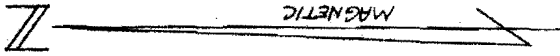


V-79 (2014)

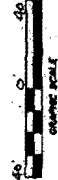


REFERENCES:

DEED BOOK 5375 PAGES 43-46  
 DEED BOOK 6048 PAGES 37, 38  
 DEED BOOK 15065, PAGE 2123  
 PLAT BOOK SE PAGE 97  
 PLAT BOOK 75 PAGE 167

LOT 1 & 2 BLOCK "B"  
 PIEDMONT FOREST  
 UNIT 1  
 LOT 1, BLOCK "D"  
 PIEDMONT FOREST UNIT 2

AREA- 2.5500 ACRES  
 48321 PIEDMONT FOREST DRIVE



HOUSE IN ZONE 'X'  
 LOT IN ZONE 'A-E'

PARCEL NO. 133872000334

LOCATION C-2-B-5

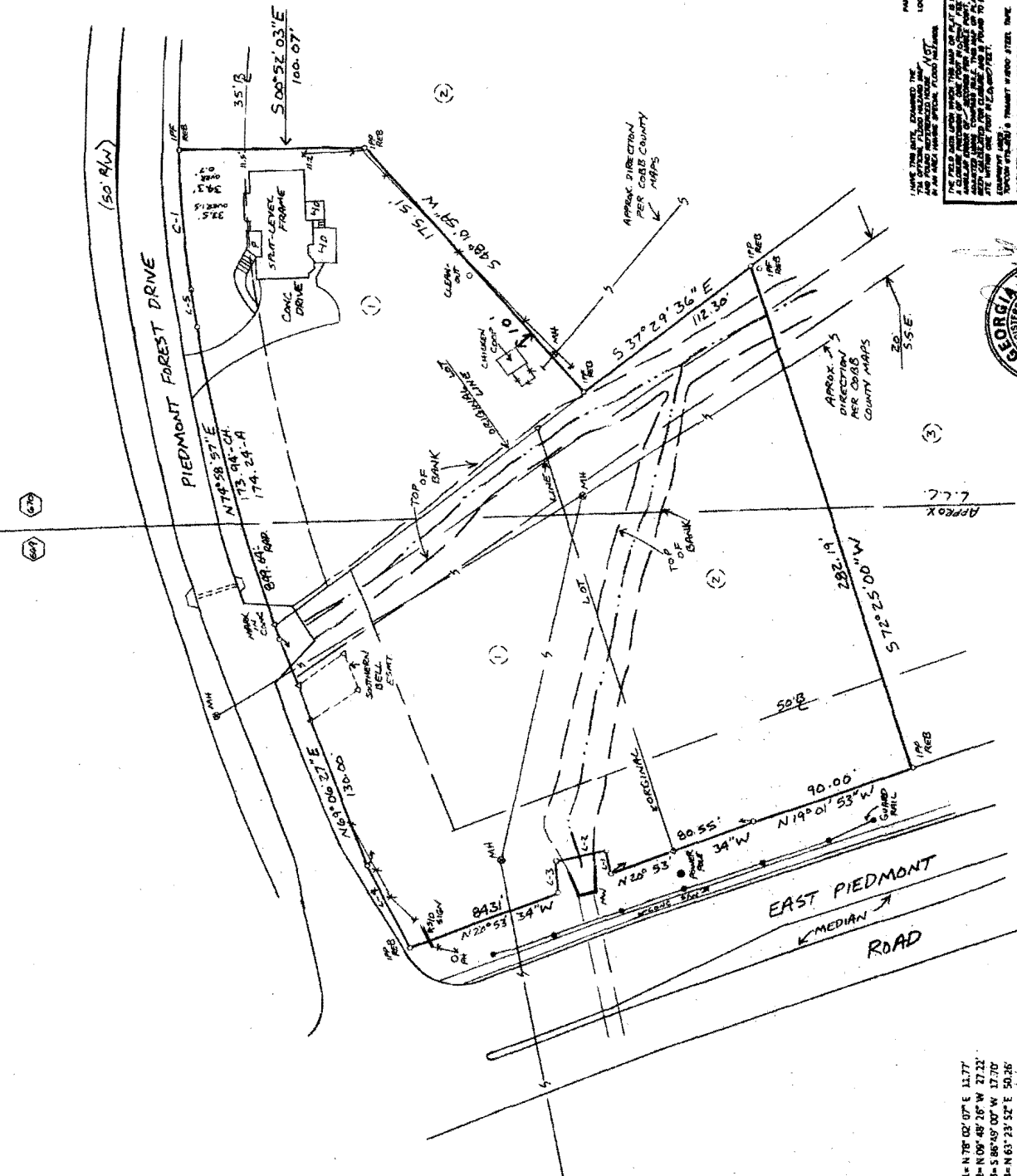
SURVEY FOR:

MOHAMMAD REZA M.  
 ESPAHANI

LOT	BLK.	UNIT	REVISIONS
LAND LOTS 6&7 & 6-7D			
DISTRICT 76 <sup>TH</sup>		SECTION 2	
C-2-B-5		COUNTY, GEORGIA	
PLAT BOOK		PAGE	
DATE: 6-23-14		SCALE: 1" = 40'	233-743

I HAVE THIS DATE, EXAMINED THE ORIGINAL PLAT RECORDS AND THE ORIGINAL FIELD NOTES AND FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE SAME ARE IN ACCORD WITH THE ACTS AND LAWS OF THE STATE OF GEORGIA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF GEORGIA. I HEREBY CERTIFY THAT THE SAME ARE TRUE AND CORRECT AND THAT THE SAME ARE IN ACCORD WITH THE ACTS AND LAWS OF THE STATE OF GEORGIA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF GEORGIA.

**J.A. EVANS**  
 SURVEYING CO., INC.  
 POWDER SPRINGS, GEORGIA  
 PH. 770-943-0000



L1-N 78° 02' 07" E 11.77'  
 L2-N 09° 48' 16" W 22.22'  
 L3-S 88° 49' 07" W 17.70'  
 L4-N 61° 23' 52" E 50.26'  
 L5-N 80° 51' 27" E 20.0'  
 C1-N 84° 42' 07" E 75.07'-CH.  
 75.17'-ARC 559.81'-RAD.

**APPLICANT:**     Mohammad Esfahani    

**PETITION No.:**                     V-79                    

**PHONE:**           470-234-5600          

**DATE OF HEARING:**                     09-10-2014                    

**REPRESENTATIVE:**     Fariba Mohammadi    

**PRESENT ZONING:**                     R-20                    

**PHONE:**                     630-709-2295                    

**LAND LOT(S):**                             669                            

**TITLEHOLDER:**     Mohammad Reza Maghzian      
    Esfahani                                    

**DISTRICT:**                                     16                                    

**PROPERTY LOCATION:**     On the south side of      
    Piedmont Forest Drive, east of East Piedmont Road      
    (2321 Piedmont Forest Drive).    

**SIZE OF TRACT:**                             2.3 acres                            

**COMMISSION DISTRICT:**                     3                    

**TYPE OF VARIANCE:**     1) Waive the setback for a chicken coop from the required 100 feet off any property line      
    to 10 feet adjacent to the south property line, 2) waive the front setback from the required 35 feet to 33 feet (existing),      
    and 3) allow an accessory structure closer to the side road than the primary structure (for chicken coop).    

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

**BOARD OF APPEALS DECISION**

**APPROVED**              **MOTION BY**                                     

**REJECTED**              **SECONDED**                                     

**HELD**              **CARRIED**                                     

**STIPULATIONS:**   



**APPLICANT:** Mohammad Esfahani                      **PETITION No.:** V-79

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** A lot consolidation plat must be recorded for the three properties in common ownership shown on this application. 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:** Proposed coop location is within FEMA Regulatory Floodway and stream buffer impervious setback. The structure must be relocated outside of both.

**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.

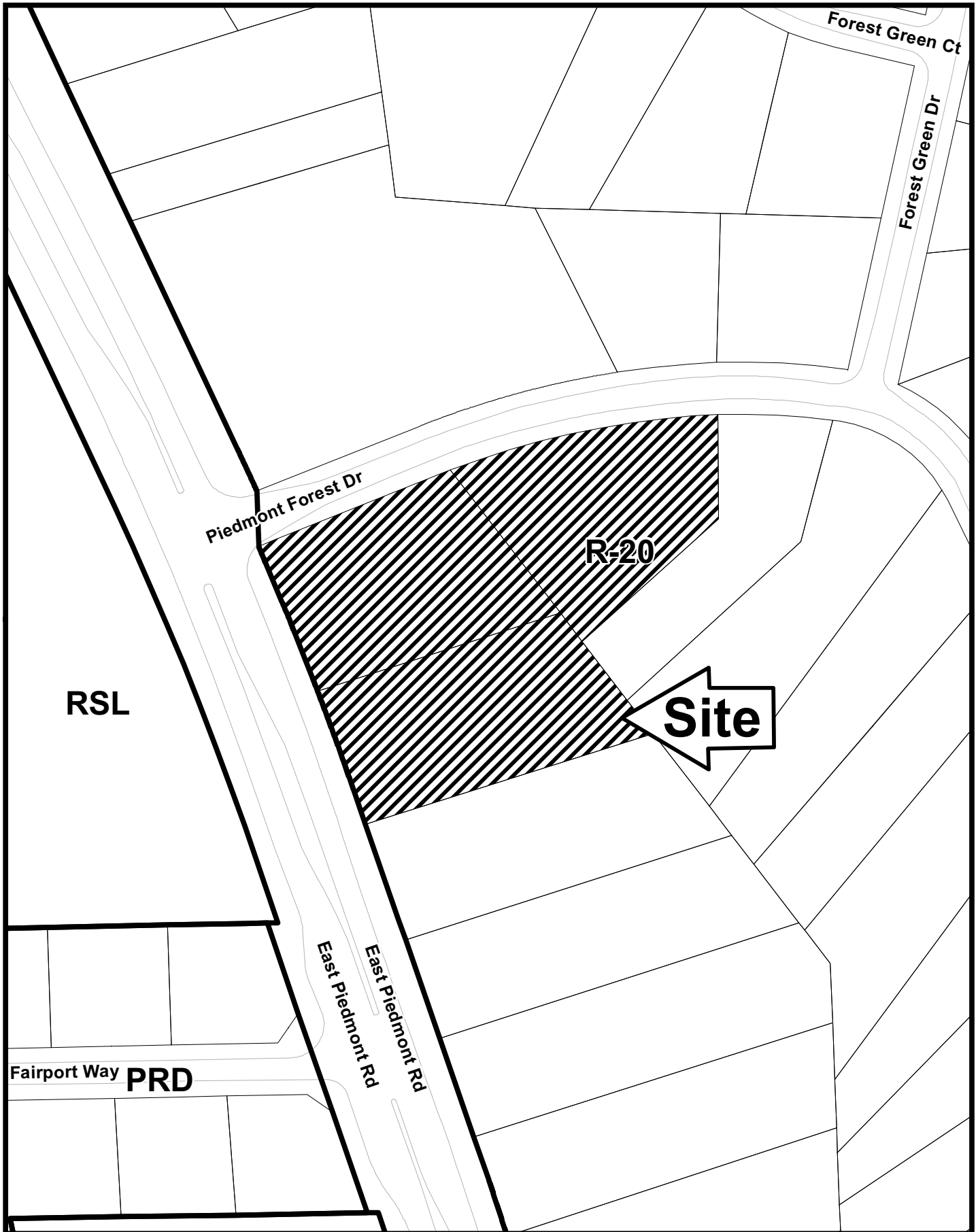
**SEWER:** No conflict.

**APPLICANT:** Mohammad Esfahani      **PETITION No.:** V-79

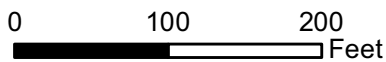
\*\*\*\*\*



**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-79



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

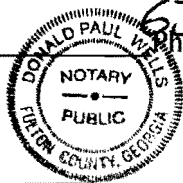
(type or print clearly)

Application No. V-79  
Hearing Date: 9-10-14

Applicant Mohammad Estahani Phone # 470-234-5600 E-mail \_\_\_\_\_

Fariba Mohammadi (representative's name, printed) Address 2321 Piedmont Forest Drive Marietta GA 30062  
(street, city, state and zip code)

\_\_\_\_\_  
(representative's signature) Phone # 630-709-2295 E-mail \_\_\_\_\_

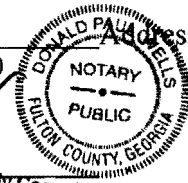


Signed, sealed and delivered in presence of:

Paul Wells  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires March 24, 2017

Applicant Mohammad Reza Maghizian Estahani Phone # 470-234-5600 E-mail \_\_\_\_\_  
Signature \_\_\_\_\_  
(attach additional signatures, if needed) Address: 2321 Piedmont Forest Dr Marietta GA 30062  
(street, city, state and zip code)



Signed, sealed and delivered in presence of:

Paul Wells  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires March 24, 2017

Present Zoning of Property Residential  
Location 2321 Piedmont Forest Dr Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_ Size of Tract \_\_\_\_\_ 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 3 lots nearly 3 Acs 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: I meet the two acres minimum to keep chickens on my property. I am applying for variance because my coop is located fewer than 100 feet of the property lines. My neighbor's consent is included.

Revised: March 5, 2013 Waive setback for chicken coop from 100' to 10'.

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Exhibit  
V-79 (2014)

Application No. V-79

Hearing Date: 9-10-14

Applicant's information for requesting backyard chickens

*I meet all the requirements. I'm applying because my coop is fewer than 100 feet off the property lines. Neighbor consent is included.*

1. How many hens do you propose (no male birds allowed)? \_\_\_\_\_.
2. Have you mailed a notice of your application and its information to your Homeowners Association (if such exists. Instructions for identifying whether or not Homeowners Associations exist are available for downloading via the Community Development webpage. YES \_\_\_ NO N/A
3. Can you comply with the County Code Sec-134-94(4)(a-i) below? YES \_\_\_ NO \_\_\_.



Signature

Mohammad Esfahani

Print Name

County Code adopted by the Board of Commissioners March 11, 2014:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

- (a) The poultry shall be kept/ maintained within a fenced area to the rear of the house;
- (b) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
- (c) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
- (d) The poultry shall not cause a nuisance, as defined by State Law;
- (e) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
- (f) The slaughter of any hen on site is strictly prohibited;
- (g) The fee for the variance application shall be \$150.00; renewal fees shall be \$100.00
- (h) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for up to 2 year terms thereafter;
- (i) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8). The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section.

**IMPORTANT NOTE:** The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on March 11, 2014. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC). The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section. The BOC determination will take place the following month at the scheduled Zoning Hearing.