



**APPLICANT:** Sam Sakhaoui

**PETITION No.:** V-131

**PHONE:** 404-388-6929

**DATE OF HEARING:** 9-14-2016

**REPRESENTATIVE:** Tommy Gravitte

**PRESENT ZONING:** HI

**PHONE:** 404-444-0769

**LAND LOT(S):** 158

**TITLEHOLDER:** Houssam Sakhaoui

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Shallowford Industrial Parkway, north of Shallowford Road (4369 Shallowford Industrial Parkway).

**SIZE OF TRACT:** 0.66 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the side setbacks from the required 20 feet to 10 feet adjacent to the western property line and to five (5) feet adjacent to the eastern property line.

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

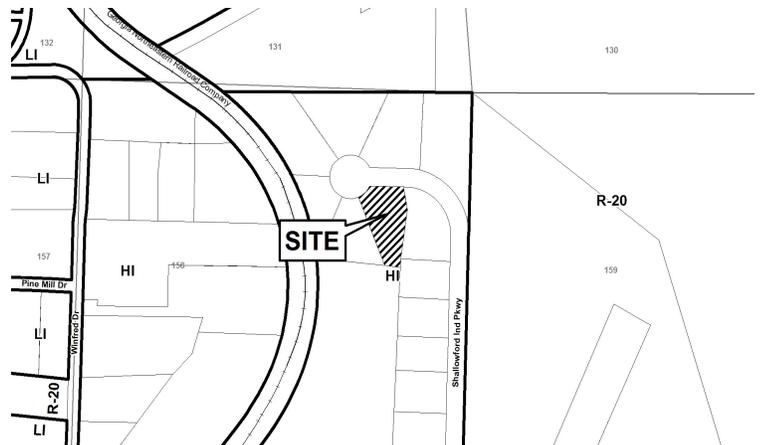
**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**         
        
      



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments

**SITE PLAN REVIEW:** No comments

**STORMWATER MANAGEMENT:** Subject to site plan approval in Plan Review.

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

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listing in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No comment

**SEWER:** As application states, sanitary sewer relocation by developer required. Zoning site plan does not appear to show adequate easement setback from proposed building to new sewer easement setback from proposed building to new sewer easement (10' for rear-of property, County Code 122-123).

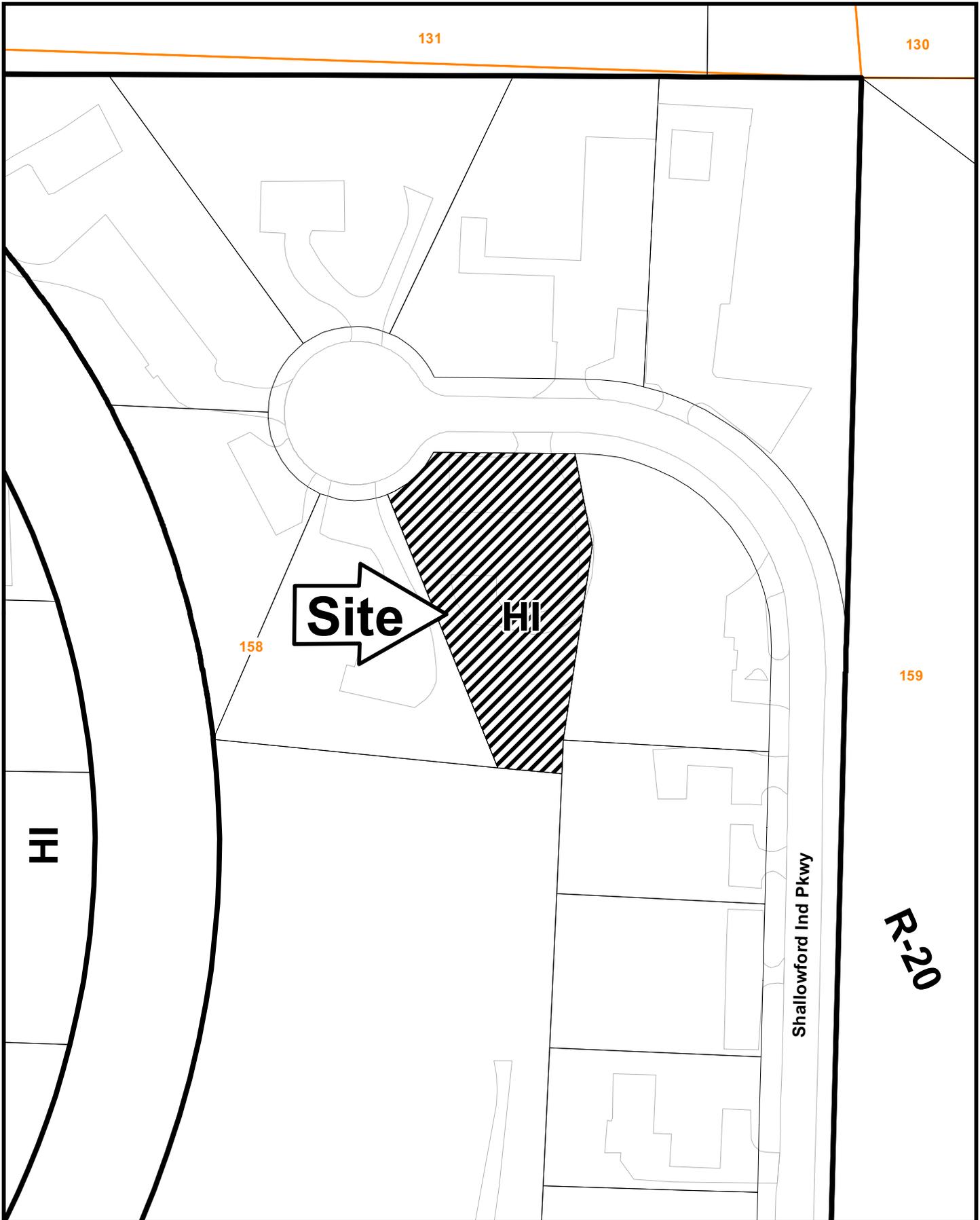
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**FIRE DEPARTMENT:** FIRE DEPARTMENT ACCESS: The proposed arrangement requires further assessment to determine if acceptable fire apparatus access can be established in accordance with the International Fire Code

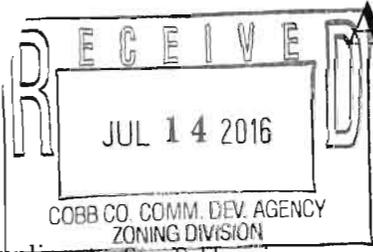
# V-131-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

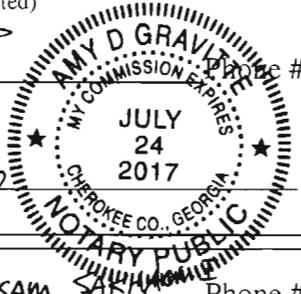
Application No. V-131  
Hearing Date: 9-14-16

Applicant Sam Sakhaoui Phone # 404-388-6929 E-mail sam@creativesourcinggroupinc.com

Tommy Gravitt Address 605 Fawn Ridge Canton, GA 30115  
(representative's name, printed) (street, city, state and zip code)

Tommy Gravitt Phone # 404-444-0769 E-mail tom@esigeorgia.com  
(representative's signature)

My commission expires: 7/24/17

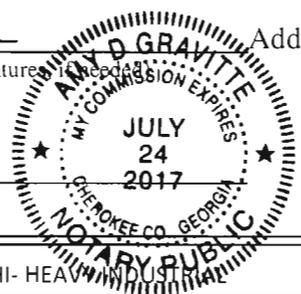


Signed, sealed and delivered in presence of:  
Amy D. Gravitt  
Notary Public

Titleholder Creative Houssam Sakhaoui Phone # \_\_\_\_\_ E-mail sam@creativesourcinggroupinc.com

Signature [Signature] Address: 4369 Shallowford Ind Pkwy Marietta GA 30066  
(attach additional signature, if needed) (street, city, state and zip code)

My commission expires: 7/24/17



Signed, sealed and delivered in presence of:  
Amy D. Gravitt  
Notary Public

Present Zoning of Property HI- HEAVY INDUSTRIAL

Location 4369 SHALLOWFORD INDUSTRIAL PARKWAY, MARIETTA, GA. 30066  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 158 District 16TH Size of Tract 0.66 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 x Shape of Property x Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

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:

DUE TO THE ODD SHAPE OF THE LOT (NARROWS IN THE REAR), THE REAR OF THE LOT IS UNBUILDABLE WITH THE CURRENT 20' SIDE SETBACKS. IN ADDITION, THERE IS A SANITARY SEWER LINE RUNNING THROUGH THE REAR OF THE PROPERTY THAT WE ARE GOING TO HAVE TO RELOCATE.

List type of variance requested: SEC. 134-191 HI- SETBACKS. REQUEST TO REDUCE THE SIDE SETBACK (WEST) FROM 20' TO 10', SIDE SETBACK (EAST) FROM 20' TO 5', FRONT SETBACK FROM 50' TO 30' TO ELIMINATE THE EXISTING BUILDING ENCROACHMENT). - Variance 9-3-85