

LOT 12 PENDLETON PLANTATION

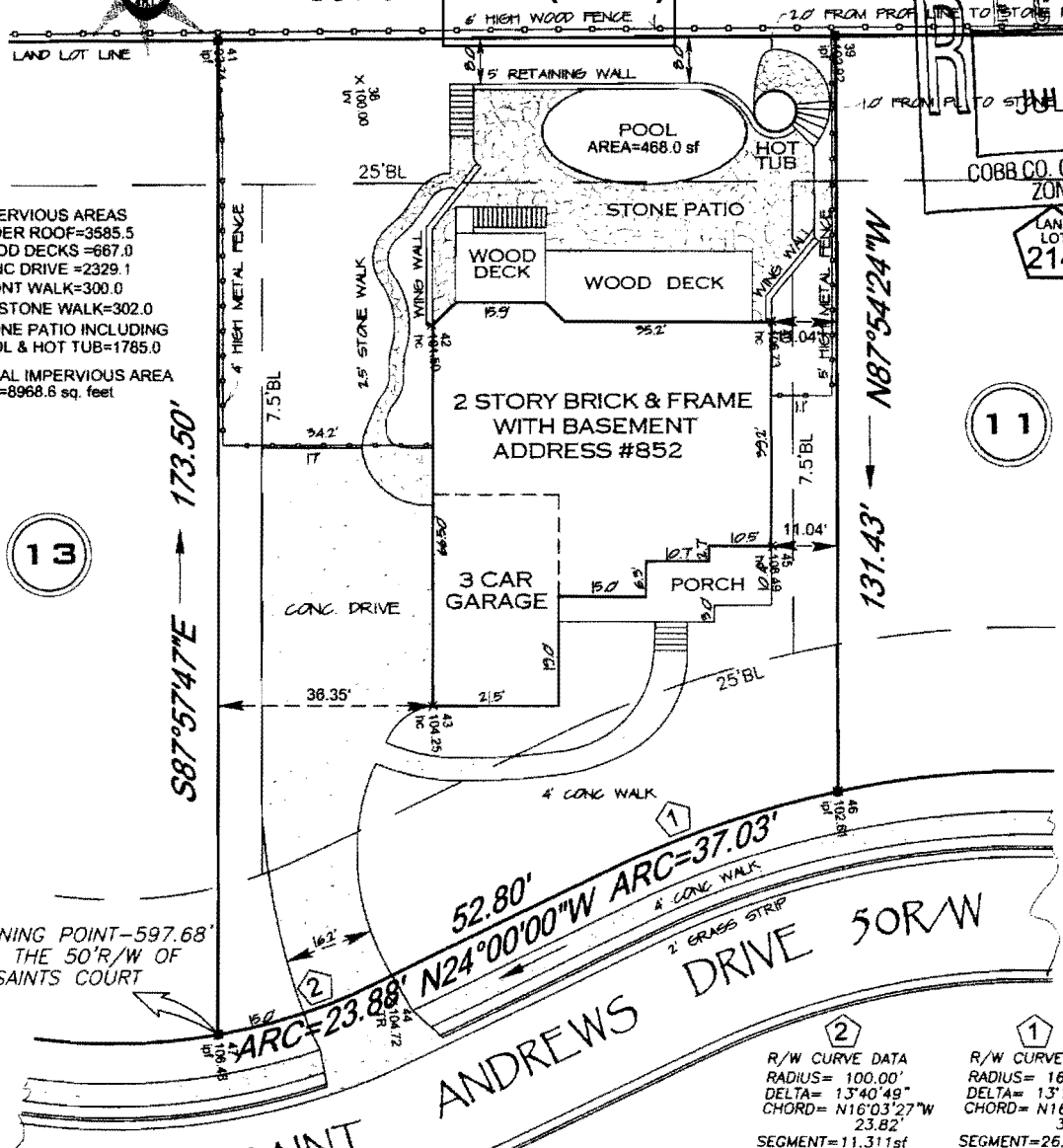
S01°51'21"W 66 (2012) 15.22'

LAND LOT 233

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

LAND LOT 214

GRID NORTH WZ NAD 83 11994



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=1765.0
 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 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

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.



- - 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
 404-314-1964
 pdpc.net

SURVEY FOR	
PARAG & SMITA DOSHI	
SUBDIVISION: ST. ANDREWS PARK	
UNIT - -	LOT NO. 12 BLOCK - -
LOCATED IN:	
LAND LOT: 214	DRAWN BY: F.L.B.
DISTRICT: 1st. SECTION 2	CHECKED BY: [Signature]
CITY: N/A	REVISIONS
COUNTY: COBB, GEORGIA	
SCALE 1" = 20'	DATE 06-21-2012
COPYRIGHT 2012 C	

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** _____

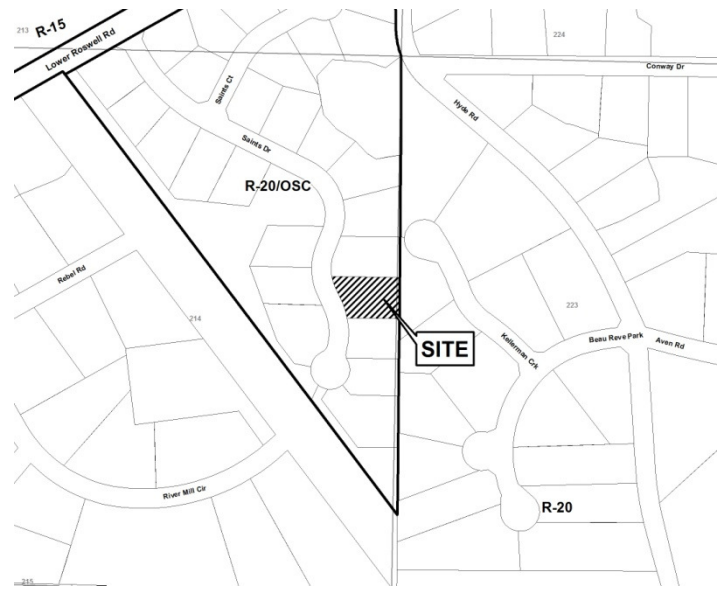
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Parag or Smita Doshi

PETITION No.: V-66

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.

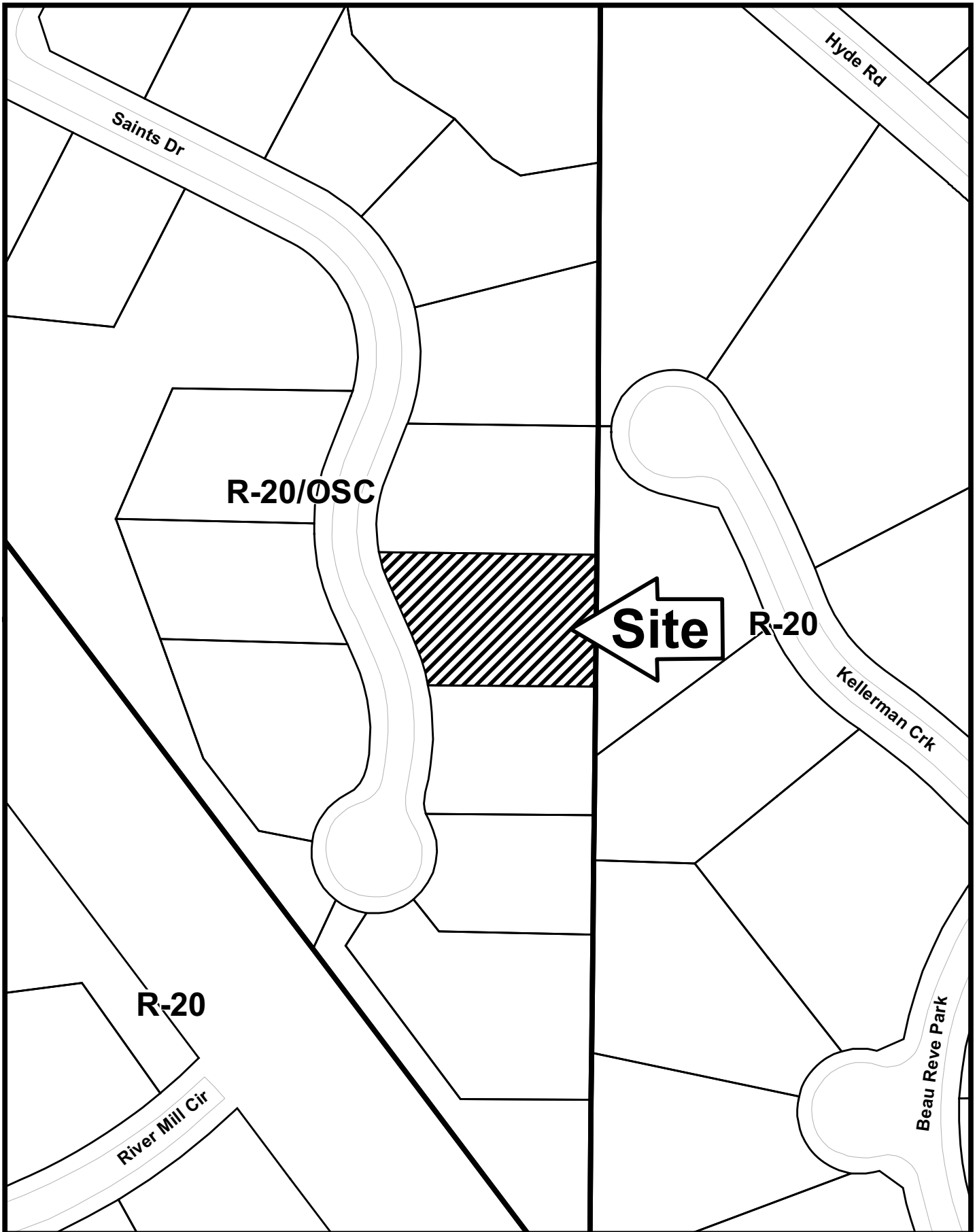
WATER: No conflict.

SEWER: No conflict.

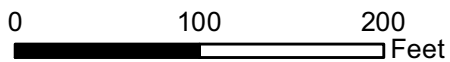
APPLICANT: Parag or Smita Doshi **PETITION No.:** V-66



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.

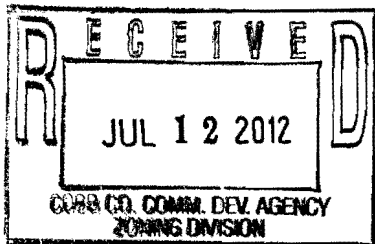
V-66



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)

[Signature] 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 [Signatures] 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)

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 BATHERS NO ONE. SEE ALSO CONSENT OF CONTIGUOUS OCCUPANTS, NEIGHBORS LIKE THE RESULT.

V-66 (2012) Exhibit A

Top View of Pool

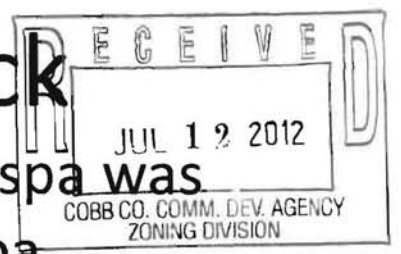
High Quality Pool Construction

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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

