = 20' DATE 06-21-2012

**APPLICANT:** Parag or Smita Doshi  
**PHONE:** 770-650-1001  
**REPRESENTATIVE:** Parag or Smita Doshi  
**PHONE:** 770-650-1001  
**TITLEHOLDER:** Parag and Smita Doshi  
**PROPERTY LOCATION:** On the east side of Saints Drive, south of Lower Roswell Road (852 Saints Drive).

**PETITION No.:** V-66  
**DATE OF HEARING:** 09-12-12  
**PRESENT ZONING:** R-20/OSC  
**LAND LOT(S):** 214  
**DISTRICT:** 1  
**SIZE OF TRACT:** 0.37 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for a pool, hot tub and associated patio/steps from the required 5 feet to 2 feet; 2) waive the side setback for a pool, hot tub and associated patio/steps from the required 5 feet to 1 foot; and 3) waive the maximum impervious surface limit of 35% to allow 56%.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ **PETITION No.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

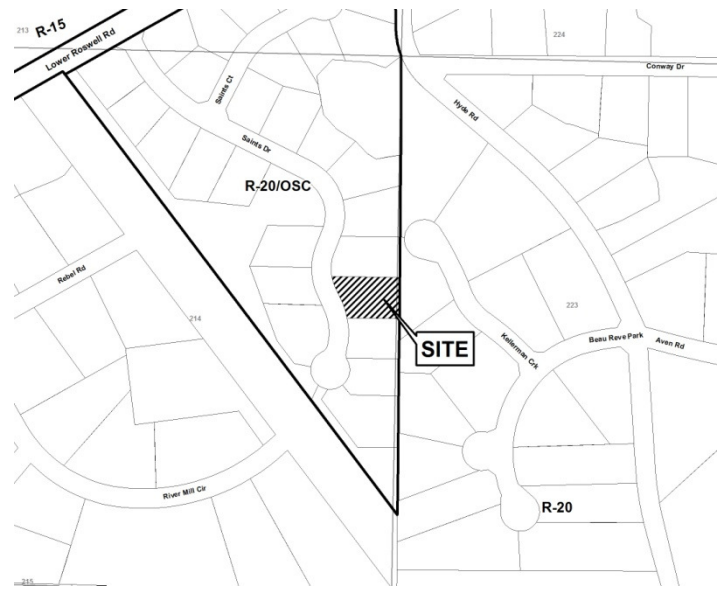
**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Parag or Smita Doshi

**PETITION No.:** V-66

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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** Survey that was provided at time of permitting was compliant with setback requirements. Inspector determined encroachments at time of inspection.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** The site conditions significantly exceed the impervious coverage limit for the lot area. The total impervious coverage, excluding the pool/spa surface area, is 52.9%. This subdivision was developed as an R-20 OSC. However, the parcel still exceeds the allowable even assuming a 20,000 square foot lot area. If the stone pool patio is allowed to remain, then some type of stormwater mitigation should be required (eg. the installation of drywells for all existing roof downspouts).

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

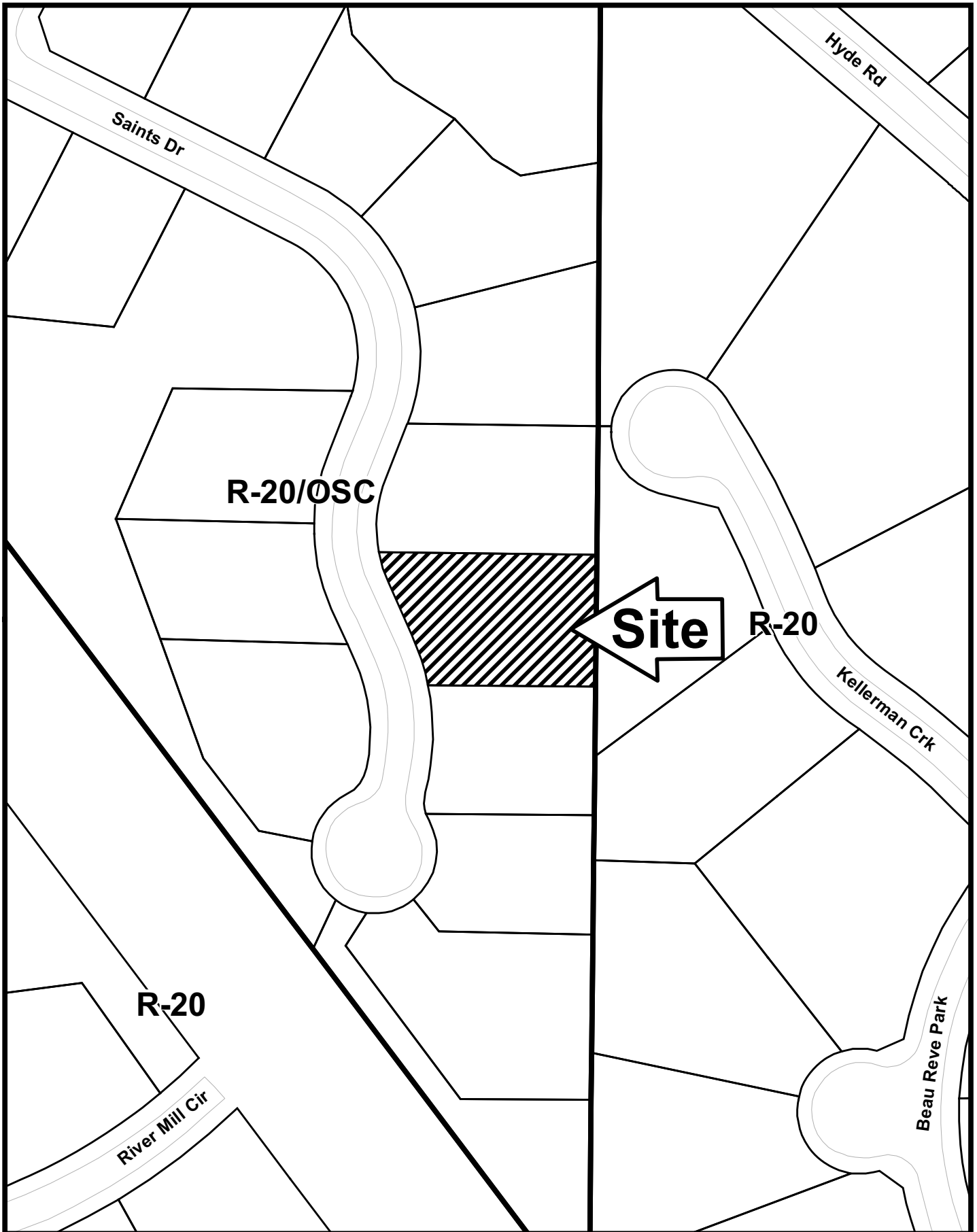
**SEWER:** No conflict.

**APPLICANT:** Parag or Smita Doshi      **PETITION No.:** V-66

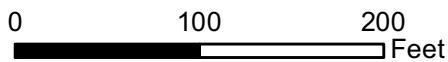
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

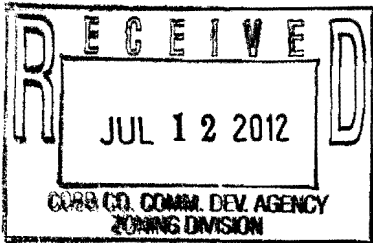
# V-66



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

(type or print clearly)

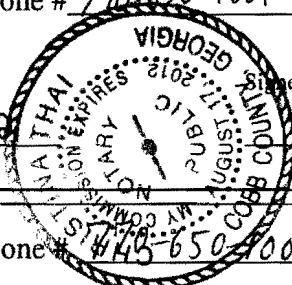
Application No. V-66  
Hearing Date: 09-12-12

Applicant PARAG or SMITA DOSHI Phone # 770-650-1001 E-mail \_\_\_\_\_

PARAG DOSHI or SMITA DOSHI Address 852 SAINTS DR., MARIETTA, GA 30068  
(representative's name, printed) (street, city, state and zip code)

Parag Doshi Phone # 770-650-1001 E-mail DR.PARAGDOSHI@GMAIL.COM  
(representative's signature)

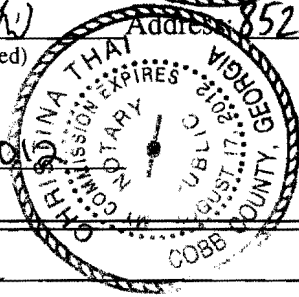
My commission expires: August 17, 2012 Signed, sealed and delivered in presence of: Christina Thai  
Notary Public



Titleholder PARAG & SMITA DOSHI Phone # 770-650-1001 E-mail DR.PARAGDOSHI@GMAIL.COM

Signature Parag Doshi & S. Doshi Address 852 SAINTS DR., MARIETTA, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 17, 2012 Signed, sealed and delivered in presence of: Christina Thai  
Notary Public



Present Zoning of Property RESIDENTIAL R20/OSC

Location 852 SAINTS DR., MARIETTA, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 214 (LOT 12, ST. ANDREWS PARK DISTRICT 1, 2ND SECTION) Size of Tract 0.37 Acre(s)  
LOT 12 OF ST. ANDREWS PARK SUBDIVISION

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  (IMPERVIOUS) 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.

POOL IS ALREADY BUILT BASED ON COBB COUNTY APPROVAL IN FEB. 2012. HOWEVER IMPERVIOUS IS ABOUT 56% AND STEPS NEAR HOT TUB ENTERED SETBACK WHEN SPA SIZE WAS CHANGED FROM HALF-SPA TO FULL-SPA. STEPS IN CURRENT POSITION ALSO SERVED TO PREVENT EROSION.

List type of variance requested: 1. ALLOW STEPS NEAR HOT TUB TO BE PARTIALLY WITHIN SETBACK.

2. ALLOW HIGHER IMPERVIOUS OF ABOUT 56% PER SURVEY ATTACHED. THE POOL IS CONSTRUCTED VERY WELL WITHIN ALL PROPERTY LINES AND BOTHERS NO ONE. SEE ALSO CONSENT OF CONTIGUOUS OCCUPANTS. NEIGHBORS LIKE THE RESULT.

V-66 (2012) Exhibit A

# Top View of Pool

## High Quality Pool Construction

RECEIVED  
JUL 12 2012  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



# Steps Within Setback

V-66 (2012) Exhibit A



Note: Steps got into setback because spa was changed from half to full size spa



Erosion that would result without steps in current location

