

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 10 PM 3:24

COBB COUNTY ZONING DIVISION

ZONING INFORMATION:
THIS PROPERTY IS CURRENTLY ZONED R-20.

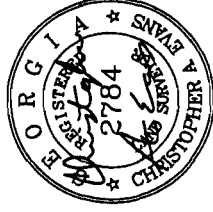
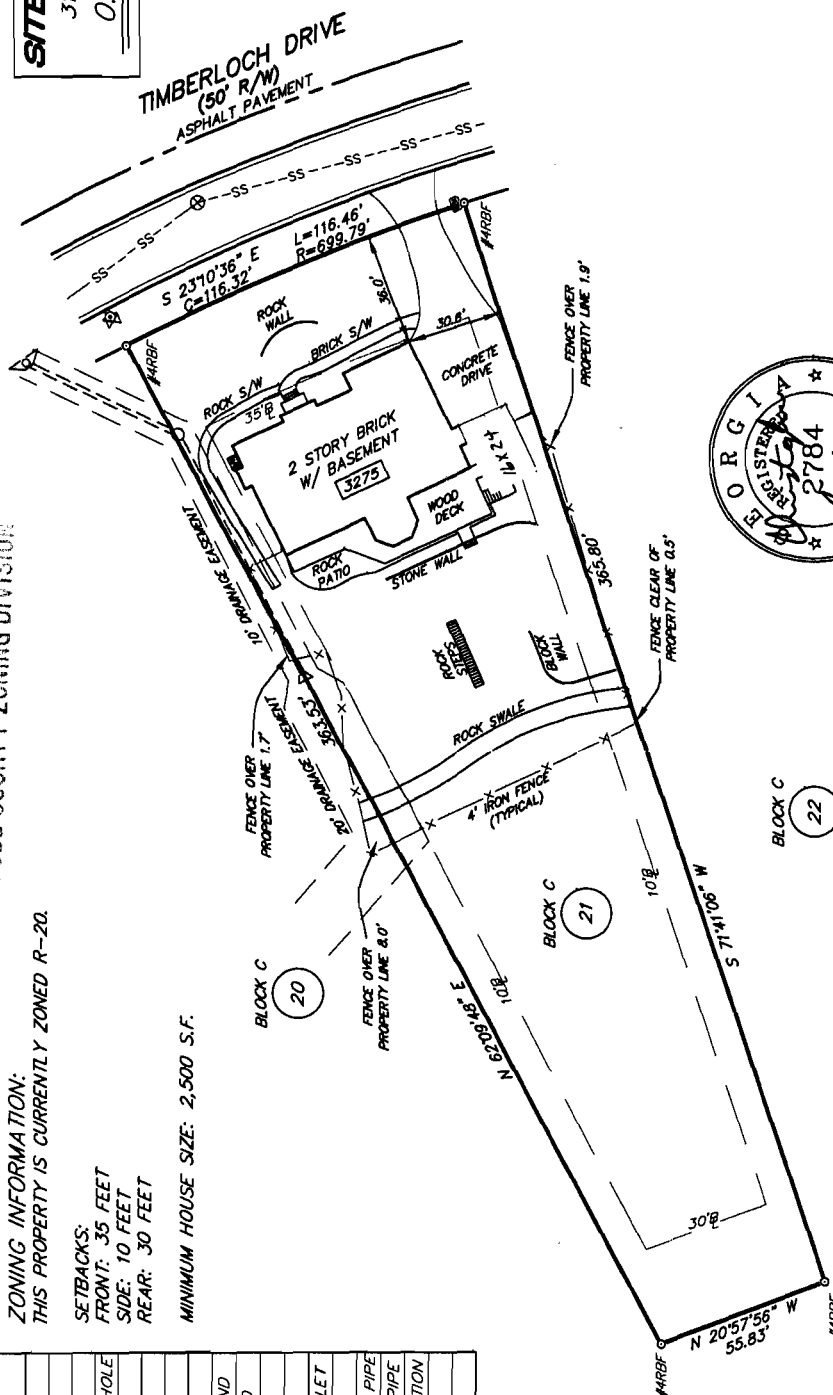
SETBACKS:
FRONT: 35 FEET
SIDE: 10 FEET
REAR: 30 FEET

MINIMUM HOUSE SIZE: 2,500 S.F.

LEGEND	
⊕	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
x	TYPE OF FENCE
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.F. - CRIMP TOP PIPE FOUND
○	O.T.F. - OPEN TOP PIPE FOUND
○	J.B. - JUNCTION BOX
○	D.I. - DROP INLET / YARD INLET
○	C.B. - CATCH BASIN
○	R.C.P. - REINFORCED CONCRETE PIPE
○	C.M.P. - CORRUGATED METAL PIPE
○	F.F.E. - FINISHED FLOOR ELEVATION
○	OVERHEAD POWER LINES
○	H.W. - HEADWALL

SITE AREA
3146.3 μ
0.72 AC.

V-129 (2013)
GRID NORTH (GEORGIA WEST ZONE)



BOUNDARY SURVEY FOR:

LEE HADDOCK ASSOCIATES, LLC
SENTINEL LAKE
PHASE II
BLOCK C - LOT 21
LOCATED IN L.L.1198
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

DATE : 01-04-12 REVISIONS

DRAWN BY : JDW

CHECKED BY : CAE

FIELD BOOK : GRID

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1266 Powder Springs Rd
Marietta, Georgia 30064
www.gksurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067C-0129H, DATED NOVEMBER 2, 2012.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/100,000+ MATTERS OF TITLE ARE EXCEPTED.

CONCRETE SIDEWALK
OLD CANTON ROAD
(R/W VARIES)

APPLICANT: Amcet S. and Holly M. Shetty

PETITION No.:

V-129

PHONE: 678-923-9576

DATE OF HEARING:

11-13-2013

REPRESENTATIVE: Holly Shetty

PRESENT ZONING:

R-20

PHONE: 678-612-9219

LAND LOT(S):

1198

TITLEHOLDER: Amcet S.Shetty and Holly Shetty

DISTRICT:

16

PROPERTY LOCATION: On the west side of

SIZE OF TRACT:

0.72 acre

Timberloch Drive, north of Webney Drive

COMMISSION DISTRICT: 2

(3275 Timberloch Drive).

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 5 feet at the southern property line.

OPPOSITION: No. **OPPOSED** _____ **PETITION No.** _____ **SPOKESMAN** _____

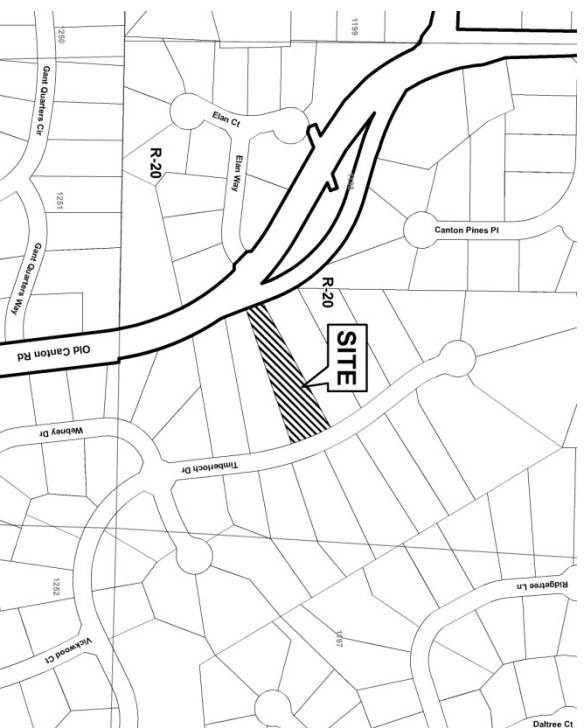
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Ameet S. and Holly M.
Shetty

PETITION No.: V-129

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: Due to the topography of the lot, the proposed location is the only viable one for the attached garage. However, the proximity to the side property line will require a landscape wall or drop foundation. The adjacent neighbor should be allowed to review grading plan prior to permitting.

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: No comment.

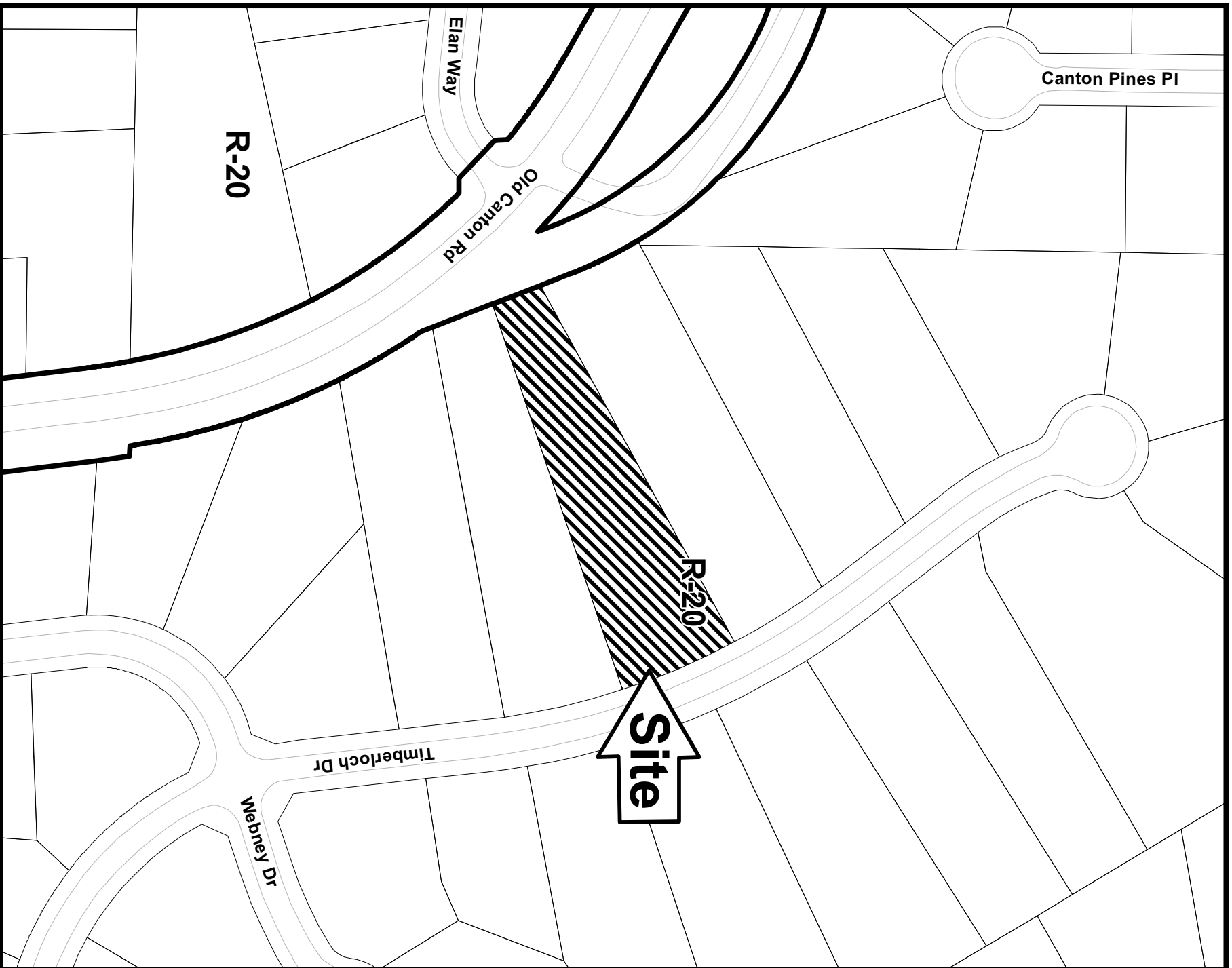
WATER: No conflict.

SEWER: No conflict.

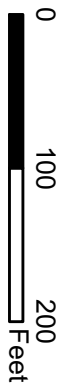
APPLICANT: Armeet S. and Holly M.
Shetty

PETITION No.: V-129

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.



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

2013 SEP 10 PM 3: 24

(type or print clearly)

Application No. V-129
Hearing Date: 11/13/13

COBB COUNTY ZONING DIVISION

Applicant Ameer S. Shetty Phone # 678-923-9576 E-mail shetys@icloud.com

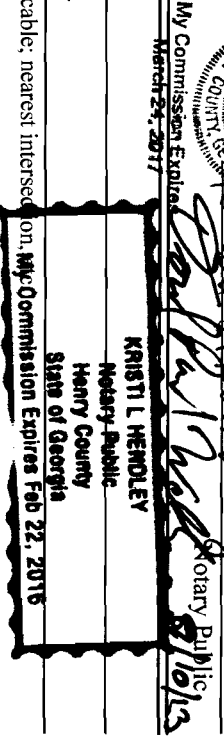
Holly Shetty Address 3275 TEMPERLEACH DRIVE
(representative's name) (printed) (street, city, state and zip code)

Shelly Shetty Phone # 678-612-9219 E-mail shetys@icloud.com
(representative's signature)

My commission expires: 2/22/2016 Signed, sealed and delivered in presence of:
Justin A. Umbley Notary Public

Titleholder AMEER S. SHETTY Phone # 678-923-9576 E-mail shetys@icloud.com
Signature [Signature] Address: 3275 Temperleach Drive Marietta, GA 30265
(attached to official signature) (printed) (street, city, state and zip code)

My commission expires: 2/22/2016 My Commission Expires March 24, 2017
[Signature] Notary Public



Present Zoning of Property R-20
Location 3275 TEMPERLEACH DRIVE (street address, if applicable; nearest intersecting street, city, state and zip code)
Land Lot(s) 21 (Block C) District 16th Size of Tract 0.72 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.
In order to build an attached garage, the property owner plus 10' ft variance will not allow us to build an adequate driveway. In looking at our entire property, the only place to add it would be attached. There is all signs of woods and mowon to the back of the property.
List type of variance requested: Sideline VARIANCE to 5' from 10