

**FEBRUARY 21, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM 001**

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their January 11, 2017 Variance Hearing regarding Variance Application V-5 AMANDA FARD.

**BACKGROUND**

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on July 28, 2015, Section 134-94(a)(5), the Board of Commissioners shall consider granting a Special Exception for reduction of lot size, after approval by the Board of Zoning Appeals. The Variance Analysis is attached for review. The Board of Zoning Appeals considered this appeal at the January 11, 2017 Variance Hearing and recommended approval of the Special Exception.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider granting a Special Exception for the reduction of lot size as recommended by the Board of Zoning Appeals.

**ATTACHMENTS**

Variance analysis

V-5  
(2017)

N/F  
PRIATZ PROPERTIES, LLC  
DB 15271 PG 204-208B

633

APPROXIMATE  
LOCATION  
LAND LOT LINE

632

14

WOODLAND SUBDIVISION  
PG 12 PG 57

N/F  
HELEN IRENE  
DB 14636 PG 31

13

N/F  
ANNA F. MUNANDAR  
DB 15133 PG 1843

REFERENCE MATERIAL  
1. QUILTAM BEED IN FAVOR OF  
SHAHAB FARD AND AMANDA FARD  
DEED BOOK 14325 PAGE 1880  
COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.349± ACRES  
OR 15,213± SQ.FT.

2711 MATHEWS STREET  
SMITRNA, GEORGIA



MCSURVEYING SERVICES, INC.  
4833 South Cobb Drive Suite 200  
Corryville, Georgia 30135  
Phone: 770-429-1111  
FAX: 770-429-1112  
www.mcsurveying.com

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING ENGINEERS OF THE STATE OF GEORGIA. THE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING ENGINEERS OF THE STATE OF GEORGIA ARE LOCATED AT: O.C.G.A. SECS. 43-10-1, 43-10-2, 43-10-3, 43-10-4, 43-10-5, 43-10-6, 43-10-7, 43-10-8, 43-10-9, 43-10-10, 43-10-11, 43-10-12, 43-10-13, 43-10-14, 43-10-15, 43-10-16, 43-10-17, 43-10-18, 43-10-19, 43-10-20, 43-10-21, 43-10-22.

SURVEY FOR  
SHAHAB FARD  
AMANDA FARD

LAND LOT 632  
DISTRICT 17TH.  
COBB COUNTY  
GEORGIA

SECTION 2ND

PLAT PREPARED: 10-12-16  
FIELD: 10-11-16 SCALE: 1"=20'

S84°58'27"E - 188.83' (ACTUAL)  
(200' BY DEED)

N84°56'20"W - 191.30' (ACTUAL)  
(200' BY DEED)

N/F  
TERESA J. ARBAUGH  
DB 14378 PG 1578

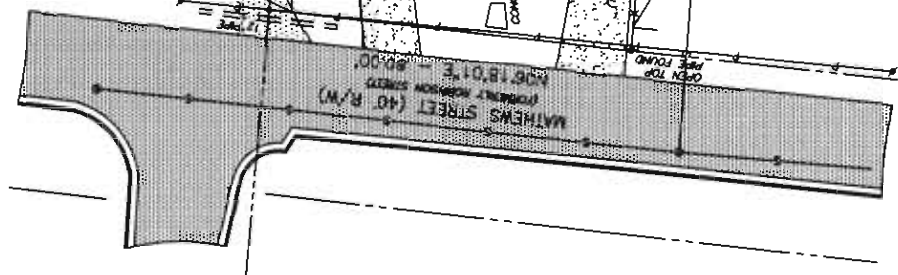
THIS PROPERTY SUBJECT  
TO THE FOLLOWING

- CURRENT ZONING PER COBB COUNTY R-20  
MINIMUM LOT AREA= 20,000 SQ. FT.  
MINIMUM FLOOR AREA= 1,500 SQ. FT.  
MINIMUM FRONT YARD SETBACK= 25 FEET (PER COBB COUNTY COMMUNITY DEV)  
MINIMUM SIDE YARD SETBACK= 10 FEET  
MINIMUM REAR YARD SETBACK= 35 FEET  
MINIMUM CORNER SETBACK= 35 FEET  
MINIMUM CORNER COVERAGE= 35%  
MUST BE VERIFYED BY COBB COUNTY BEFORE CONSTRUCTION

FLOOD NOTE  
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY A FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1300720119 H EFFECTIVE DATE: MARCH 4, 2013  
COBB COUNTY, GEORGIA



No.	Revision	Date
1.	REVISED FROM BUILDING SETBACK-PER ZONING DEPT	10-20-16



LEGEND

- DENOTES BUILDING LINE
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES BACK OF CURB
- DENOTES EDGE OF PAVING
- DENOTES TOP OF WALL
- DENOTES BOTTOM OF WALL
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES POWER POLE
- DENOTES GUY WIRE
- DENOTES POWER LINE
- DENOTES AIR CONDITION
- DENOTES TELEPHONE BOX
- DENOTES GAS VALVE
- DENOTES GAS LINE
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES MONITORING WELL
- DENOTES JUNCTION BOX
- DENOTES DRAIN SILENT
- DENOTES SANITARY SEWER LINE
- DENOTES OTHER MANHOLE
- DENOTES CLEAN OUT

IMPERVIOUS AREAS

- EXISTING HOUSE = 2743 SQ FT
- EXISTING WOOD SHED = 100 SQ FT
- EXISTING CONCRETE PAD = 50 SQ FT
- EXISTING CONCRETE DRIVE = 1892 SQ FT
- EXISTING DRIVE DRIVE = 641 SQ FT
- TOTAL IMPERVIOUS = 4680 SQ FT (31%)

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES AND UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WHOSE INTERESTS ARE NOT SHOWN ON THIS PLAT. THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY MEASUREMENTS MADE WITH A TOTAL STATION OR CLOSELY APPROXIMATE TO BE ACCURATE WITHIN ONE FOOT IN 79,184 FEET. A GEOSMART ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.
- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED BY THE SURVEYOR USING THE FLOOD INSURANCE RATE MAP (FIRM) LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION, CONTACT THE SURVEYOR OR THE DEPARTMENT CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- THE ELEVATION, DATE AND LOCATION OF IMPERVIOUS BUTTERS ARE SUBJECT TO FIRM INTERPRETATION BY THE LOCAL GOV. AUTHORITY, CITY, OR COUNTY.
- ELEVATION DATUM= MVD 1985



MAGNETIC  
N

**APPLICANT:** Amanda Fard  
**PHONE:** 678-760-4070  
**REPRESENTATIVE:** Amanda Fard  
**PHONE:** 678-760-4070  
**TITLEHOLDER:** Shahab Fard and Amanda Fard  
**PROPERTY LOCATION:** On the east side of  
Mathews Street, south of Roswell Street  
(2711 Mathews Street).

**PETITION No.:** V-5  
**DATE OF HEARING:** 1-11-2017  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 632  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.35 acres  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 28 feet; 2) waive the minimum lot size from the required 20,000 square feet to 15,213 square feet; and 3) waive the rear setback for an accessory structure under 144 square feet (approximately 87 square foot metal shed) from the required five (5) feet to four (4) feet.

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

**BOARD OF APPEALS DECISION**

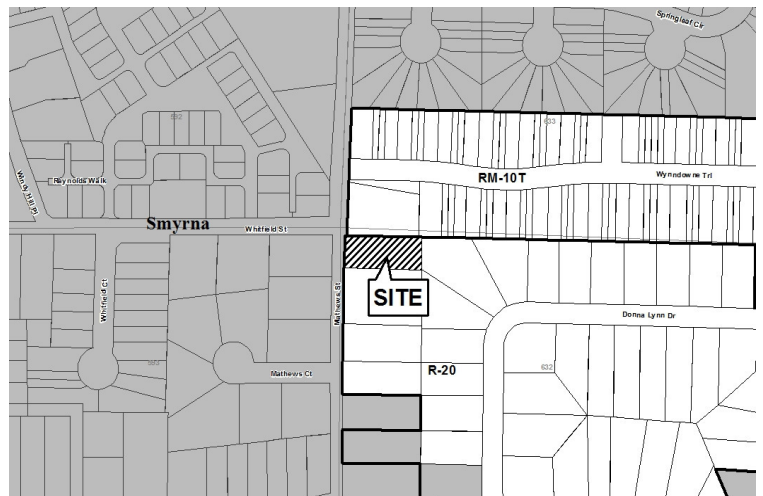
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

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

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

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

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



**APPLICANT:** Amanda Fard

**PETITION No.:** V-5

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**COMMENTS**

**TRAFFIC:** Recommend driveway on Mathews Street be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

Recommend removing southernmost driveway.

**DEVELOPMENT & INSPECTIONS:** Building Inspector issued a notice of violation for encroachments on 10-4-16 during Zoning Compliance Inspection.

**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 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-1 – V-11.

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

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict (Smyrna Service Area)

**SEWER:** No conflict (Smyrna Service Area)

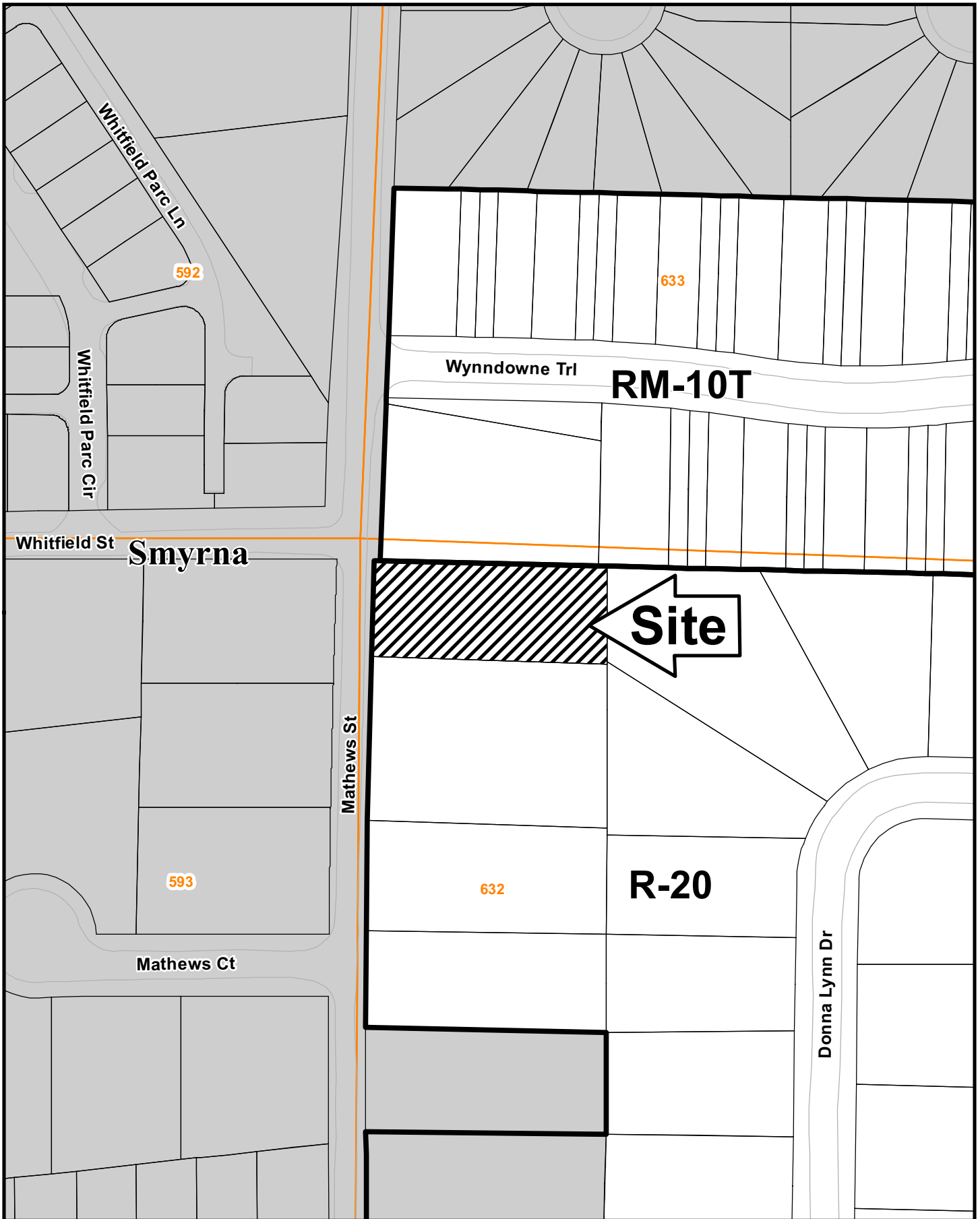
**APPLICANT:** Amanda Fard

**PETITION No.:** V-5

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**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-5-2017 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-5  
Hearing Date: 1-11-17

Applicant Amanda Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Amanda Fard  
(representative's name, printed) Address 3127 Willis St SE Smyrna GA 30080  
(street, city, state and zip code)

Amanda Fard  
(representative's signature) Phone # 678-760-4070 E-mail \_\_\_\_\_



My Commission Expires  
March 24, 2017

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

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

Titleholder Amanda & Shahab Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Signature [Signature] Address: 3127 Willis St SE Smyrna GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires  
March 24, 2017

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

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

Present Zoning of Property R-20

Location 2711 Mathews St Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 632 District 17 Size of Tract 0.349 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:

House was built within front setbacks so correct would be extraordinary amount of funds

List type of variance requested:  
Reduce front setbacks from 35 feet to 29 feet