

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKEN IN FIELD.

**RECEIVED**  
**APR - 5 2018**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY 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 SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

WORK PERFORMED ON APRIL 03, 2018.

V-41  
 (2018)

THE DATA SHOWN HEREIN HAS BEEN CALCULATED AND WAS FOUND TO BE WITHIN ONE FOOT OF INSTRUMENT USED. SERIES PULSE LASER.

IN MY OPINION THE CORRECT REPRESENTATION OF THE LAND PLATTED AND PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



**MERIDIAN GEOMATICS, LLC**  
 land surveying ~ residential & commercial  
 216 Powers Ferry Rd  
 Marietta, Georgia 30067  
 phone: (770) 675-6197 ~ surveyingatlanta@gmail.com

\*\*\*P.O.B 126.7' ALONG R/W TO R/W OF WINGED FOOT CIRCLE (PER PLAT)

3

N/F MEHRNIA N. KHAJAVI  
 ABBAS HANAEI  
 137 ATLANTA COUNTRY CLUB DRIVE  
 DB 14220, PG 4672

COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

1/2" RB (HELD)

2

N/F EYAL POSTELNIK  
 AVIVA POSTELNIK  
 4486 WINGED FOOT CIRCLE  
 DB 14510, PG 4871

10

N/F THOMAS CANNON  
 PEGGY T CANNON  
 151 ATLANTA COUNTRY CLUB DRIVE  
 DB 14510, PG 4871

IPF IRON ROD (HELD)

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150.0' PER PLAT

N20°26'46"E

CONCRETE DRIVEWAY

12' B/L

207.40' (208.5' PER PLAT)

12' B/L

120.14' (120.0' PER PLAT)

12' B/L

12.21'

196.14' (196.7' PER PLAT)

12' B/L

525°52'42"W

IPF IRON ROD (HELD)

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IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

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IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

155.06'

S64°45'40"E

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**APPLICANT:** Jawaid Ahsan

**PETITION No.:** V-41

**PHONE:** 615-604-6597

**DATE OF HEARING:** 06-13-2018

**REPRESENTATIVE:** Jawaid Ahsan

**PRESENT ZONING:** R-30

**PHONE:** 615-604-6597

**LAND LOT(S):** 1261

**TITLEHOLDER:** Jawaid Ahsan

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Atlanta Country Club Drive, north of Rolling Rock Road (147 Atlanta Country Club Drive).

**SIZE OF TRACT:** 0.63 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 19 feet.

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

**BOARD OF APPEALS DECISION**

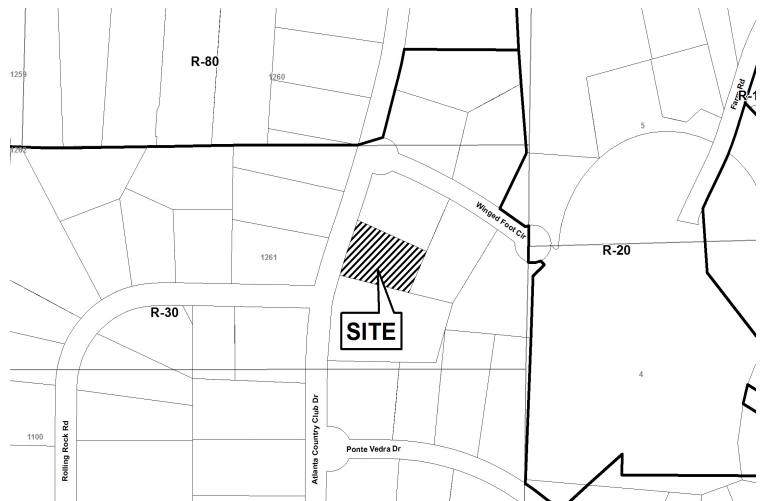
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Jawaid Ahsan **PETITION No.:** V-41

\*\*\*\*\*

**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:** The proposed improvements will exceed the allowable impervious coverage limit by 1,238 square feet. Approval should be subject to installation of dry-well(s) to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division prior to permitting.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

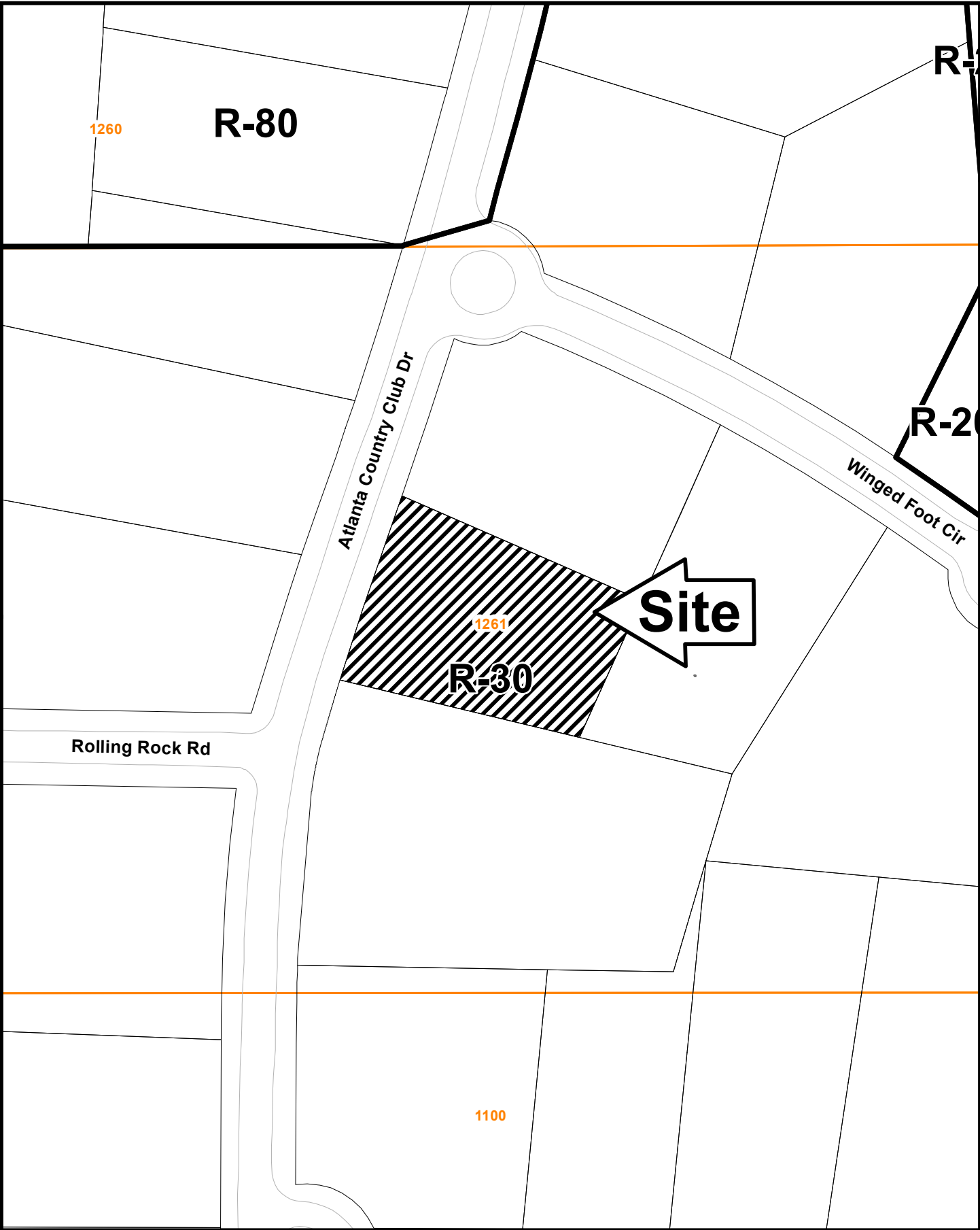
**SEWER:** No comments.

**APPLICANT:** Jawaid Ahsan                      **PETITION No.:** V-41

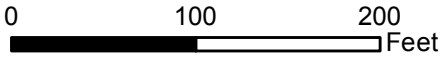
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**FIRE DEPARTMENT:** No comments.

# V-41 2018-GIS



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



 Zoning Boundary  
 City Boundary

RECEIVED  
APR - 5 2018

# Application for Variance Cobb County


COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-41  
Hearing Date: 6-13-18

Applicant JAWAID AHSAH Phone # 615 604 6597 E-mail jawaidahsah@gmail.com

JAWAID AHSAH Address 147 Atlanta Country Cl. Dr Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)

 (representative's signature) Phone # 615 604 6597 E-mail jawaidahsah@gmail.com

My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of:  
JANESHA BATES Notary Public  
DECEMBER 11, 2020  
PAULDING COUNTY, GEORGIA

Titleholder JAWAID AHSAH Phone # 615 604 6597 E-mail jawaidahsah@gmail.com

Signature \_\_\_\_\_ Address: 147 Atlanta Country Cl. Dr Marietta GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/2020  
Signed, sealed and delivered in presence of:  
JANESHA BATES Notary Public  
DECEMBER 11, 2020  
PAULDING COUNTY, GEORGIA

Present Zoning of Property R-30

Location 147 Atlanta Country Cl. Dr Marietta GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1st Size of Tract 0.64 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 0.64 Shape of Property Rectangular Topography of Property Levelled 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

existing zoning Ordinance, without the variance, creates hardship. existing setback 20" of the building (porch) will be extended garage in the same line of existing, can't build with 27' feet from the neighbor (back of house).

List type of variance requested: Backyard distance from neighbor is 20' feet from the existing building, zoning requirement is 27' feet, 7' will be used to (continued) on the same line of existing building 27' feet from the neighbor (back of house).