

Z-10
(2016)

CONTINUED BY
STAFF

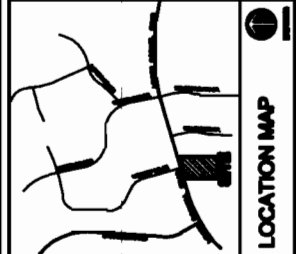
AT LOWER ROSWELL
SUBDIVISION
5146 LOWER ROSWELL ROAD
NORTHWEST, COBB COUNTY, GEORGIA
LAND LOT 1982, 16TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

REVISIONS	DATE



DATE	12/19/15
PROJECT	AT 5146
SCALE	AS SHOWN
BY	
CHECKED BY	
DATE	

ZO-2.1



COBB COUNTY 'COMB'
PLANNING NO.
0810000

LEGAL DESCRIPTION
"3146 LOWER ROSWELL ROAD,"
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 1982, of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:
BEGINNING at an iron pin located on the southerly right of way line of Lower Roswell Road (right of way width varies), said iron pin being located 774.74 feet from the southerly right of way line of Lower Roswell Road and 184.50 feet from the southerly right of way line of Lower Roswell Road and the west line of Lot 1252; thence, southerly along the southerly right of way line of Lower Roswell Road North 62 degrees 30 minutes 04 seconds East a distance of 213.07 feet to an iron pin, thence leaving said southerly right of way line of Lower Roswell Road and proceed South 01 degree 20 minutes 48 seconds West a distance of 174.74 feet to an iron pin on the south line of Land Lot 1252; thence along the south line of Land Lot 1252, bearing South 01 degree 20 minutes 48 seconds West a distance of 184.50 feet to an iron pin, thence leaving said south line of Land Lot 1252 and proceed North 01 degree 10 minutes 34 seconds East a distance of 377.80 feet to an iron pin on the southerly right of way line of Lower Roswell Road and **THE POINT OF BEGINNING**; said property being shown as 1.82 Acres (79,142 square feet), tract of land on a survey by Oscar Haidzadeh prepared by Registered Land Surveyor, Inc., certified by Linda S. Brown, Georgia Registered Land Surveyor No. 2420, dated 08/14/2015, which certain survey is incorporated herein by its reference and made a part hereof.

NEW SITE DATA:

- TOTAL SITE AREA 79,142 SF. = 1.82 ACRES
- CURRENT ZONING: RESIDENTIAL R-80, (MIN. 20,000 SF.)
- PROPOSED USE: SINGLE FAMILY HOUSE
- LOT 1 AREA 34,864 SF. = 0.800 ACRES
- LOT 2 AREA 44,277 SF. = 1.017 ACRES
- BUILDING SET BACKS:
 - FRONT 30 FEET
 - SIDES 10 FEET
 - REAR 30 FEET

SITE DESCRIPTION:
This site is located on the southerly right of way line of Lower Roswell Road and is zoned Residential R-80. The site is currently vacant and is to be developed for a single family house. The site is located in the 16th District, 2nd Section, Cobb County, Georgia. The site is shown on a survey by Oscar Haidzadeh prepared by Registered Land Surveyor, Inc., certified by Linda S. Brown, Georgia Registered Land Surveyor No. 2420, dated 08/14/2015, which certain survey is incorporated herein by its reference and made a part hereof.

CRITICAL/ADJACENT AREAS OF THE SITE:
The site is adjacent to the southerly right of way line of Lower Roswell Road to the south and the west line of Lot 1252 to the west.

100 YEAR FLOOD NOTE:
NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13010C0210E, DATED 08/14/2015.

DRAINAGE SPACES:
The site is located in the drainage space of Lower Roswell Road.

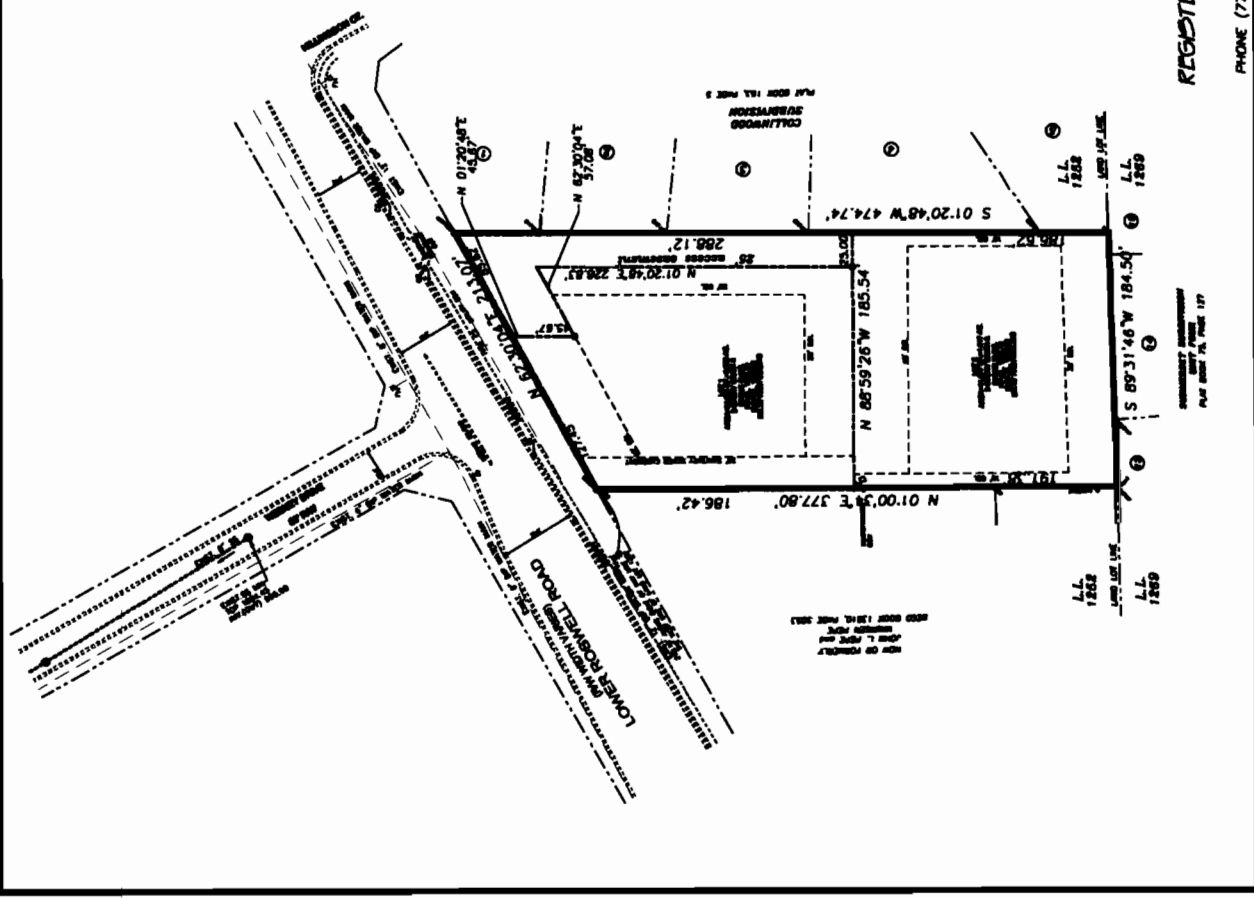
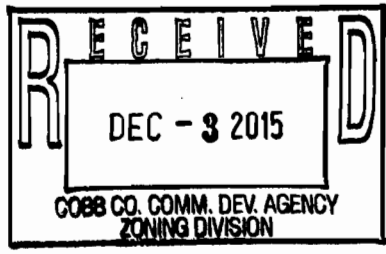
LAND USE/STRENGTH:
The site is currently vacant and is to be developed for a single family house.

UTILITIES:
The site is served by water and sewer utilities.

FEATURES:
The site is currently vacant and has no features.

34 HOUR CONTACT
OWNER/DEVELOPER
ALL OTHERS
A P HUBBARD, INC.
1871 HUNTERSWOOD DR.
CANTON, GA 30115
PHONE (770) 998-2745

ENGINEER
HAIRD GOSWAMIDAR
1871 HUNTERSWOOD DR.
CANTON, GA 30115
PHONE (770) 998-2745



REGISTERED LAND SURVEYORS, INC.
135 SAVANNAH ESTATES DRIVE
CANTON, GEORGIA 30115
PHONE (770) 998-7878 FAX (770) 998-2745

APPLICANT: AP Homes, Inc.
PHONE#: (770) 639-1009 **EMAIL:** aparvinian@gmail.com
REPRESENTATIVE: Ali Parvinian
PHONE#: (770) 639-1009 **EMAIL:** aparvinian@gmail.com
TITLEHOLDER: AP Homes, Inc.

PETITION NO: Z-10
HEARING DATE (PC): 02-02-16
HEARING DATE (BOC): 02-16-16
PRESENT ZONING: R-80

PROPERTY LOCATION: South side of Lower Roswell Road, east of Old Canton Road (3140 Lower Roswell Road).

PROPOSED ZONING: R-20
PROPOSED USE: Single-Family Residential

ACCESS TO PROPERTY: Lower Roswell Road

SIZE OF TRACT: 1.82 acres

PHYSICAL CHARACTERISTICS TO SITE: Wooded lot

DISTRICT: 16

LAND LOT(S): 1252

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Sentinel Lake Subdivision
- SOUTH:** R-20/Somerset Subdivision
- EAST:** R-15/Collinwood Subdivision
- WEST:** R-80/Single-family house

*****CONTINUED BY STAFF*****

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

STIPULATIONS:

