

V-70
(2011)

LOCATION IN LAND DISTRICT	16th DISTRICT
CITY OF COBB COUNTY, GEORGIA	
3665 SOUTH COBB DR., S.E. SAVANNA, GEORGIA 30080	
PHONE (770) 444-9738	
FAX (770) 444-9739	
SURVEYS PLUS, INC.	
A FULL SERVICE SURVEYING AND CONSULTING FIRM	
DATE	7/13/11
CHECKED BY	JTB
DRAWN BY	JTB
JOB NO.	4491A
REVISIONS	
DATE	

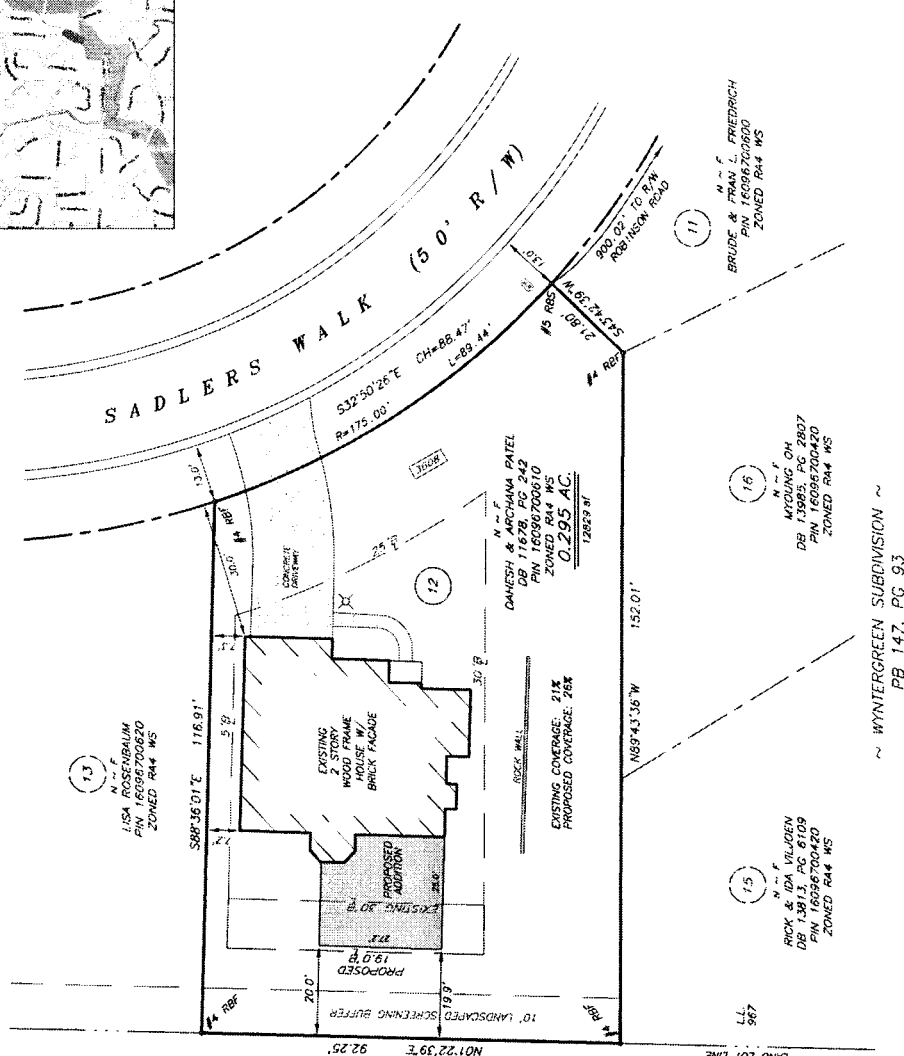
DAHESH AND ARCHANA PATEL
LOT 12, GLENSIDE SUBDIVISION
ZONING VARIANCE PLAT FOR:
MARETTA, GEORGIA 30068

VICINITY MAP



FIELD CLOSURE: 1/10,000 PT.
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GT-303
WACO DATA COLLECTOR
PLAT CLOSURE: 2/17,000 S/D

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED HEREON AND CONFORMS WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13087C0121G, AND THE DATE OF SAID MAP IS DECEMBER 16, 2009. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1.

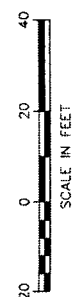
THE FOLLOWING BUILDING SETBACKS APPLY TO PROPERTIES ZONED R44 WS PER COBB COUNTY ZONING ORDINANCE:

MINIMUM FRONT SETBACK: 25 FEET FROM RIGHT-OF-WAY
MINIMUM SIDE SETBACK: 5 FEET WITH 10 FEET BETWEEN ROOF LINES
MINIMUM REAR SETBACK: 30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

SURVEY REFERENCES

1. REFERENCE FINAL PLAT FOR GLENSIDE SUBDIVISION RECORDED IN PLAT BOOK 151, PAGE 27, LAST, REVISED JULY 26, 1994.



LEGEND

RF Pin Found	Fire Hydrant
RF Rebar Found	Water Valve
CIF Crimp Top Pipe Found	Water Meter
OP Crimp Top Pipe Found	Gas Meter
CUF Concrete Encasement Found	Gas Shut-off
RBS Rebar Set	Son. Saver Monohole
DI Drop Inlet	Warning Sign
UB Junction Box	Light Pole
CP Composite Metal Pipe	Overhead Power Line
RCP Reinforced Concrete Pipe	Underground Tels
● Monitoring Well	Fiber Optic Marker
— Fence Line	Route Marking
CP - Con. Guy Wire	Single Wire GB
	Photo Indicator

**Know what's below.
Call before you dig.**

APPLICANT: Dahesh Patel **PETITION NO.:** V-70
PHONE: 678-560-0478 **DATE OF HEARING:** 09-14-11
REPRESENTATIVE: same **PRESENT ZONING:** RA-4
PHONE: same **LAND LOT(S):** 16
PROPERTY LOCATION: On the west side of **DISTRICT:** 967
Sadlers Walk, north of Robinson Road **SIZE OF TRACT:** 0.29 acre
(3608 Sadlers Walk). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback on lot 12 from the required 30 feet to 19 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, a permit and all applicable inspections will be required for the 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. If there is not a screening buffer already in place, one should be established as required by the plat recorded in Plat Book 156-47.

STORMWATER MANAGEMENT: No significant stormwater impacts are anticipated. This lot drains from the rear to the street. There are existing erosion control issues that need to be addressed on the lot while the construction area is disturbed.

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:



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Cobb County Fire and Emergency Services

Fire Marshal Comments

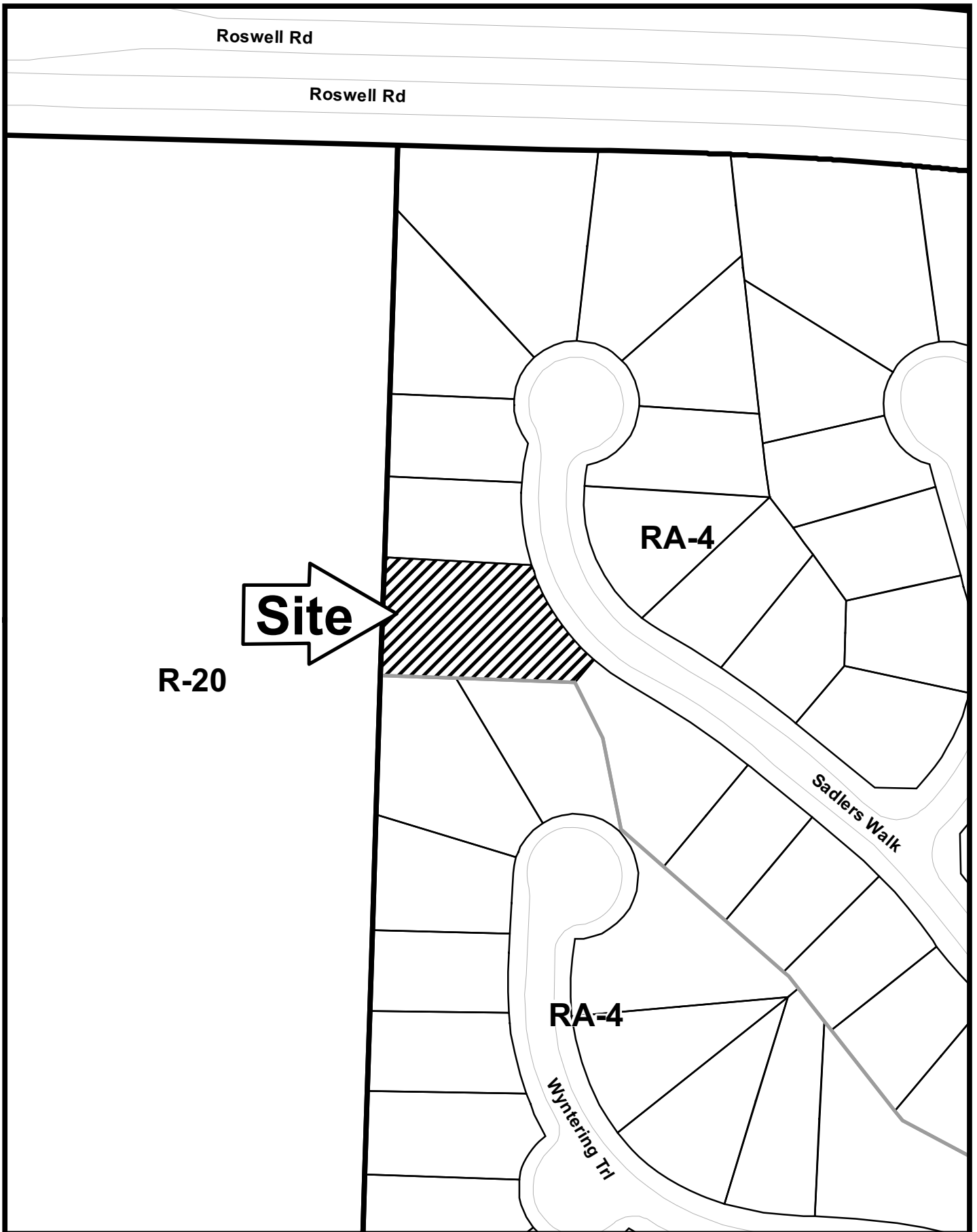
Applicant Name: **Dahesh Patel**

Petition Number: V-70

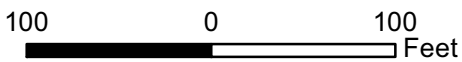
Date: 8/30/2011



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-70



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)

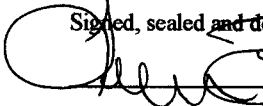
Application No. U-70
Hearing Date: 9-14-11

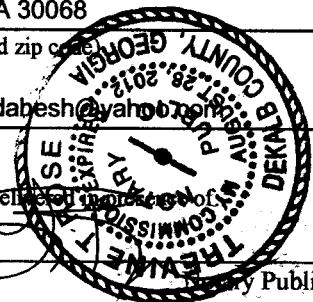
Applicant Dahesh Patel Phone # 678-560-0478 E-mail dahesh@yahoo.com

Dahesh Patel Address 3608 Sadlers Walk, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

D. Patel Phone # 678-560-0478 E-mail dahesh@yahoo.com
(representative's signature)

My commission expires: August 28, 2012

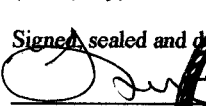
Signed, sealed and delivered in presence of

Public

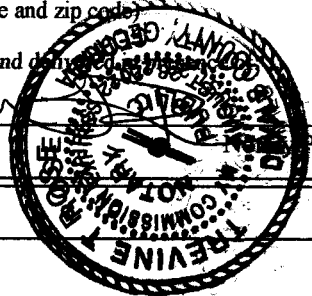


Titleholder Dahesh Patel & Archana Patel Phone # 678-560-0478 E-mail dahesh@yahoo.com

Signature D. Patel Archana Patel Address: 3608 Sadlers Walk, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 28, 2012

Signed, sealed and delivered in presence of

Public



Present Zoning of Property RA4 WS

Location 3608 Sadlers Walk, Glenside Sub. Robinson Road and Roswell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 12 967 District 16 Size of Tract .29 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 would like to build an addition on the patio area to use as a family room in lieu of a basement.

List type of variance requested: Reduce rear building setback from 30' to 19'