

AFR Engineering, Inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 1000 PHOENIX BLVD. SUITE 200
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-8887

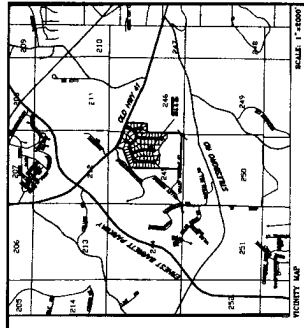
VARIANCE PLAT
 DATE: _____
 BY: _____
 FOR: _____
 NO. _____
 SECTION/BLK _____

NO.	SECTION/BLK	DATE

LAND LOT(S)	245 & 246
COUNTY	COBB
CITY	STATE GEORGA
PROJECT	2010
DATE	
DESIGNED BY	
CHECKED BY	
DATE	

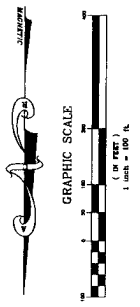
DATE	
BY	
FOR	
NO.	
SECTION/BLK	

**V-29
 (2010)
 *REVISED PLAN**



RECEIVED
 JUN - 3 2010
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

PHASE II
 FUTURE DEVELOPMENT



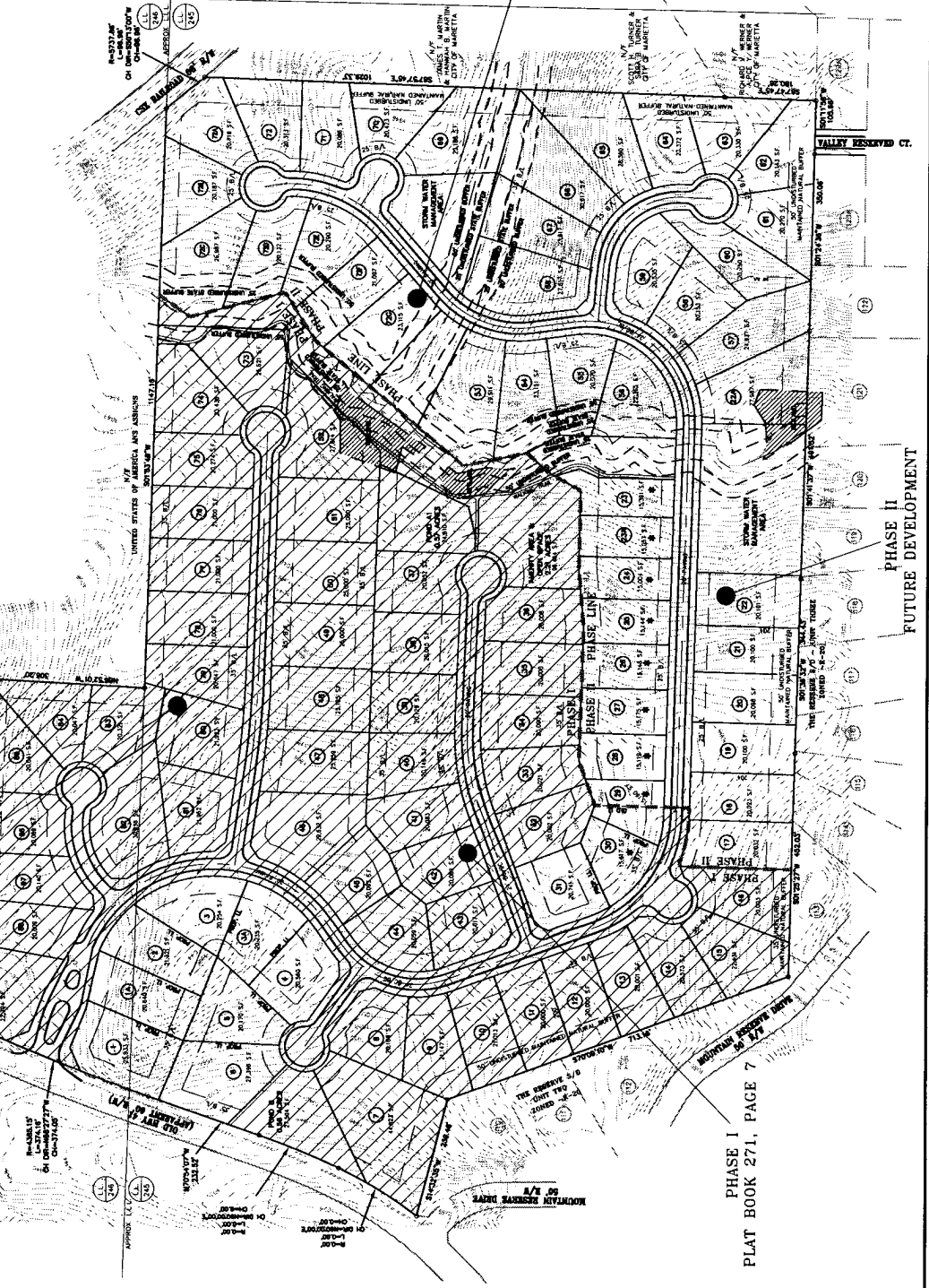
SITE SUMMARY:
 TOTAL SITE AREA: 64.31 A.C.
 PRESENT ZONING: R-20
 TOTAL LOT SHOWN: 99 LOTS (31%)
 NO. OF LOTS BELOW 20,000 S.F.: 15,000 S.F.
 MINIMUM LOT SIZE (75% OF 20,000 S.F.): 15,000 S.F.
 AVERAGE LOT SIZE: 20,800 S.F.
 PROPOSED DENSITY: 1.54 UNITS/AC.
 BUILDING SETBACKS:
 35' FRONT
 35' REAR
 25' MAJOR SIDE
 10' SIDE

(*19 LOTS REQUIRING VARIANCE: MINIMUM LOT SIZE 15,000 S.F.)

LEGEND:
 [Hatched Box] PREVIOUSLY RECORDED AREA
 [White Box] PREVIOUSLY RECORDED AREA TO BE MODIFIED

NOTES:
 1. BOUNDARY SURVEY FROM DEEDS, TIE MAPS AND OTHERS.
 2. NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETERY SITES WERE FOUND ON THIS SITE.
 3. NO WETLANDS EXIST ON THIS SITE OUTSIDE OF SHOWN STREAM BUFFERS.
 4. THIS PAGE IS NOT IN THE (10 YEAR FLOOD) COMMUNITY NUMBER 1, 10002. MAP NUMBER 1, 10020000P. DATE: AUGUST 18, 1994.

PHASE I
 PLAT BOOK 271, PAGE 7



PHASE I
 PLAT BOOK 271, PAGE 7

PHASE II
 FUTURE DEVELOPMENT

APPLICANT: ACR Engineering **PETITION NO.:** V-29
PHONE: 678-291-0000 **DATE OF HEARING:** 04-14-10
REPRESENTATIVE: Abbas Heidari **PRESENT ZONING:** R-20
PHONE: 678-291-0000 **LAND LOT(S):** 245, 246
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 20
Old Highway 41, east of Barrett Parkway and at the **SIZE OF TRACT:** 26.639 acres
eastern end of Valley Reserve Court. **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the lot size of lots 23 through 30 from the required 20,000 square feet to 15,000 square feet; and 2) waive the front setback from the required 35 feet to 25 feet for lots 17 through 30 and 53 through 72g.

COMMENTS

TRAFFIC: Noonday Creek Trail is identified as a 2005 SPLOST project consisting of a multi-use trail along the south side of Old 41 Highway. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the road improvement project.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat revision must be recorded reflecting the conditions of the variance and referencing the variance case. 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 additional proposed lots will result in an increase in stormwater runoff. The hydrologic impact to the existing detention facilities must be evaluated to determine if adequate capacity is available or if modifications to the facilities are required.

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: Applicant should be aware that Code 122-123 (10 foot front and rear, 2 foot side setbacks from edge of Sanitary Sewer Easement) may be more difficult to achieve with smaller lot sizes.

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

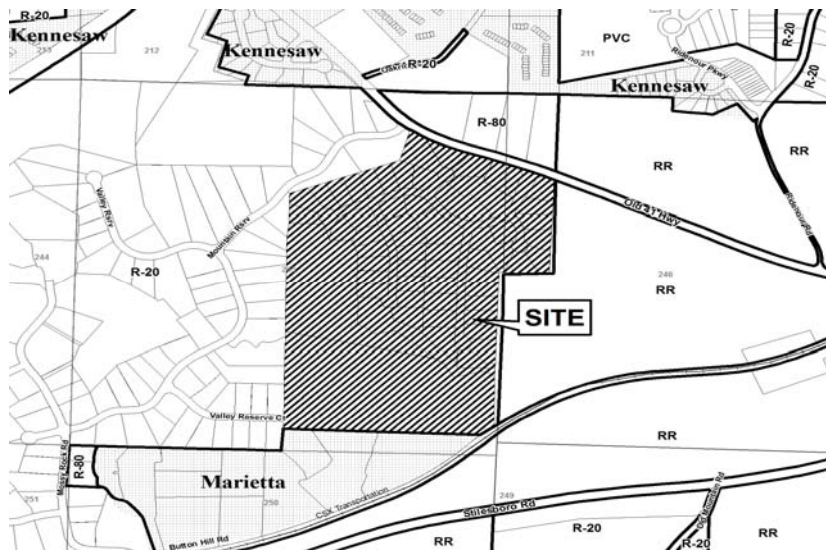
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

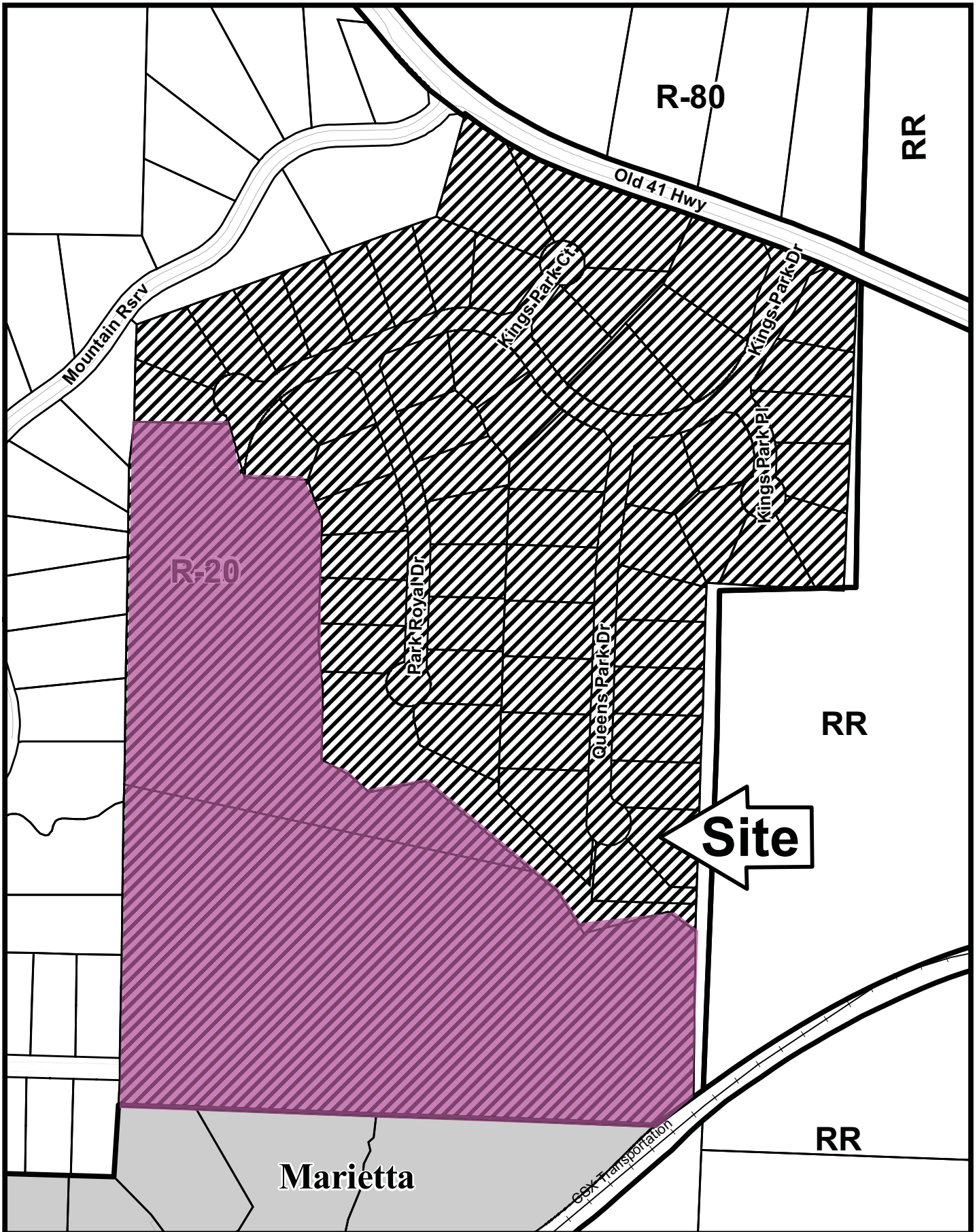
REJECTED **SECONDED**

HELD **CARRIED**

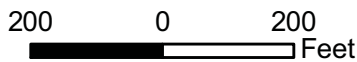
STIPULATIONS:



V-29



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

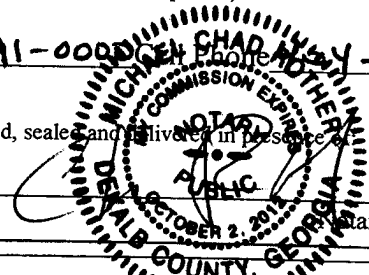
(type or print clearly)

Application No. V-29
Hearing Date: 4-14-10

Applicant ACE ENGINEERING Business Phone 678-291-0000 Home Phone 770-622-5969

ABBAS HEIDARI Address 3040 HOLCOM BRIDGE RD., SUITE G-2
(representative's name, printed) NORCROSS, GA. 30071
(street, city, state and zip code)

[Signature] Business Phone 678-291-0000 Home Phone 404-234-7415
(representative's signature)

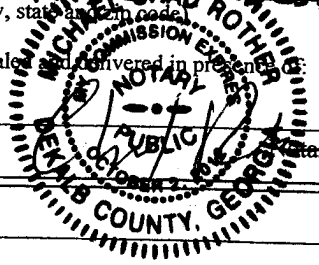


Signed, sealed and delivered in presence of _____
Notary Public

My commission expires: Oct. 2, 2012

Titleholder QUEENS GATE, LLC Business Phone 770-391-4233 Home Phone 404-409-5007

Signature [Signature] Address: 4828 ASHFORD DUNWOODY ROAD
(attach additional signatures, if needed) ATLANTA, GA 30338
(street, city, state and zip code)



Signed, sealed and delivered in presence of _____
Notary Public

My commission expires: Oct 2, 2012

Present Zoning of Property R-20

Location OLD HWY. 41
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 245 & 246 District 20 Size of Tract 64.3 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 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.

We are requesting this variance topographical limitations, in particular a creek, will cause under difficulty for this project. we also believe it will be in everyone's interest, including the citizen of Cobb County, to ensure this project becomes a successful portion of the community.

- List type of variance requested:
1. REDUCTION FROM 20,000 SQ. FT. TO 15,000 SQFT. FOR LOTS 17-29, 53, 57-64, 70-72 & 72B.
 2. REDUCTION OF LOT WIDTH FROM 100' TO 75' FOR LOTS 17-29 & 53-724.
 3. REDUCTION OF FRONT BUILDING SET BACK FROM 35' TO 25' FOR LOTS 17-29 & 53-724.