



**APPLICANT:** J.D.H. Developers

**PETITION No.:** V-159

**PHONE:** 770-422-7016

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Parks F. Huff

**PRESENT ZONING:** CRC

**PHONE:** 770-422-7016

**LAND LOT(S):** 651, 718

**TITLEHOLDER:** AKASH Investment Group, Inc.

**DISTRICT:** 16

**PROPERTY LOCATION:** At the southern terminus of Cobb Place Boulevard, at the northern terminus of Greens Chapel Drive, west of Interstate 75 (750 Cobb Place Boulevard).

**SIZE OF TRACT:** 4.91 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 50 feet to 40 feet for Tract 1 and to 39 feet for Tract 3; 2) waive the minimum lot width at the front setback line from the required 75 feet to 55 feet for Tract 3; 3) waive the front setback for Tract 1 from the required 40 feet to 25 feet ; 4) waive the rear setback for Tract 1 from the required 30 feet to 25 feet; and 5) waive the rear setback for Tract 2 from the required 30 feet to 25 feet.

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

**BOARD OF APPEALS DECISION**

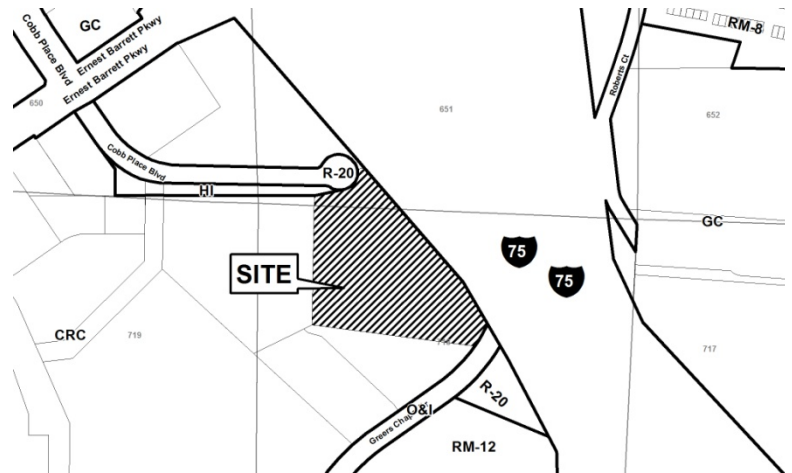
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



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**COMMENTS**

**TRAFFIC:** Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed road project.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat must be recorded 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:** A maintenance agreement will be required to address future maintenance responsibilities for the existing site stormwater infrastructure.

**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.

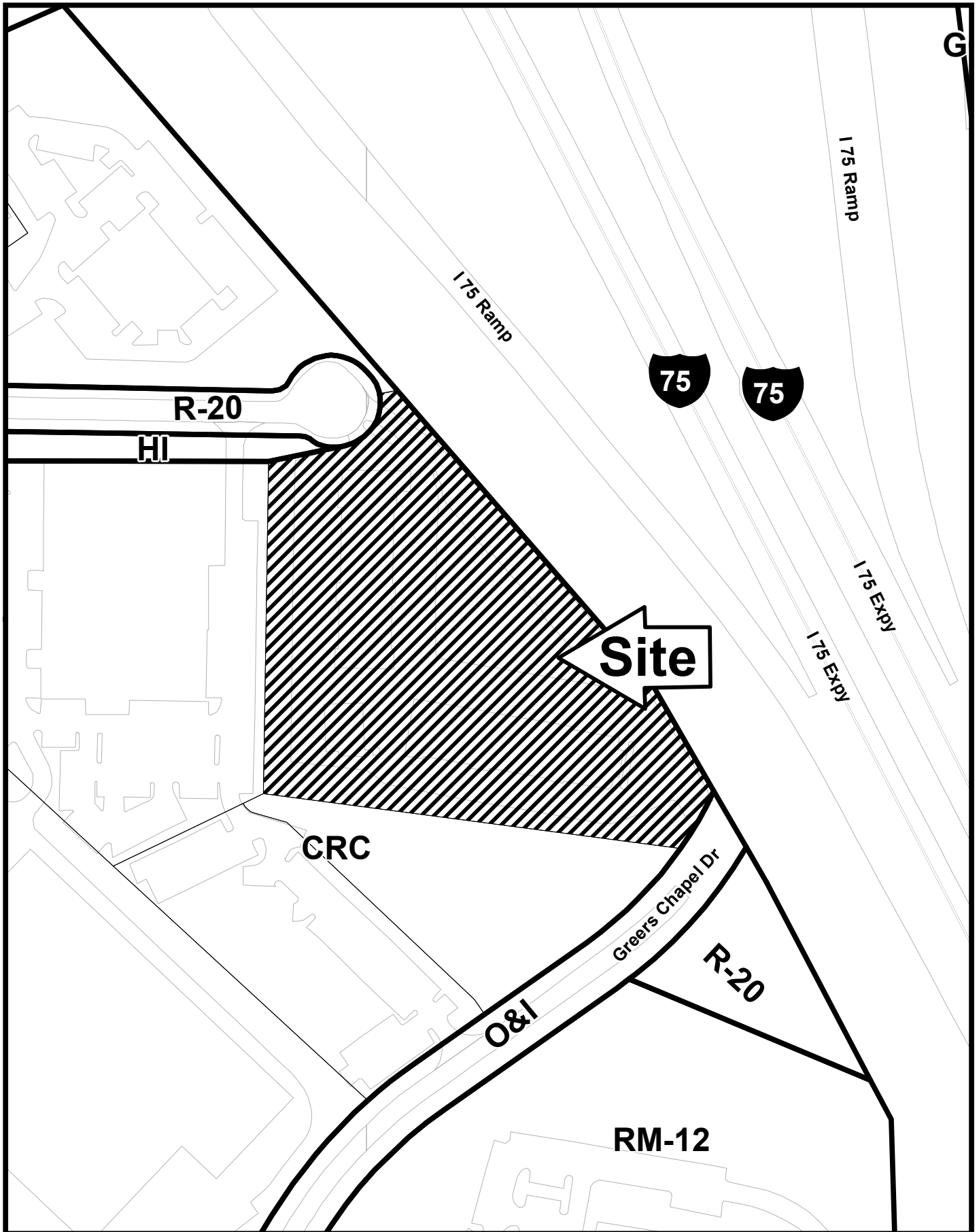
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

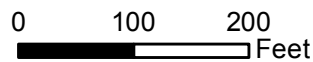
**SEWER:** No conflict



**FIRE DEPARTMENT:** NO COMMENTS: 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.

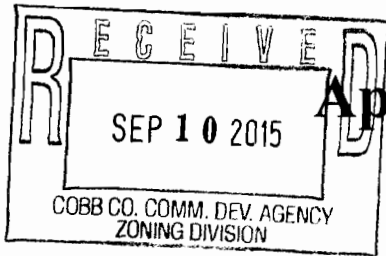
# V-159



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-1579  
Hearing Date: Nov. 11, 2015

Applicant J.D.H. Developers Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
SAMS, LARKIN, HUFF & BALLI, LLP  
by: Parks F. Huff Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

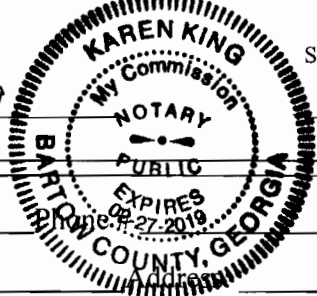
Phone # 770-422-7016 E-mail phuff@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Feb. 27, 2019

Notary Public



Titleholder See Attached E-mail \_\_\_\_\_

Signature \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property CRC

Location Southern terminus of Cobb Place Blvd. (750 and 760 Cobb Place Blvd.)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 651 & 718 District 16th Size of Tract 4.91 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The property contains two hotels and a conference center. The Applicant wishes to subdivide the property. Each use does not have sufficient lot frontage.

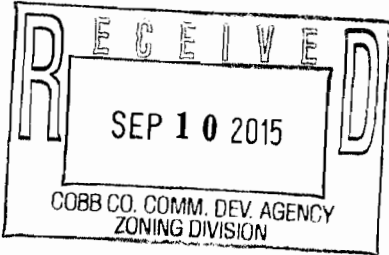
List type of variance requested: Pursuant to 134-218. - CRC community retail commercial district: To waive the minimum public road frontage from 50 feet to 35 feet on Lot 1 and Lot 3

V-159  
(2015)  
Exhibit

ATTACHMENT TO VARIANCE APPLICATION

Application No.: V-  
BZA Hearing Date: Nov. 11, 2015

Applicant: J.D.H. DEVELOPERS  
Titleholder: AKASH INVESTMENT GROUP, INC.  
PIN#: 16071800020



PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

[Signature] 9/9/15  
Signature of Owner Date

Address: 750 COBB PLACE BWP NW  
KENNESAW, GA 30144

Telephone No.: (770) 419 1530

SHIVA ELAHI 09/10/2015  
Signature of Notary Public Date

