

- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - REB REBAR FOUND
 - IPF IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - REB REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT

244.97' ALONG R/W TO R/W
OF JOHNSON FERRY ROAD
(NO MONUMENT FOUND)

NOTE:
SUBJECT PROPERTY ZONED R-15.

LOT 54
15,004 sq.ft.
0.34 acres

GRAPHIC SCALE



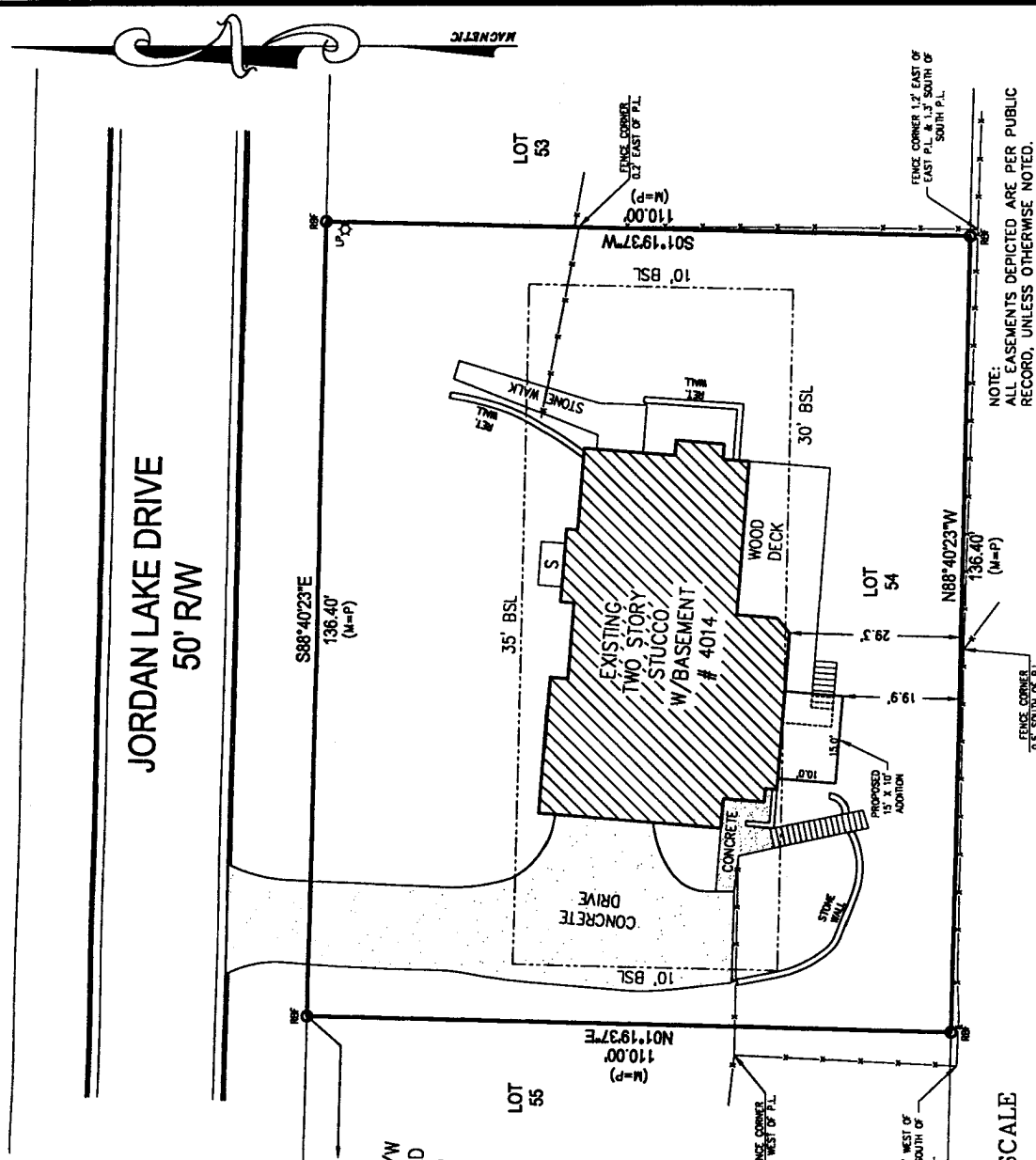
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE FROM ANGLE WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE WEST AND EAST CHAINS WERE USED TO GATHER THE INFORMATION BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSONS, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLANTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE STATUTES AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.



PLOTTED BY: _____		
JOB NUMBER: 09-838		
ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: RAHIM DAVOUPPOUR		
OWNER / PURCHASER RAHIM DAVOUPPOUR		
DATE 04-07-2009		
IN FIELD: 04-07-2009		
SCALE 1" = 20'		
LAND LOT 610 16th DISTRICT COBB COUNTY, GEORGIA		
LOT 54 BLOCK -- UNIT II		
AREA OF LOT: 15,004 sq.ft.		
SUBMISSION WALDEN		
ALL MATTERS PERTAINING TO THIS PLAT SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		
PLAT BOOK 115 PAGE 80	DEED BOOK _____ PAGE _____	

49-V
(2009)

APPLICANT: Rahim and Mari N. Davoudpour **PETITION NO.:** V-49
PHONE: 770-973-9370 **DATE OF HEARING:** 06-10-09
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 610
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Jordan Lake Drive, east of Johnson Ferry Road **SIZE OF TRACT:** .34 acre
(4014 Jordan Lake Drive). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 19 feet on lot 54.

COMMENTS

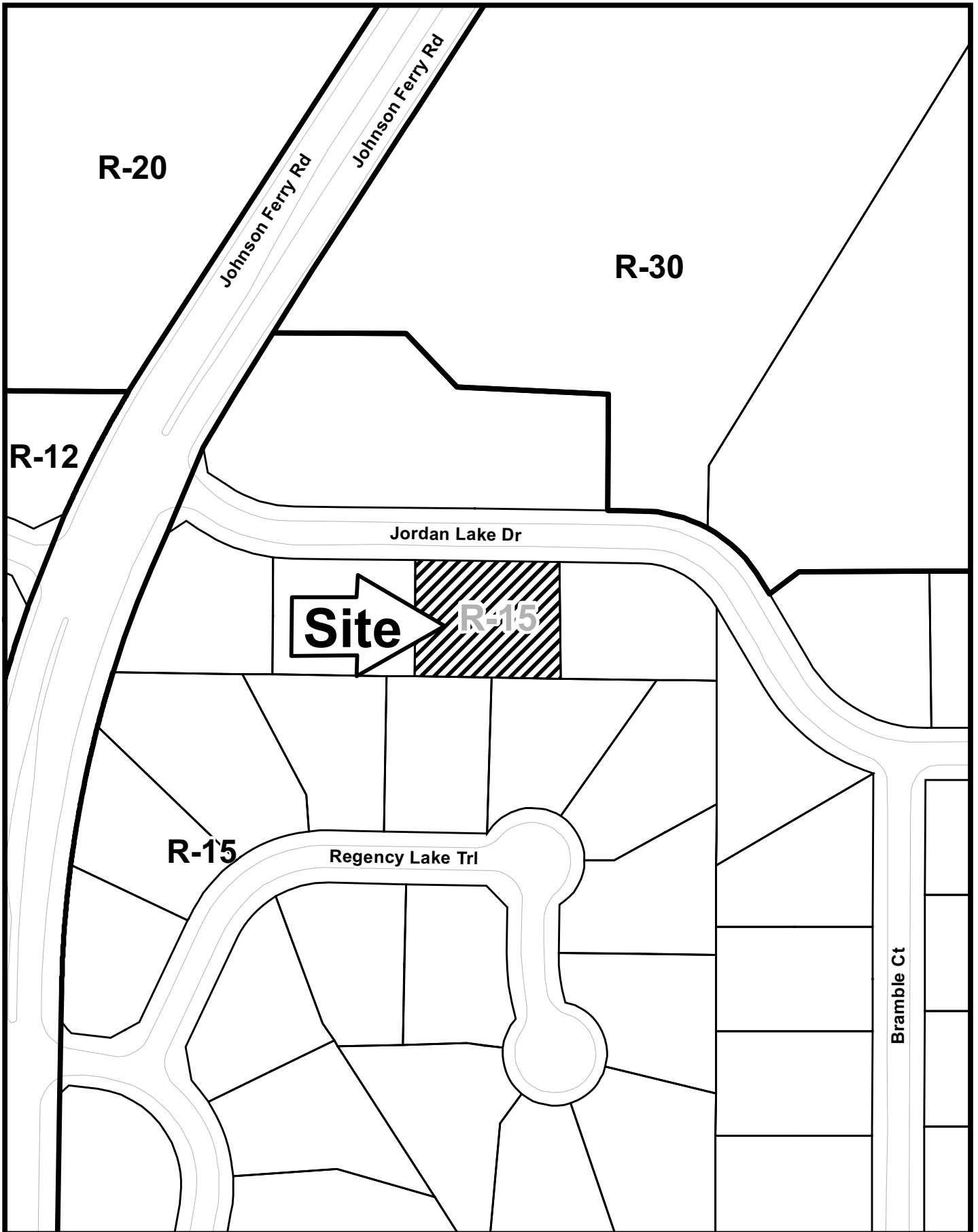
TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.
STORMWATER MANAGEMENT: No significant 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.
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.
WATER: No conflict.
SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

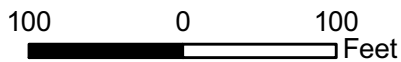
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





V-49



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-49

Hearing Date: 6-10-09

Applicant Rahim E. HARI Davoudpour Business Phone / Home Phone 770-973-9370

Rahim Davoudpour
(representative's name, printed)

Address 4014 Jordan Lake Dr. Marietta, GA 30062
(street, city, state and zip code)

Rahim Davoudpour
(representative's signature)

Business Phone /

Cell Phone 770-402-0809

Signed, sealed and delivered in presence of:

My commission expires: Oct 15, 2011

J. HANNA
Notary Public

Titleholder Rahim E. HARI Davoudpour Business Phone / Home Phone 770-973-9370

Signature Rahim Davoudpour Address: 4014 Jordan Lake Dr. Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Oct 15, 2011

J. HANNA
Notary Public

Present Zoning of Property R15

Location 4014 Jordan Lake Dr. off of Johnson Ferry Rd .1 mile to Postoak Trill
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 610 District 16 Size of Tract 1/3 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 136'W 110'D Shape of Property Rectangle Topography of Property Gentle Slope 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.

We need to extend our sitting area on the First Floor (Not basement or 2nd Floor) where we can watch our grand children while their parents are at work. This extension will provide room for the kids to play and can be watched from the kitchen penetrates through the 30' rear building set back. However it is our only functional choice.

List type of variance requested: Reduce rear building line from 30' to 20ft.
Walden Sub Division Homeowners Association Approval to Proposed Addition is attached.
See Exhibit "A"

V-49-2009
Exhibit "A"

LAKE WALDEN HOMEOWNERS'
ARCHITECTURAL CONTROL COMMITTEE
IMPROVEMENT PLAN SUBMITTAL FORM

To Homeowner: Complete the top section only with attachment of detailed description, drawings, and pallet chips of requested improvement. Return all copies of the form to the Architectural Control Committee.

Name: RAHIM DAVIDDPOUR Submittal date: 03/28/09
Address: 4014 JORDAN LAKE DR Best contact time: ANY
Phone: 770-973-9370

Describe the proposed improvement: EXTENDING LIVING AREA IN THE BACK OF THE HOUSE BY 10' OR 12' (SEE ATTACHED)

If painting, provide existing colors of siding Ø, garage door _____, trim _____, and shutters _____

Provide proposed colors with samples, brand, color name, and color number.

Proposed	Brand	Color name	Color Number
Siding			
Garage door			
Trim			
Shutters			
Entry Door			

Trim includes windows, fascia, and soffits. The garage door will either match the trim or the siding depending upon overall appearance.

If reroofing, provide existing roofing material and color. Describe proposed roofing material and color and attach sample. Ø

To ACC member: In accordance with Article III of the Declaration of Covenants, Conditions, Restrictions and Easements, you are authorized to represent the ACC in the matter of the above request. Within 30 days of the submittal date you should: 1) investigate the submittal; 2) meet with the homeowner if needed; 3) negotiate a compromise if necessary with the changes noted; 4) render a decision in the best interest of the community and in accordance with the Design Standards; 5) complete this form; 6) obtain the acknowledgement of the homeowner by signature if the proposed improvement is not approved as submitted; and 7) distribute the copies of the forms. Original to ACC chairperson and copy to homeowner. Should you be unable to render a decision or solution with the homeowner, contact the ACC chairperson and return the form with notes of concern in the space below.

To: RAHIM DAVIDDPOUR (Homeowner)

Your request for improvement is: approved as submitted approved with the following stipulations: _____

Disapproved To be resubmitted Reason for disapproval/resubmittal: _____

When the request is approved, the improvements must be completed within 30 days after inception of the project unless noted otherwise.

By: Catherine Nessel (ACC member) Date: 3/31/2009
(ACC member) Date: _____

Accepted by: _____ (Homeowner) Date: _____