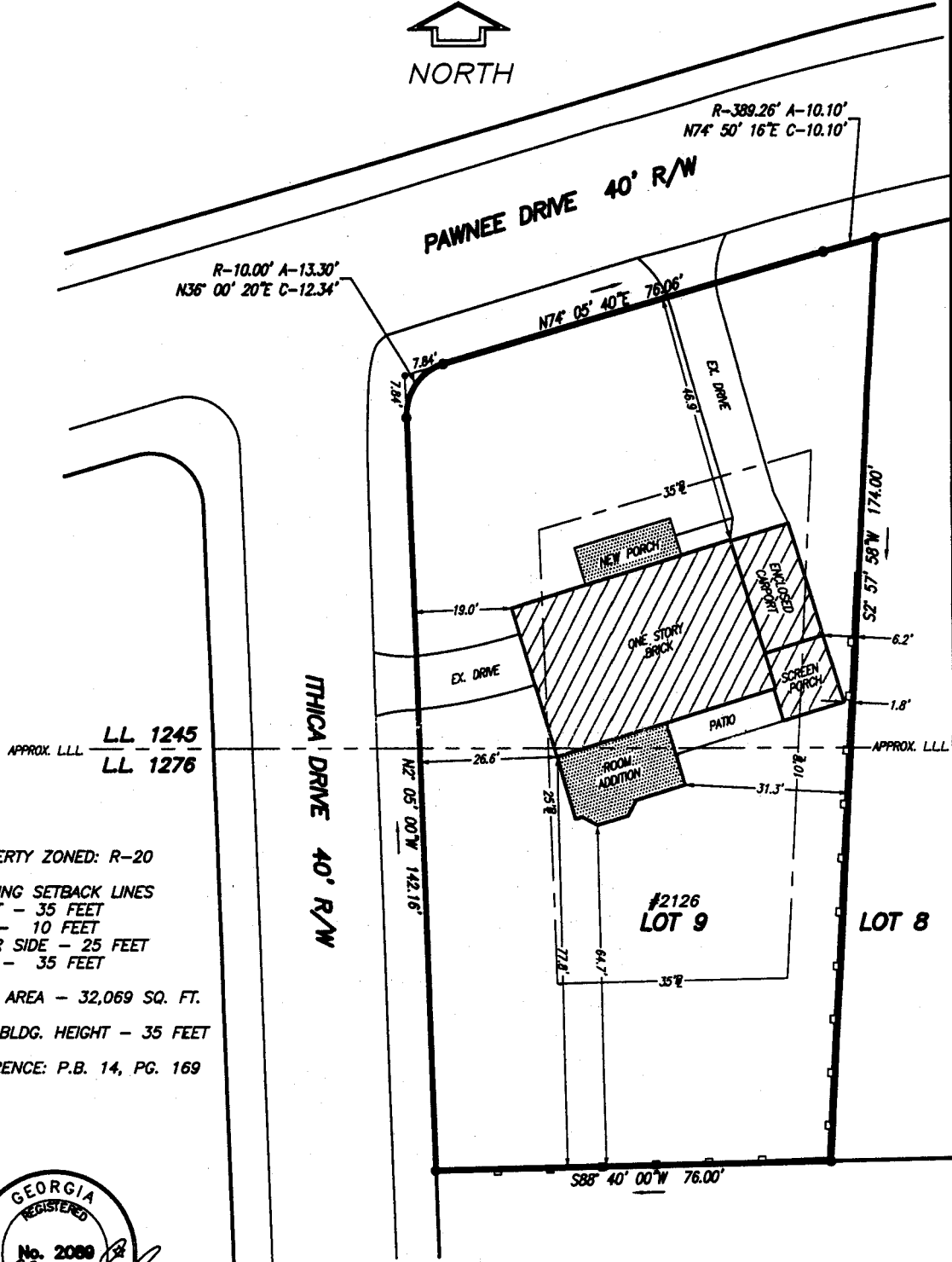
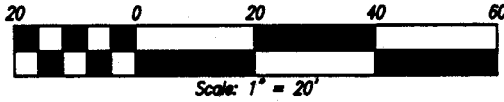


V-72  
(2011)



APPROX. L.L.L. **LL 1245**  
**LL 1276**

PROPERTY ZONED: R-20  
BUILDING SETBACK LINES  
FRONT - 35 FEET  
SIDE - 10 FEET  
MAJOR SIDE - 25 FEET  
REAR - 35 FEET  
TOTAL AREA - 32,069 SQ. FT.  
MAX. BLDG. HEIGHT - 35 FEET  
REFERENCE: P.B. 14, PG. 169



**FLOOD STATEMENT**  
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0128 G, LAST REVISED ON DEC. 16, 2008.

SITE PLAN FOR

SURVEYED REG. TPO  
CALCULATED RAM  
DRAWN RAM  
DWG. NAME PAWNEE 2126

**SITE WORKS**  
SURVEYS & PLANNING  
7000 PEACHTREE DUNWOODY ROAD  
BUILDING 6, SUITE 250  
ATLANTA, GEORGIA 30328

RONALD E. GUDGER, LS  
404-731-8696

**DANESH ROSHAN**  
**LOT 9, UNIT NO. 1**  
**SEDALIA PARK**  
**LL 1245 & 1276**  
**DISTRICT 16 SECTION 2**

**APPLICANT:** Danesh Roshan and Sahar Roshan      **PETITION NO.:** V-72  
**PHONE:** 404-409-2044      **DATE OF HEARING:** 10-12-11  
**REPRESENTATIVE:** same      **PRESENT ZONING:** R-20  
**PHONE:** same      **LAND LOT(S):** 1245, 1276  
**PROPERTY LOCATION:** At the southeast intersection      **DISTRICT:** 16  
of Pawnee Drive and Ithica Drive      **SIZE OF TRACT:** 0.279 acre  
(2126 Pawnee Drive).      **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback adjacent to the western property line from the required 25 feet to 19 feet; and 2) waive the side setback adjacent to the eastern property line from the required 10 feet to 1 foot on lot 9.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If the variance is approved, all portions of the walls and projections less than 5 feet off the property line will be required to have a one hour fire rating as specified in Table R302.1 of the 2006 International Residential Code. There is an active permit, 2011-001172, for the new front porch and rear room addition which are not encroaching in the setbacks. 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:** No adverse stormwater impacts are 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 per City of Marietta (Marietta Service Area).

**SEWER:** No conflict per City of Marietta (Marietta Service Area).

**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

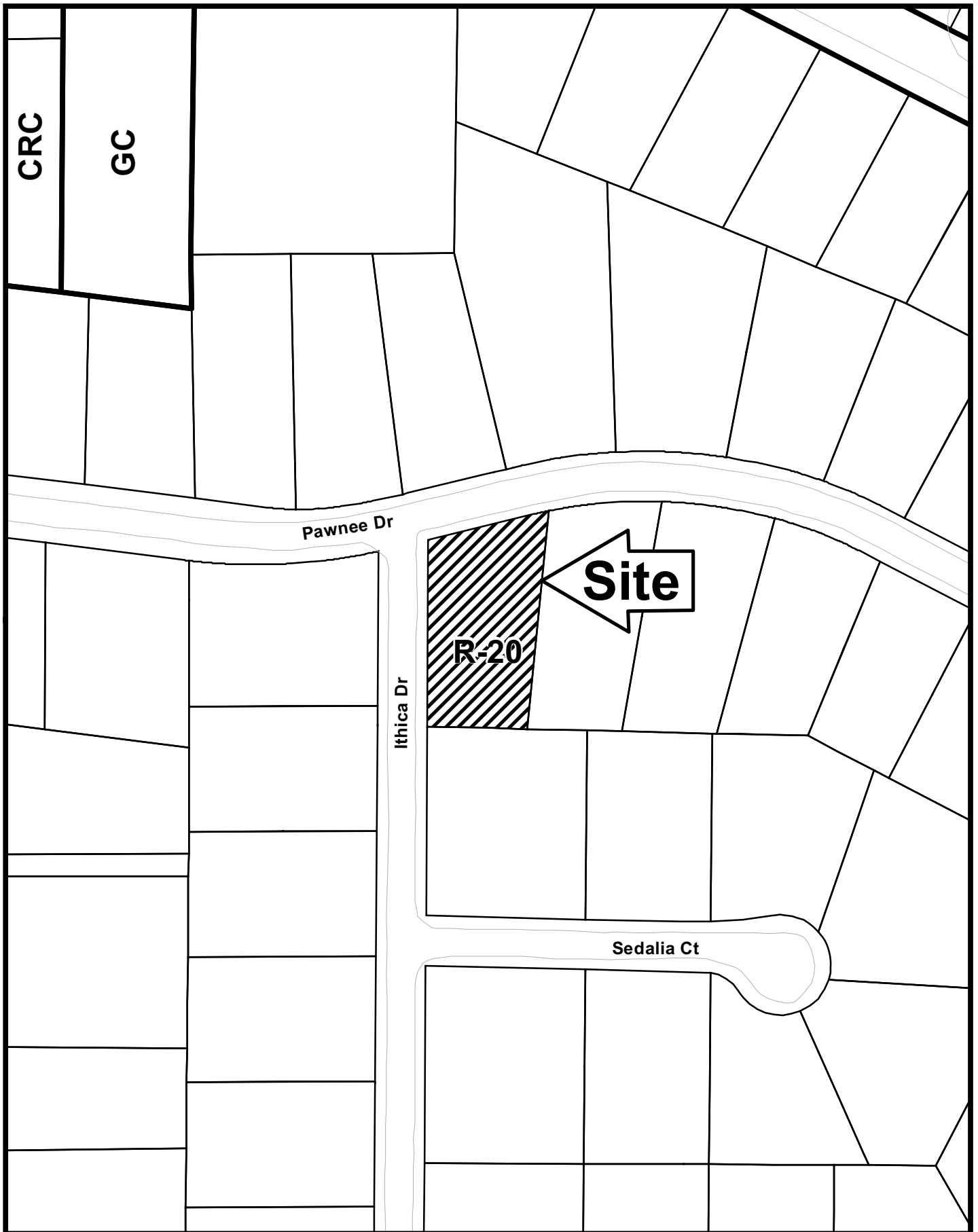
Applicant Name: **Danesh & Sahar Roshan**

Petition Number: V-72

Date: 9/19/2011

**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-72



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

100 0 100 Feet

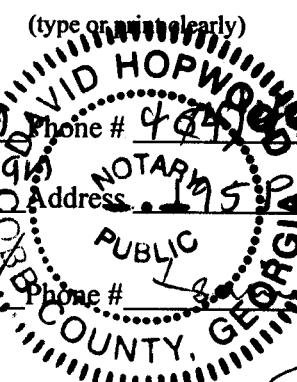


City Boundary  
Zoning Boundary

# Application for Variance Cobb County

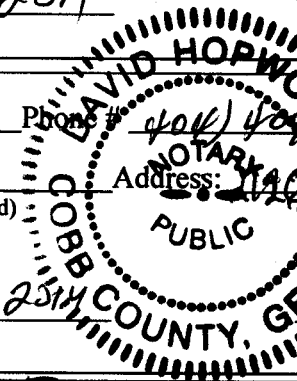
Application No. V-72  
Hearing Date: 10-12, 11

Applicant Danesh Roshan (type or print clearly) Phone # 404 499 9204 E-mail FM Roshan 04@Yahoo.com  
Danesh Roshan (representative's name, printed) Address: 195 Pawnee Tr. Marietta GA 30068 (street, city, state and zip code)  
[Signature] (representative's signature) Phone # \_\_\_\_\_ E-mail Scin



My commission expires: August 30 2014 Signed, sealed and delivered in presence of: [Signature]  
 \_\_\_\_\_ Notary Public

Titleholder Danesh Roshan Phone # 404 499 9204 E-mail Scin  
 Signature [Signature] Address: 195 Pawnee Tr. Marietta GA 30068 (attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: August 30 2014 Signed, sealed and delivered in presence of: [Signature]  
 \_\_\_\_\_ Notary Public

Present Zoning of Property R-20  
 Location 2126 PAWNEE DRIVE (street address, if applicable; nearest intersection, etc.)  
 Land Lot(s) 1276 010 District 16 Size of Tract \_\_\_\_\_ 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 want to close the carport area for safety reason because the attic access to the house is in the carport area. It is going to be hard for my old father who has a lot of health problems to get to the car parking outside during cold winter time.

List type of variance requested: Close carport  
WAIVE THE SIDE SETBACK FROM REQUIRED  
25 FT TO 19 FT