

**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- ⚡ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- CATCH BASIN
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGNAL CONTROL
- SIGN
- W - WATER LINE
- U - OVERHEAD UTILITY LINE
- S - SEWER LINE
- G - GAS LINE
- C - CABLE LINE
- T - TELEPHONE LINE
- F - FENCE LINE
- R - RAILROAD
- R - RAILROAD
- BSL - BUILDING SETBACK LINE
- EOP - EDGE OF PAVEMENT
- L.L. - LAND LOT
- N/F - NOW OR FORMERLY
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- S/W - CONCRETE SIDEWALK
- D.E. - DRAINAGE EASEMENT
- H.W. - HEADWALL
- CNT. - CANTILEVER
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE

NOTE: WATER SURFACE AREA OF THE POOL AND SPA NOT INCLUDED IN THE IMPERVIOUS CALCULATIONS

PROPOSED POOL, SPA AND POOL DECK AS PROVIDED BY CLIENT

1/2" REBAR SET 2' OFFSET FROM PROPERTY CORNER

1.7" REBAR 1.7' OFFSET FROM PROPERTY CORNER

1/2" REBAR SET 2' OFFSET FROM PROPERTY CORNER

1.7" REBAR 1.7' OFFSET FROM PROPERTY CORNER



| LOT AREA SUMMARY          |              |
|---------------------------|--------------|
| AREA                      | SQ FT        |
| FOOTPRINT                 | 3,374        |
| BALCONY                   | 256          |
| WALLS / CONCRETE          | 237          |
| PORCH / STEPS             | 113          |
| DRIVE BRICK BORDER        | 153          |
| 40% PERVIOUS PAVERS       | 734          |
| PROPOSED POOL, SPA & DECK | 365          |
| <b>TOTAL</b>              | <b>5,222</b> |
|                           | <b>34.8%</b> |

ZONING: R-15  
 SETBACKS:  
 FRONT: 35 FT  
 SIDE: 10 FT  
 REAR: 30 FT  
 MAX. COVERAGE: 35%  
 (ZONING INFORMATION SHOWN HERE-ON WAS TAKEN FROM COBB COUNTY REQUIREMENTS AS OF 08/01/12)

PREPARED FOR: RCS POOL & SPA  
 LOT 7, THE PARC SUBDIVISION,  
 LAND LOT 958,  
 16TH DISTRICT, 2ND SECTION  
 OBB COUNTY, GEORGIA - 08/01/12

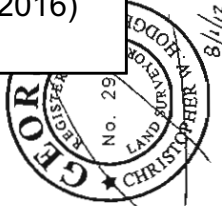


NORTH  
 PER PB 260, PG 14

SCALE: 1"=30'

**BOUNDARY SURVEY**

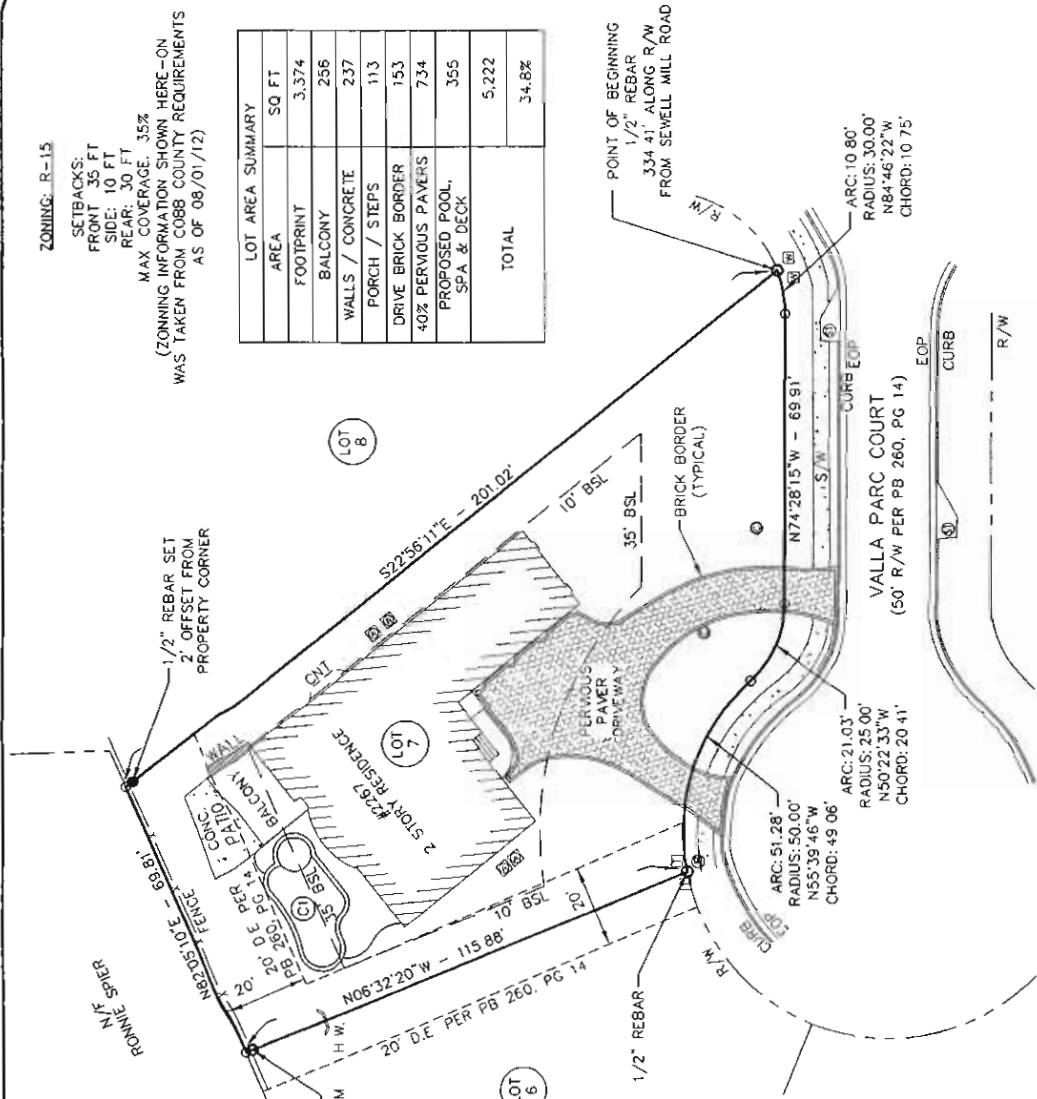
V-99  
 (2016)



FOR THE FIRM  
 BOUNDARY ZONE, INC.  
 NOT VALID WITHOUT  
 ORIGINAL SIGNATURE

PROJECT  
 1277701

SHEET  
 1 OF 1



**BOUNDARY ZONE, INC.**  
 LAND SURVEYING SERVICES  
 4195 SOUTH LEE STREET  
 SUITE 1  
 BUFORD, GA 30518  
 235 PEACHTREE STREET NE  
 SUITE 400  
 ATLANTA, GA 30303  
 WWW.BOUNDARYZONE.COM  
 (770) 271-5772 / (919) 363-9226 2205-C CANDIUN DRIVE  
 APEX, NC 27523

GRAPHIC SCALE - IN FEET  
 15 0 30 60

TOTAL AREA: 0.344 ACRES / 14,284 SQUARE FEET.  
 BOUNDARY REFERENCE: DEED BOOK 14782, PAGE 6362 & PLAT BOOK 260, PAGE 14.  
 FIELDWORK PERFORMED ON 07/30/12

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

© COPYRIGHT 2012 - BOUNDARY ZONE, INC  
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

**APPLICANT:**           Karim Dholakiya          

**PETITION No.:**           V-99          

**PHONE:**           678-908-8786          

**DATE OF HEARING:**           8-10-2016          

**REPRESENTATIVE:**           Karim Dholakiya          

**PRESENT ZONING:**           R-15          

**PHONE:**           678-908-8786          

**LAND LOT(S):**           958          

**TITLEHOLDER:**           Karim Dholakiya          

**DISTRICT:**           16          

**PROPERTY LOCATION:**           On the north side of Valla  
Parc Court, west of Sewell Mill Road  
(2267 Valla Parc Court).          

**SIZE OF TRACT:**           0.34 acres          

**COMMISSION DISTRICT:**           3          

**TYPE OF VARIANCE:**           Waive the rear setback from the required 30 feet to 19 feet.          

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

**BOARD OF APPEALS DECISION**

**APPROVED**            **MOTION BY**                           

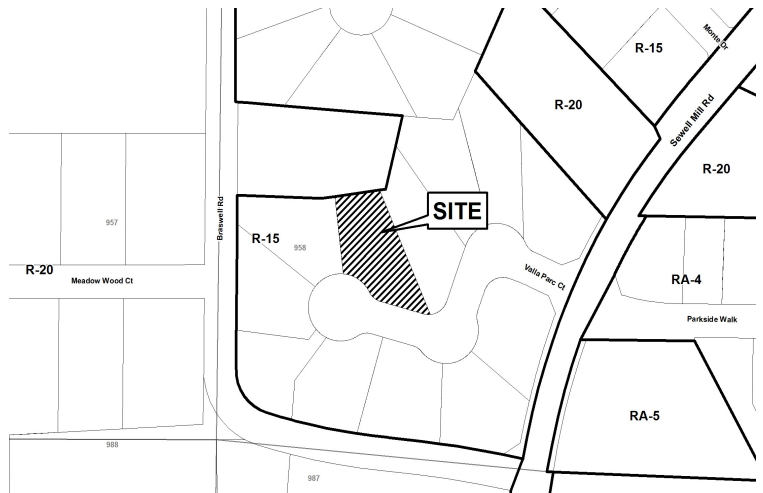
**REJECTED**            **SECONDED**                           

**HELD**            **CARRIED**                           

**STIPULATIONS:**   



**APPLICANT:** Karim Dholakiya **PETITION No.:** V-99

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**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 along with any approved setback reductions, 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:** No adverse stormwater management impacts are anticipated.

**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 for V-98 –V-113.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment

**WATER:** No conflict

**SEWER:** No conflict

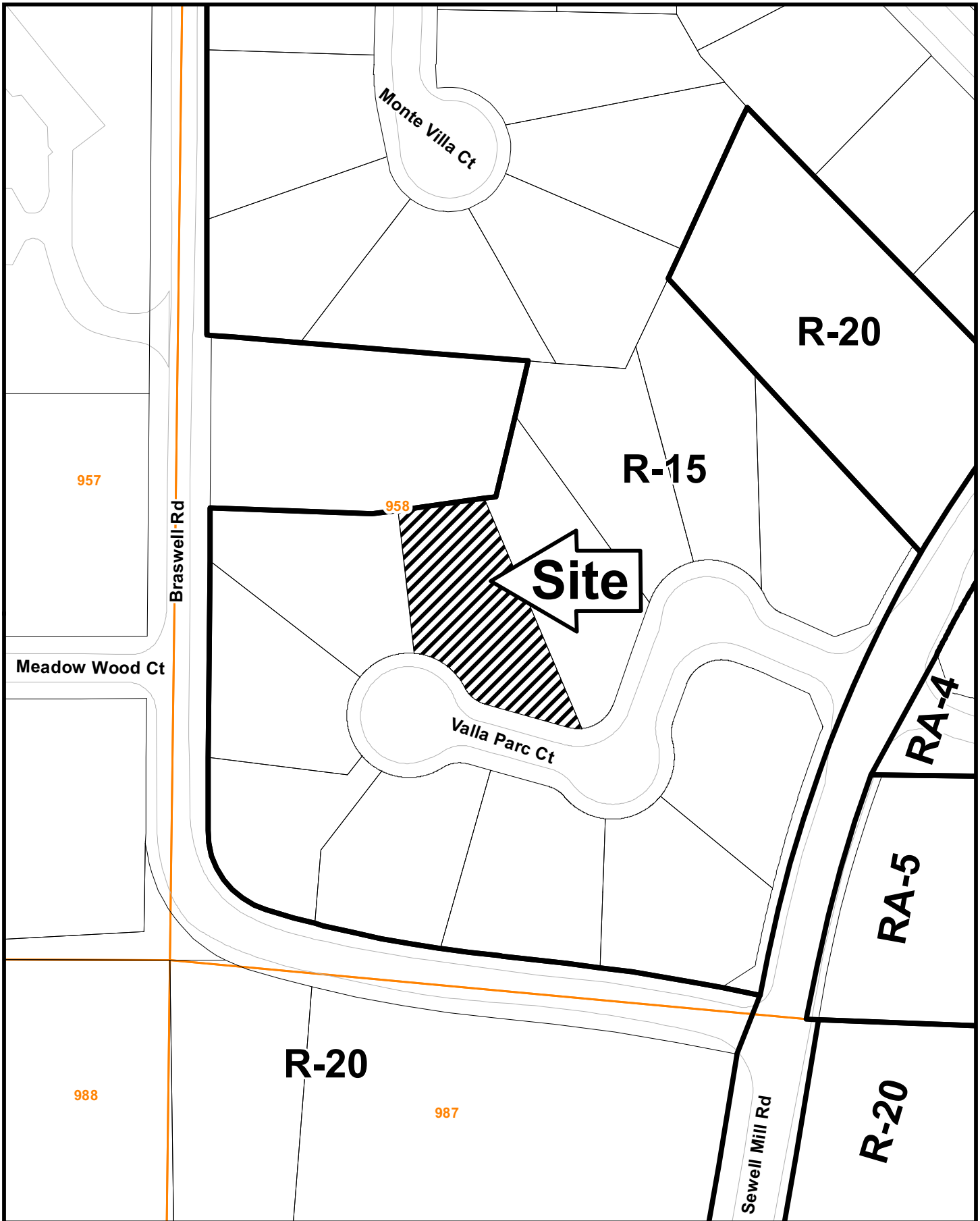
**APPLICANT:** Karim Dholakiya

**PETITION No.:** V-99

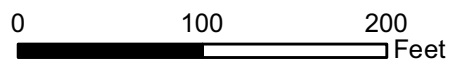
\*\*\*\*\*

**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.

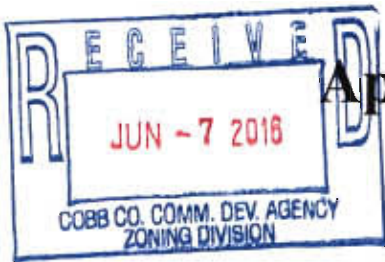
# V-99-2016 GIS



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-99  
Hearing Date: 3-10-16

Applicant KARIM DITOLAKIYA Phone # 678908-8786 E-mail SALUKarim@YAHOO.ca  
KARIM DITOLAKIYA Address 2267 VALLA PACE CT -  
(representative's name, printed) (street, city, state and zip code)

Ditolakiya Phone # 678908-8786 E-mail SALUKarim@YAHOO.ca  
(representative's signature)



My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Donald Paul Well  
Notary Public

Titleholder KARIM DITOLAKIYA Phone # 678908-8786 E-mail SALUKARIM@YAHOO.ca  
Signature Ditolakiya Address: 2267 VALLA PACE COM  
(attach additional signatures, if needed) (street, city, state and zip code)

Ditolakiya  
My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of:  
Donald Paul Well  
Notary Public

Present Zoning of Property R15

Location 2267 VALLA PACE CT MARETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 958 District 16 Size of Tract 0.34 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 \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO \_\_\_\_\_

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:

SUN ROOM. My wife own SO Division

List type of variance requested: \_\_\_\_\_

BALCONY. EXH LIN

THIS

PAGE

INTENTIONALLY

LEFT

BLANK