



N. OR F.
JACOBS, PAUL
LOT 62, UNIT TWO, WADE GREEN FOREST
PARCEL 20001801390

N. OR F.
ROBERTS, MORRIS W.
LOT 60, UNIT TWO, WADE GREEN FOREST
PARCEL 20001801370

LOT AREA

17,154.60± SQ FT
0.3938± ACRE

VARIANCE NOTE:

A VARIANCE IS REQUESTED TO REDUCE THE SIDE YARD SETBACK FROM 10 FEET TO 3.9 FEET FOR THE PROPOSED ADDITION AS SHOWN.

SURVEYOR'S NOTES:

FINAL SUBDIVISION PLAT FOR CAMBRIA HILLS, UNIT TWO LAST REV. 12-02-86. SUBDIVISION PLAT RECORDED IN PLAT BOOK 111, PAGE 84, COBB COUNTY RECORDS.

THIS PROPERTY IS KNOWN AS #115 MEADOW OAKS DRIVE.
COBB TAX PARCEL: 20001802340

THIS PROPERTY IS ZONED R-15.

BUILDING SETBACKS:

FRONT: 35 FEET
SIDE: 10 FEET
REAR: 30 FEET

MATTERS OF RECORD NOT SHOWN EXCEPTED FROM THIS CERTIFICATION

UNDERGROUND UTILITIES ARE NOT SHOWN.

FIELD CLOSURE: 1 FOOT IN 33,252 FEET

ANGULAR ERROR: 0.22 SECONDS

PLAT CLOSURE: 1 FOOT IN 872,976 FEET

ADJUSTMENT: LEAST SQUARES

INSTRUMENT: LEICA TOR703

BEARING REFERENCE: MAGNETIC

V-30
(2011)

SITE PLAN FOR:

HESHAM RABAH

LOT 67, CAMBRIA HILLS, UNIT TWO

LAND LOT 18, 2ND DISTRICT, COBB COUNTY, GEORGIA

DATE: 02/17/2011

SCALE: 1"=30'

SHEET: 1 OF 1

PROJ.: 169

DRAWN: BDC

HIGHER GROUND

LAND SURVEYING, LLC

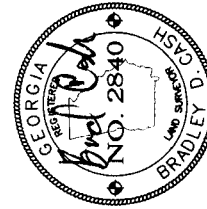
3004 CREEKSIDE WAY

MARIETTA, GA 30066

PH. 678-584-3901

www.hgsurveying.com

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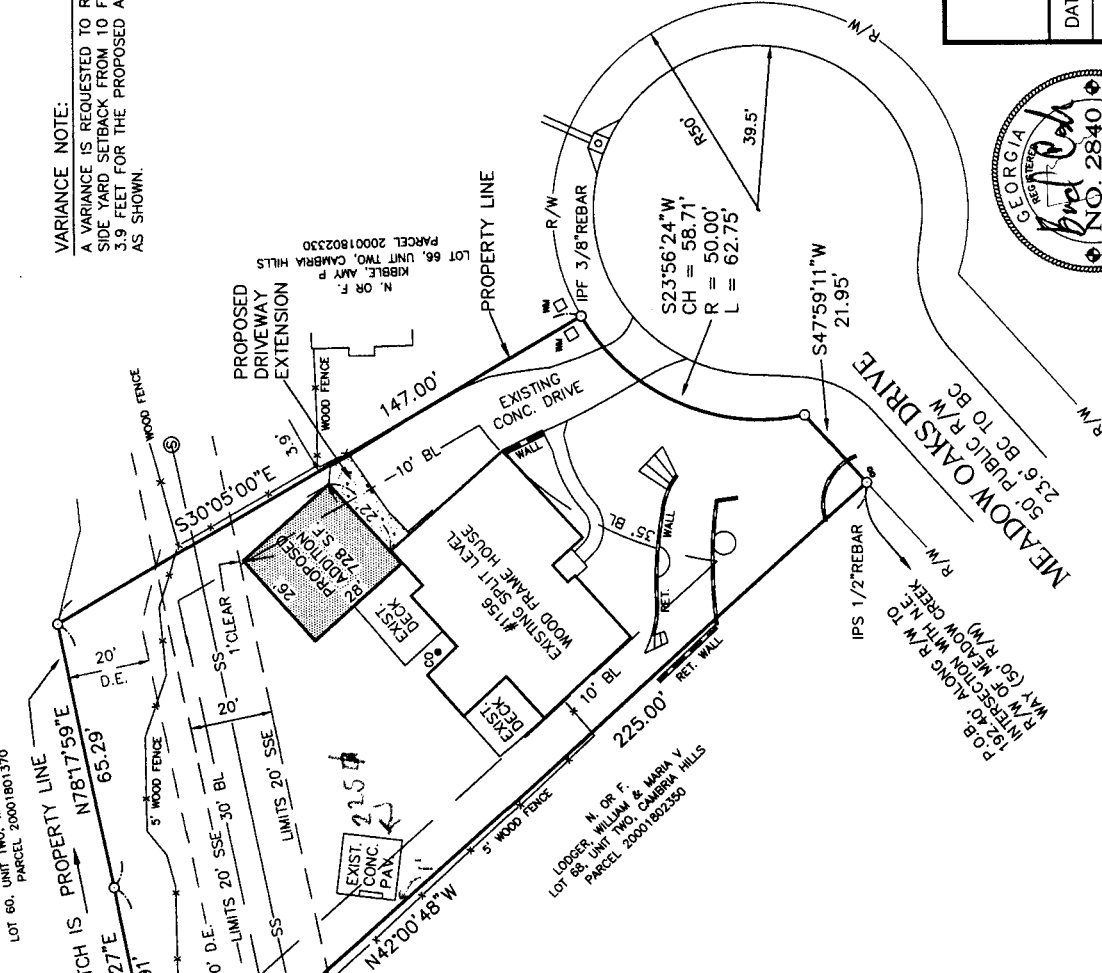


GRAPHIC SCALE

BC	=	BACK OF CURB
BL	=	BUILDING LINE
CB	=	CABLE BOX
CL	=	CENTERLINE
CO	=	CORNER
EP	=	SEWER CLEANOUT
ED	=	EDGE OF PAVEMENT
D.E.	=	EDGE OF DRIVEWAY
IPF	=	IRON PIN FOUND
IPS	=	IRON PIN SET
LLL	=	LAND LOT LINE
LP	=	LIGHT POLE
MH	=	MAN HOLE
OT	=	OPEN TOP PIPE
PL	=	PROPERTY LINE
PP	=	POWER POLE
RP	=	REAR PROPERTY
R/W	=	RIGHT-OF-WAY
SS	=	SEWER
TB	=	TELEPHONE BOX
WM	=	WATER METER

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP NUMBER 13067C0029G DATED DEC. 16, 2008.



APPLICANT: <u>Hesham Rabah</u>	PETITION NO.: <u>V-30</u>
PHONE: <u>770-900-4831</u>	DATE OF HEARING: <u>05-11-11</u>
REPRESENTATIVE: <u>Hesham Rabah</u>	PRESENT ZONING: <u>R-15</u>
PHONE: <u>770-900-4831</u>	LAND LOT(S): <u>18</u>
PROPERTY LOCATION: <u>On the north side of</u>	DISTRICT: <u>20</u>
<u>Meadow Oaks Drive, east of Meadow Creek Way</u>	SIZE OF TRACT: <u>0.3938 acre</u>
<u>(1156 Meadow Oaks Drive).</u>	COMMISSION DISTRICT: <u>3</u>

TYPE OF VARIANCE: 1) Waive the side setback on lot 67 from the required 10 feet to 3 feet adjacent to the eastern property line; and 2) waive the side setback for an accessory structure (existing 225 square-foot building) from the required 10 feet to 1 foot.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If variance is approved exterior walls located less than 5 feet from the property line will require having a one hour fire resistance rating. This will apply to both proposed and existing structures. Reference R302 of the 2006 I.R.C. Applicable permits and inspections will be required on the 728 square foot addition. 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 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 stream that is located at the rear of this property is identified on the County Stream Buffer Map as a buffered stream. As such, it has a 50-foot undisturbed buffer, as well as a 75-foot impervious setback associated with it. The proposed addition would violate both of these setbacks.

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 permanent structures shall be constructed within ten feet of the edge of permanent sanitary easement on front or rear setbacks. The proposed addition violates this setback requirement and the "existing conc. pav." Appears to be in violation.

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

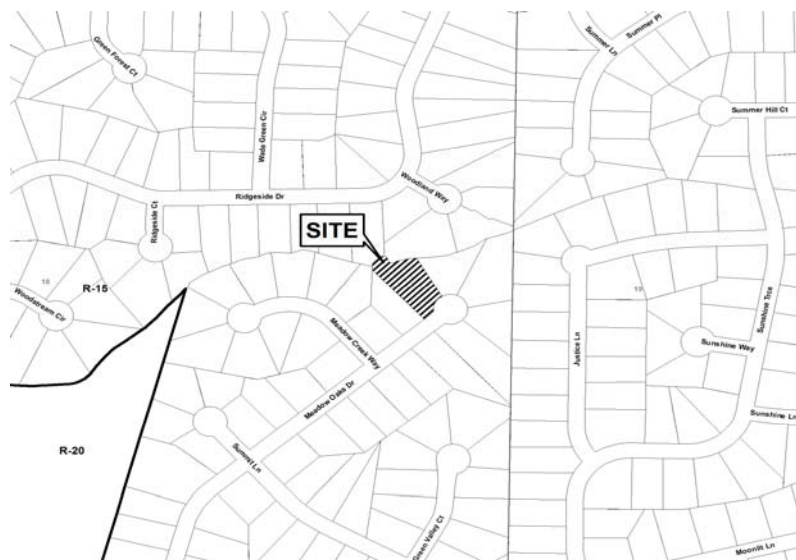
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

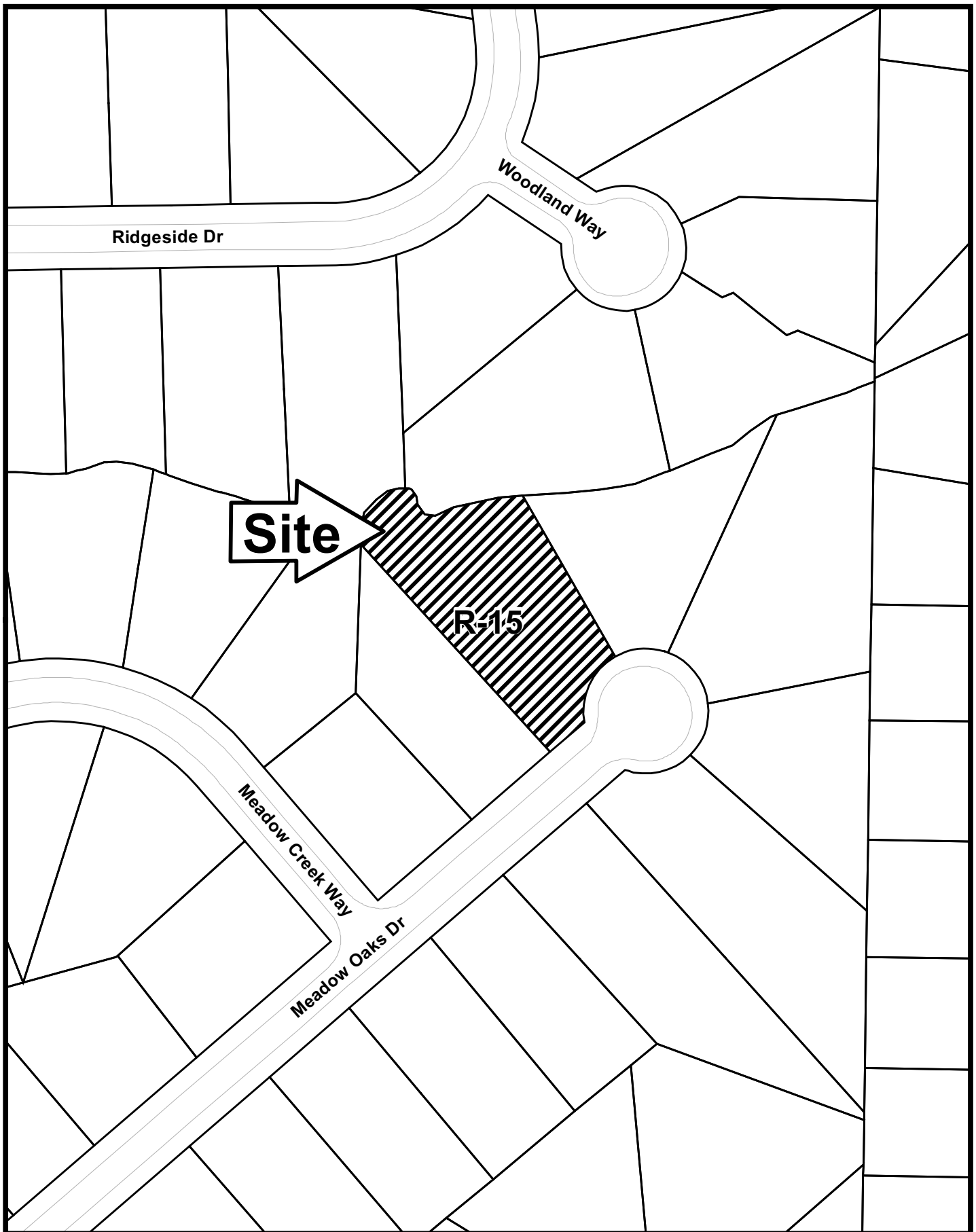
Applicant Name: **Hesham Rabah**

Petition Number: V-30

Date: 5/3/2011

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-30



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

100 0 100 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-30

Hearing Date: 5-11-2011

Applicant Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
Hesham Rabah Address 1156 Meadow Oaks Dr Acworth GA
(representative's name, printed) (street, city, state and zip code) 30102
Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
(representative's signature)

My Commission Expires

My commission expires: December 15th, 2011

Signed, sealed and delivered in presence of:

Janina Deonance
Notary Public

Titleholder Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
Signature Hesham Rabah Address: 1156 Meadow Oaks Dr Acworth, GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires
December 15th, 2011

Janina Deonance
Notary Public

Present Zoning of Property R-15

Location 1156 Meadow Oaks Drive Acworth, GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 18 (P) 234 District 2nd 16 Size of Tract .3938± 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.

Existing Driveway does not allow access to garage.

List type of variance requested: To reduce side yard setback from 10 feet
to 3.9 feet.