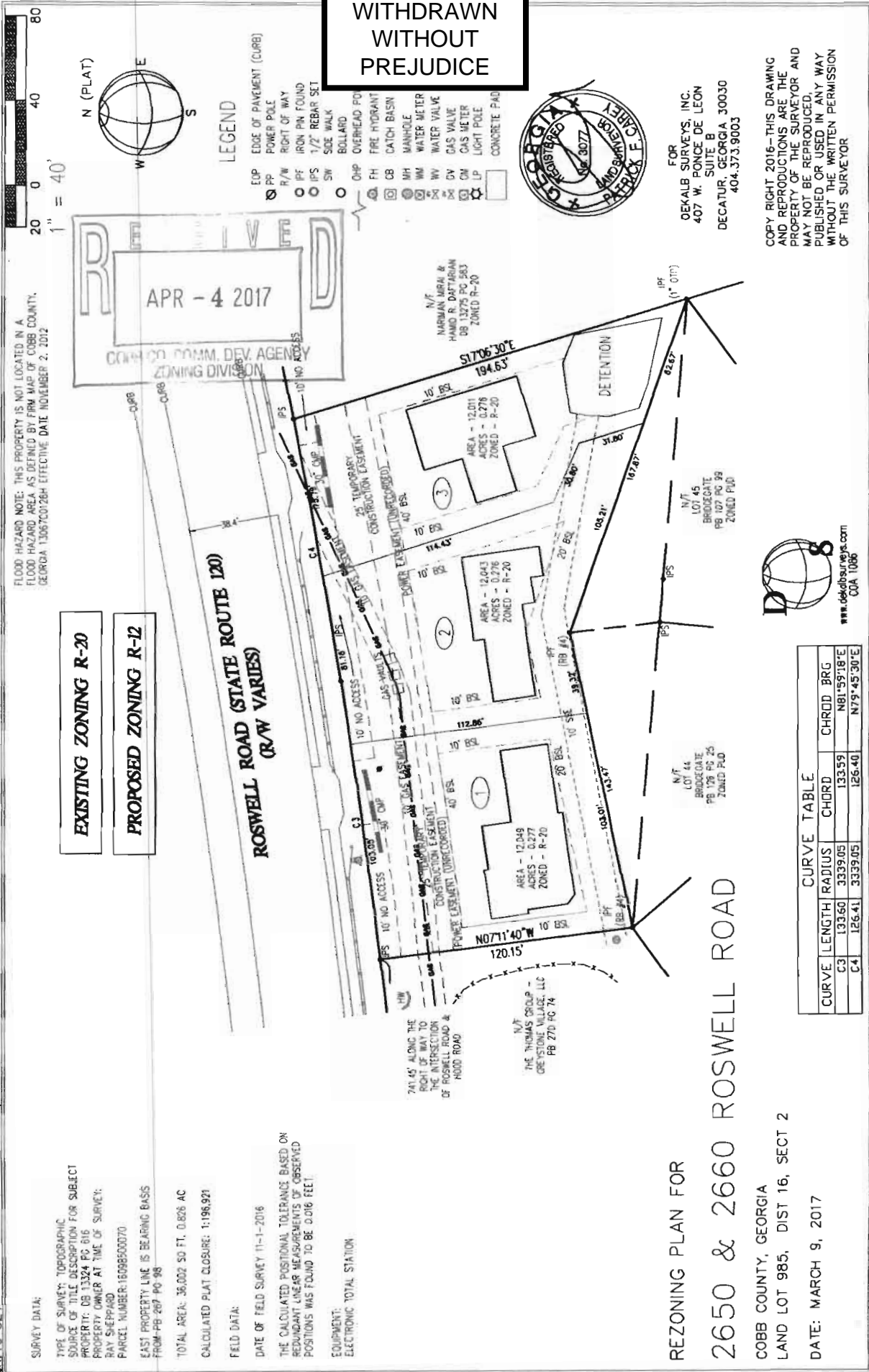


Z-24
(2017)

WITHDRAWN
WITHOUT
PREJUDICE



FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY, GEORGIA 130670026H EFFECTIVE DATE NOVEMBER 2, 2012

EXISTING ZONING R-20

PROPOSED ZONING R-12

ROSWELL ROAD (STATE ROUTE 120)
(R/W VARIES)

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 13324 PG 016
PROPERTY OWNER AT TIME OF SURVEY: RAY SHEPPARD
PARCEL NUMBER: 16098500070
EAST PROPERTY LINE IS BEARING BASIS FROM: PB 267 PG 98

TOTAL AREA: 36.002 SQ FT, 0.826 AC
CALCULATED PLAT CLOSURE: 1:198.921

FIELD DATA:

DATE OF FIELD SURVEY: 11-1-2016

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.016 FEET

EQUIPMENT:
ELECTRONIC TOTAL STATION

241.45' ALONG THE RIGHT OF WAY TO THE INTERSECTION OF ROSWELL ROAD & HOOD ROAD

THE THOMAS GROUP - CRESTONE VALLEY, LLC
PB 270 PG 74

N/T
NARMIAN MURAI &
HAMID R. DAFARHAN
DB 13275 PG 583
ZONED R-20

REZONING PLAN FOR
2650 & 2660 ROSWELL ROAD

COBB COUNTY, GEORGIA
LAND LOT 985, DIST 16, SECT 2

DATE: MARCH 9, 2017

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BRG
C3	133.60	3339.05	133.59
C4	126.41	3339.05	126.40



www.dekalbsurveys.com
COA 1086



FOR
DEKALB SURVEYS, INC.
407 W. PONCE DE LEON
SUITE B
DECATUR, GEORGIA, 30030
404.373.9003

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APPLICANT: Narden Kaldani

PHONE#: (678) 665-1219 EMAIL: nardenkaldani@aol.com

REPRESENTATIVE: Narden Kaldani

PHONE#: (678) 665-1219 EMAIL: nardenkaldani@aol.com

TITLEHOLDER: Leona Badalian and Narden kaldani

PROPERTY LOCATION: South side of Roswell Road, east of

Hood Road

(2650 and 2660 Roswell Road)

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

*****WITHDRAWN WITHOUT PREJUDICE*****

PETITION NO: Z-24

HEARING DATE (PC): 06-06-17

HEARING DATE (BOC): 06-20-17

PRESENT ZONING: R-20

PROPOSED ZONING: R-12

PROPOSED USE: Single-family Houses

SIZE OF TRACT: 0.8265 acres

DISTRICT: 16

LAND LOT(S): 985

PARCEL(S): 7,138

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

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:

