

**AUGUST 15, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM 034**

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their July 12, 2017 Variance Hearing regarding Variance Application V-68 Narden Kaldani.

**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 and/or public road frontage, 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 July 12, 2017 Variance Hearing and recommended approval of the Special Exception.

**STAFF COMMENTS**

See variance analysis.

**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 and minutes.

JUN:16 524

**SURVEY DATA**  
 TYPE OF SURVEY: TOPOGRAPHIC  
 SOURCE OF TITLE DESCRIPTION FROM SUBJECT PROPERTY: JOB 13324 PG 616  
 PROPERTY OWNER AT TIME OF SURVEY: RAY SHEPPARD  
 PARCEL NUMBER: 16098500070  
 EAST PROPERTY LINE IS BEARING BASIS FROM FB 257 PG 96  
 TOTAL AREA: 36,002.50 FT. 0.826 AC  
 CALCULATED PLAT CLOSURE: 1.196(92)

**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.

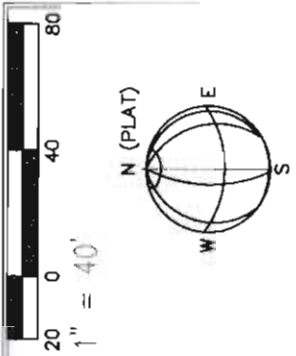
**EQUIPMENT**  
 ELECTRONIC TOTAL STATION

**EXISTING ZONING R-20**

**VARIANCE REQUESTED FOR WALK ACCESS TO 20 FEET AND LOT AREA TO BE ADJUSTED**

AREA - 16,401  
 ACRES - 0.3765  
 ZONED - R-20

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY, GEORGIA 130670075H EFFECTIVE DATE NOVEMBER 2, 2012.



**LEGEND**

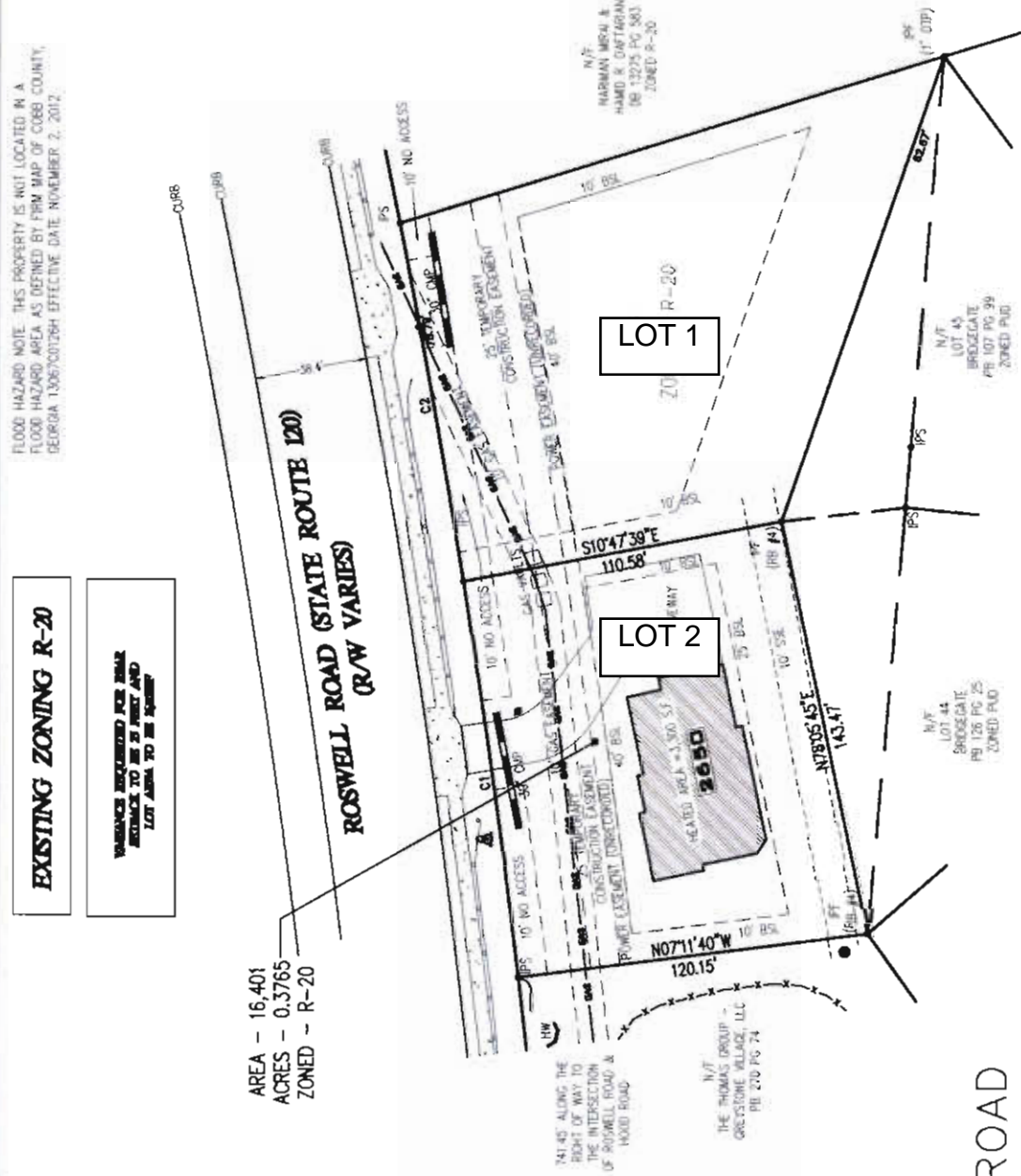
- EDP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LM LIGHT METER
- LP LIGHT POLE
- CONCRETE PAD

V-68  
(2017)



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

COPY RIGHT 2016 - THIS DRAWING AND 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



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BRG
C1	136.07	3339.13	136.06 N81°58'02"E
C2	123.94	3339.05	123.93 N79°44'14"E

VARIANCE PLAN FOR  
 2650 ROSWELL ROAD

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

DATE: MARCH 9, 2017  
 REVISED 5-5-17

**APPLICANT:** Narden Kaldani

**PETITION No.:** V-68

**PHONE:** 678-665-1219

**DATE OF HEARING:** 7-12-2017

**REPRESENTATIVE:** Narden Kaldani

**PRESENT ZONING:** R-20

**PHONE:** 678-665-1219

**LAND LOT(S):** 985

**TITLEHOLDER:** Leona Badalian and Narden Kaldani

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Roswell Road, east of Hood Road, across from Sterling Ridge Chase (2650 Roswell Road).

**SIZE OF TRACT:** 0.38 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the minimum lot size from the required 20,000 square feet to 16,401 square feet for Lot 2 and; 2) waive the rear setback from the required 35 feet to 25 feet for Lot 2.

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

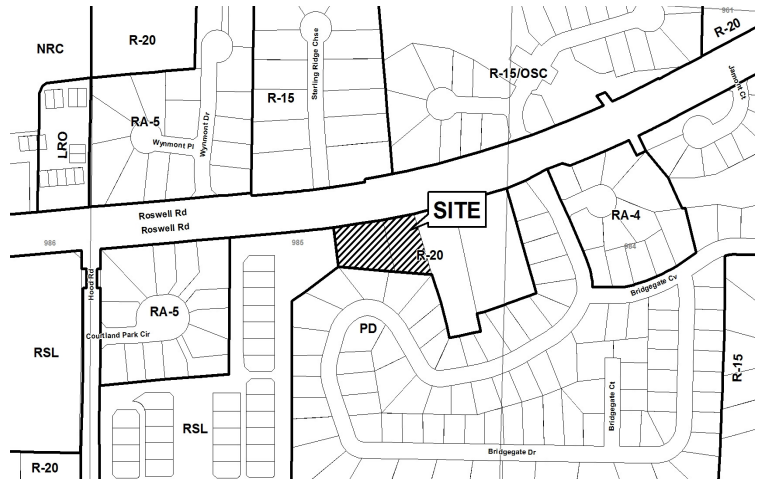
**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** Narden Kaldani.

**PETITION No.:** V-68

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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:** If this variance is approved, a subdivision plat revision must be recorded prior to the issuance of any building permits showing all improvements on the lots 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:** If approved, site grading plans approved by Stormwater Management Division will be required prior to permitting.

**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:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

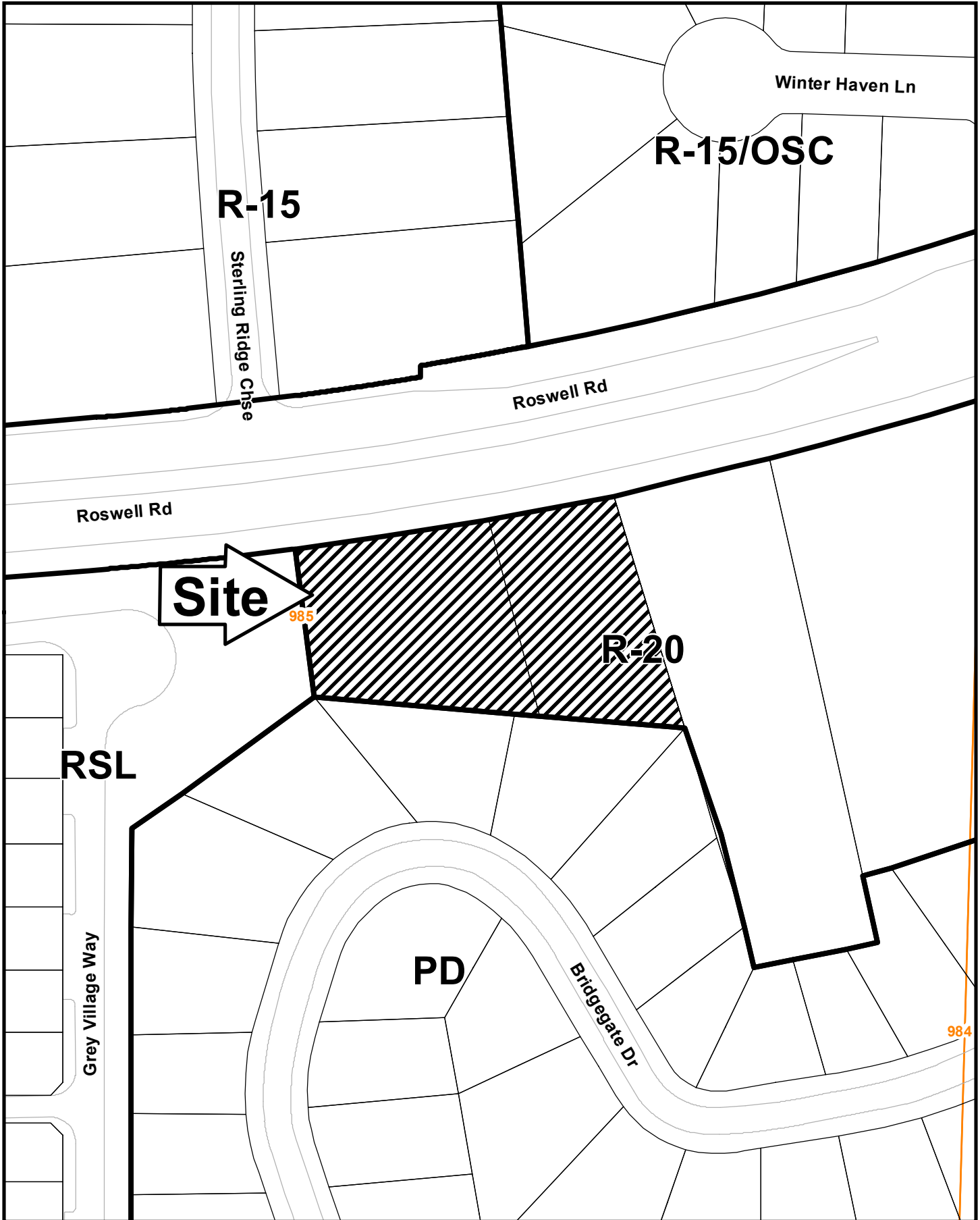
**SEWER:** No conflict.

**APPLICANT:** Narden Kaldani.                      **PETITION No.:** V-68

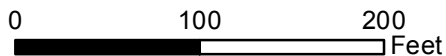
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**FIRE DEPARTMENT:** No comments.

# V-68 2017-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-68  
Hearing Date: 7-12-17

Applicant NARSEN KALDANI Phone # 678 665 1219 E-mail NARSEN KALDANI@AOL.COM  
NARSEN KALDANI Address 2377 JOHNSON FERRY MARIETTA GA 30062  
(representative's name printed) (street, city, state and zip code)

[Signature] Phone # 678.665.1219 E-mail SAME AS ABOVE  
(representative's signature)

My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder NARSEN KALDANI Phone # 678 665 1219 E-mail NARSEN KALDANI@AOL.COM  
Signature [Signature] Address: 2377 JOHNSON FERRY MARIETTA GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of: Jannisha Bates  
Notary Public

Present Zoning of Property AO

Location 2630 ROSWELL RD MARIETTA GA 30062  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 985 District 16 Size of Tract 0.3765 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 16401 SQ FT 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:

WE ACTUALLY HV LOSS THE 2 TRIANGLES ON THE BACK OF PROPERTY, WE BOUGHT 42000 SQ FTs NOW WE END UP WITH 36000!

List type of variance requested: 1- REAR SET BACK TO BE 25 FT &  
2- LOT AREA TO BE 16401 SQ FT

**MINUTES OF VARIANCE HEARING  
COBB COUNTY BOARD OF ZONING APPEALS  
JULY 12, 2017  
PAGE 4**

**CONSENT AGENDA (CONT.)**

*At the call of V-66 (Eric Wallace), opposition was present; therefore, V-66 was pulled from the Consent Agenda and moved to the Regular Agenda to be heard in its numerical order (see page 6 of these minutes for the final decision).*

**V-67**            **RUSSELL ALION, JR.** (Russell G. Alion, Jr. and Sarah S. Alion, owners) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 216 square foot two-story playhouse) from the required 35 feet to five feet in Land Lot 1041 of the 17<sup>th</sup> District. Located on the southern terminus of Inman Hill, west of Denards Mill (3480 Inman Hill).

**To approve V-67, subject to:**

**1. Development and Inspection comments and recommendations**

**V-68**            **NARDEN KALDANI** (Leona Badalian and Narden Kaldani, owners) requesting a variance to 1) waive the minimum lot size from the required 20,000 square feet to 16,401 square feet for Lot 2 and; 2) waive the rear setback from the required 35 feet to 25 feet for Lot 2 in Land Lot 985 of the 16<sup>th</sup> District. Located on the south side of Roswell Road, east of Hood Road, across from Sterling Ridge Chase (2650 Roswell Road).

**To approve V-68, subject to:**

**1. Stormwater Management Division comments and recommendations**

**V-69**            **2045 ANDERSON, LLC** (Raymond K. Davis and Carolyn F. Davis, owners) requesting a variance to 1) waive the minimum lot size from the required 20,000 square feet to 16,988 square feet for proposed lots 1 and 2; and 2) waive the front setback from the required 35 feet to ~~15~~ **20** feet for proposed lots 1 and 2 in Land Lots 697 and 698 of the 17<sup>th</sup> District. Located on the north side of Anderson Drive, west of Atlanta Road (2045 Anderson Drive).

**To approve V-69, subject to:**

- 1. Front setback approval revised to 20 feet for lots 1 and 2**
- 2. Stormwater Management Division comments and recommendations**
- 3. Department of Transportation comments and recommendations**