

DATE	: 3-12-08	REVISIONS
SCALE	: 1" = 50'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: N/A	

EXHIBIT FOR:

3072 HACIENDA COURT

GARAGE LOCATION

LOCATED IN L.L. 518
 16th DISTRICT, 2nd SECTION
 CITY OF MARIETTA
 COBB COUNTY, GA.

Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd Marietta, Georgia 30064 www.gcsurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593

Drawing name: S:\Bnd\COBB\16\16_0518\rio montana\dwg\lot 60.dwg Plotted on: Mar 17, 2008 - 6:25am Plotted By: matt noell

APPLICANT: Mansour Imanian-Arabi **PETITION NO.:** V-51
PHONE: 404-516-1044 **DATE OF HEARING:** 06-11-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 518
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Hacienda Court, south of Alameda Drive **SIZE OF TRACT:** .66 acre
(3072 Hacienda Court) **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 6 feet adjacent to the western
property line on lot 60.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: Building Division issued a Stop Work Order 2/11/08 for building without a permit. Permits required for any approvals of variance prior to continuance of construction. If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No significant drainage impact anticipated. The garage expansion is located over a previously existing parking pad.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

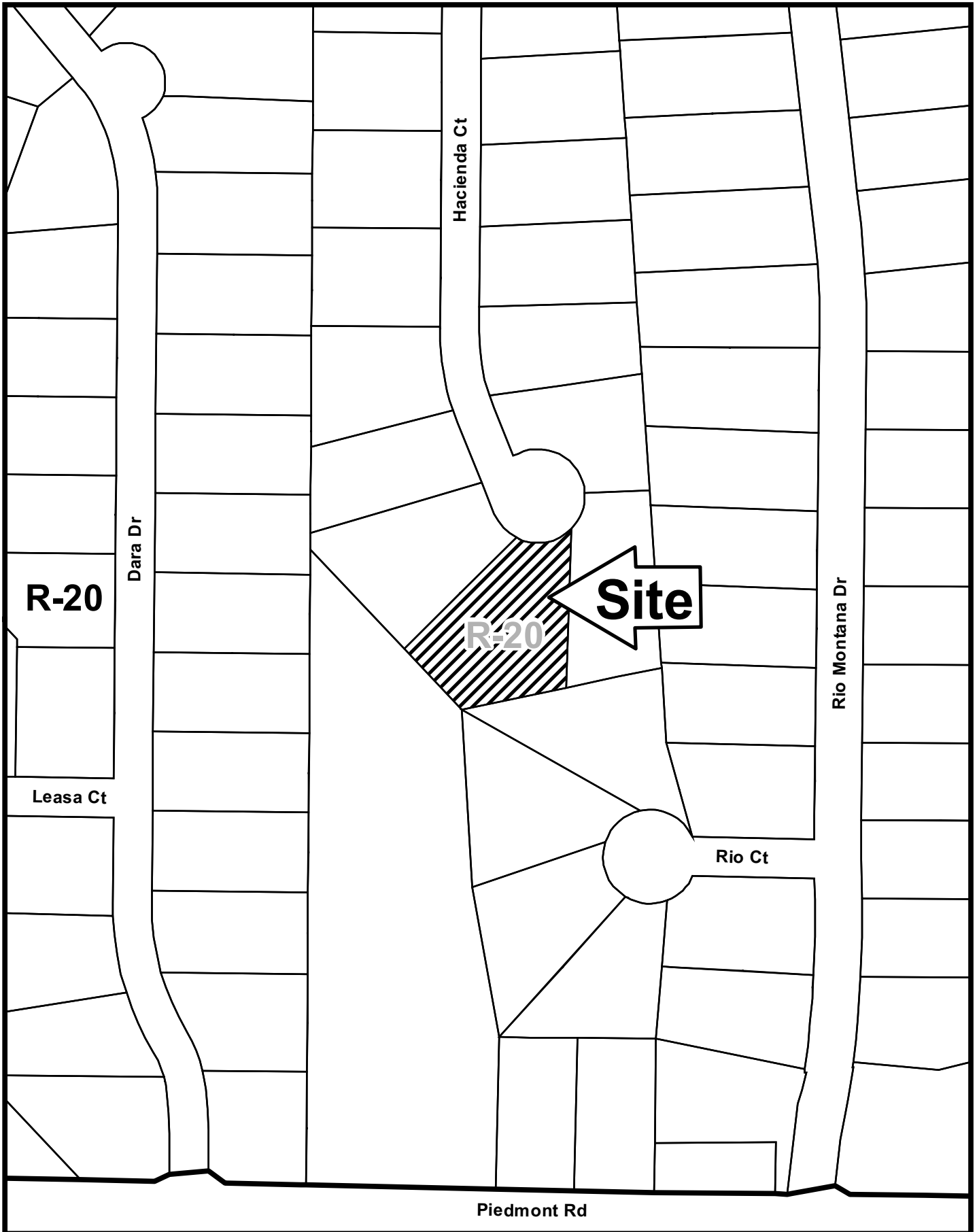
SEWER: No conflict.

OPPOSITION: NO. OPPOSED _____ **PETITION NO.** _____ **SPOKESMAN** _____

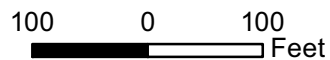
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





V-51



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-51

Hearing Date: 6-11-08

Applicant Mansour Imanian Business Phone 404-516-1044 Home Phone _____

~~Jaw~~
(representative's name, printed)

Address 3072 Hacienda Court Marietta, GA 30066
(street, city, state and zip code)

X
(representative's signature)

Business Phone X Cell Phone _____

Signed, sealed and delivered in presence of:

Vicki Ouedes

Notary Public

My commission expires: X

Titleholder X Business Phone 516-1044 Home Phone _____

Signature MANSOUR IMANIAN-ARABI Address: _____
(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Vicki Ouedes

Notary Public

My commission expires: X

Present Zoning of Property R-20

Location 3072 HACIENDA COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 518 P10 District 16 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 _____ Shape of Property _____ Topography of Property _____ Other _____

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.

X VARIANCE IS NEEDED TO FOLLOW ORDINANCE

List type of variance requested: Residential

WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO 6FT