

V-18
(2012)

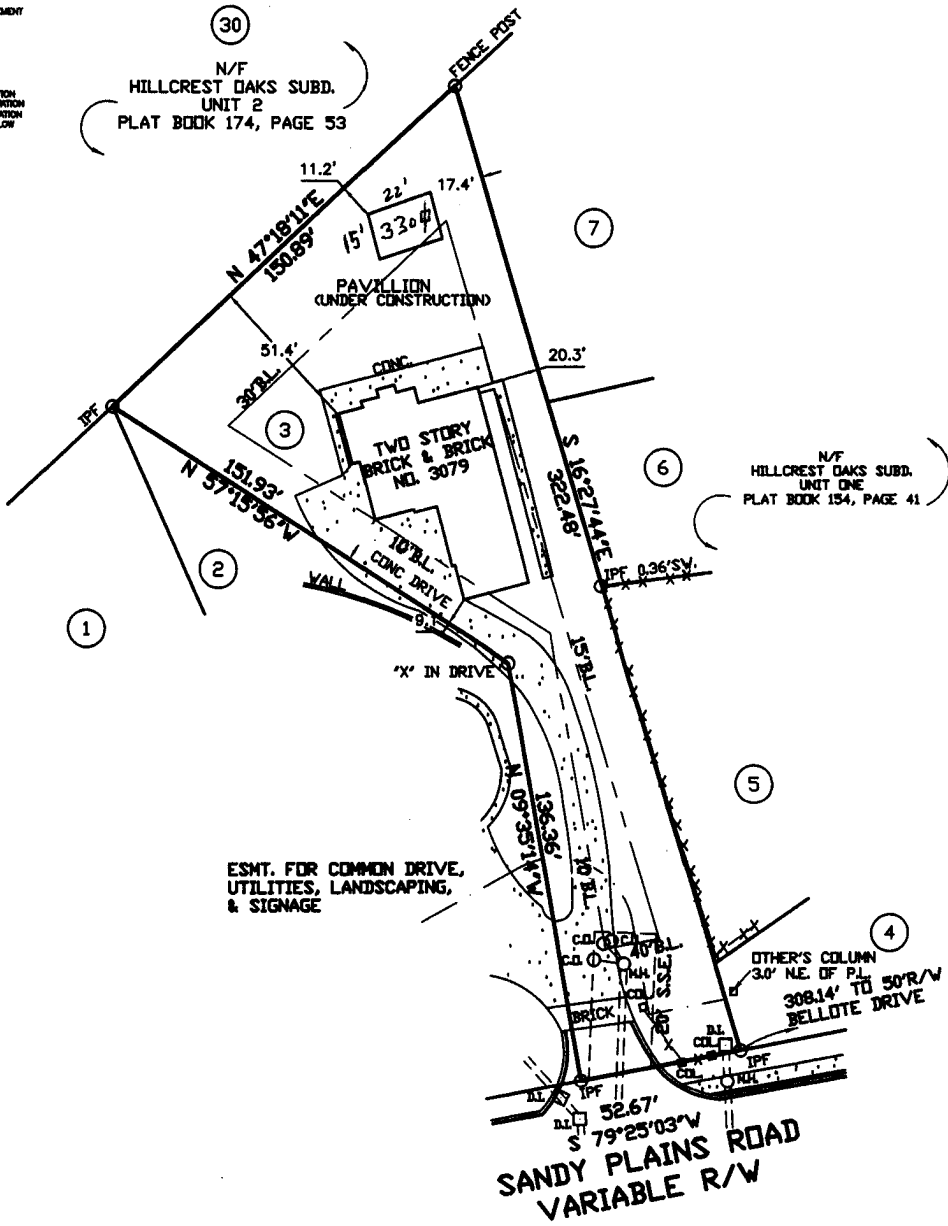
40 0 40 80 120



AREA= 20,499 SQ.FT. / 0.4706 ACRE

MAGNETIC NORTH

- LEGEND
- IP.F. = IRON PIN FOUND
 - IP.S. = IRON PIN SET
 - O.T.P. = OPEN TOP PIPE
 - C.T.P. = COVERED TOP PIPE
 - U.S.M.F. = U.S. CORNER MONUMENT
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT LINE
 - L.L.L. = LAND LOT LINE
 - G.M.D. = GEORGIA METRA DISTRICT
 - P.P. = POWER POLE
 - P- = POWER LINE
 - X- = FENCE LINE
 - XTW = CROSS TIE WALL
 - Rad. = RADAR
 - Chd. = CHORD
 - Ar. = ARC LENGTH
 - Tan. = TANGENT
 - M/P = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.S. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.H. = FIRE HIGHWAY
 - U.M.H. = UTILITY MANHOLE
 - C.S. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - D.I. = DRAIN INLET
 - N. = NON-PICHS
 - ES&D E. = EXISTING SPOT ELEVATION
 - PS&D E. = PROPOSED SPOT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - S.F.F. = SURFACE DRAINAGE FLOW



SURVEY FOR:
BOUCHRA SAYEZDADA
 LOT 3
 CHERRY TREE LANE SUBD.
 PLAT BOOK 238, PAGE 5
 LAND LOT 482 16th DISTRICT 2nd SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1"=40' DATE: DECEMBER 19th, 2011

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0063 TG, DATED DECEMBER 16, 2008, ZONE "X".

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.



BUSBEE & POSS
 LAND SURVEYING COMPANY
 3408 HOWELL STREET, SUITE A
 DULUTH, GEORGIA 30096
 770.497.9866
 FAX: 770.497.9881
 www.busbeeandposs.com

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.
 RICKY C. BUSBEE
 RICKY C. BUSBEE, GEORGIA R.L.S. 2497
 THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 150,000 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
 EQUIPMENT USED: TOPCON GTS-8300
 J.N. BP10454 IND.

APPLICANT: Bouchra Sayedzada **PETITION NO.:** V-18
PHONE: 678-697-5553 **DATE OF HEARING:** 03-14-12
REPRESENTATIVE: Bouchra Sayedzada **PRESENT ZONING:** R-15
PHONE: 678-697-5553
TITLEHOLDER: Bouchra Sayedzada and Mashid Sayedzada **LAND LOT(S):** 482

PROPERTY LOCATION: On the north side of Sandy Plains Road, east of Trickum Road (3079 Sandy Plains Road). **DISTRICT:** 16
SIZE OF TRACT: 0.4706 acre **COMMISSION DISTRICT:** 3

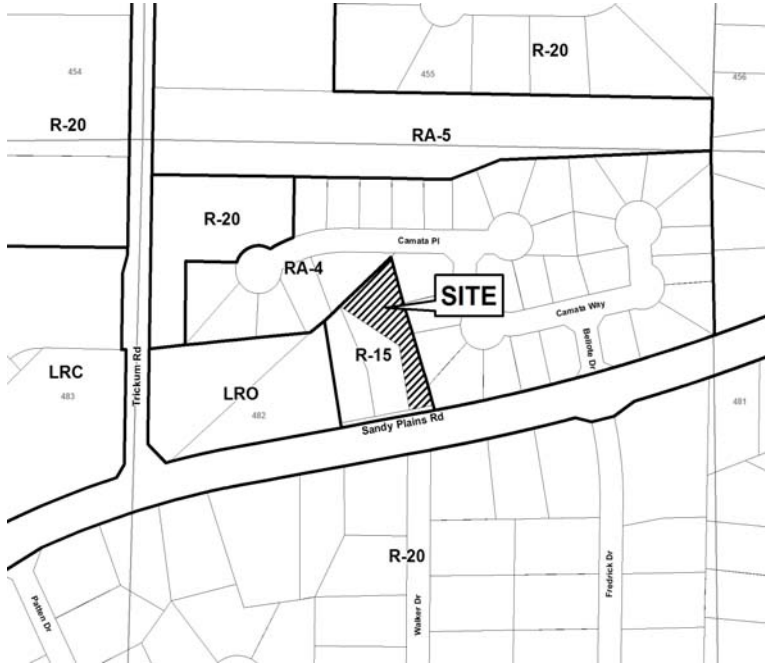
TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (proposed 330 square foot pavilion) from the required 30 feet to 11 feet; and 2) waive the side setback from the required 10 feet to 9 feet adjacent to the west property line (existing)

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.
DEVELOPMENT & INSPECTIONS: Building Inspections Section issued a notice of violation for building without a permit on 12-8-11. If approved, proper permits and subsequent inspections will be required.
SITE PLAN REVIEW: A screening buffer was stipulated for this lot and a plan was approved by the County Arborist. Approval of this variance should be contingent on verification that the planting was installed and maintained in accordance with the approved plan. Also, 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 apparent adverse stormwater impacts are anticipated. With the proposed pavilion addition, both this lot and the 3-lot subdivision as a whole meet the impervious coverage limit.
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

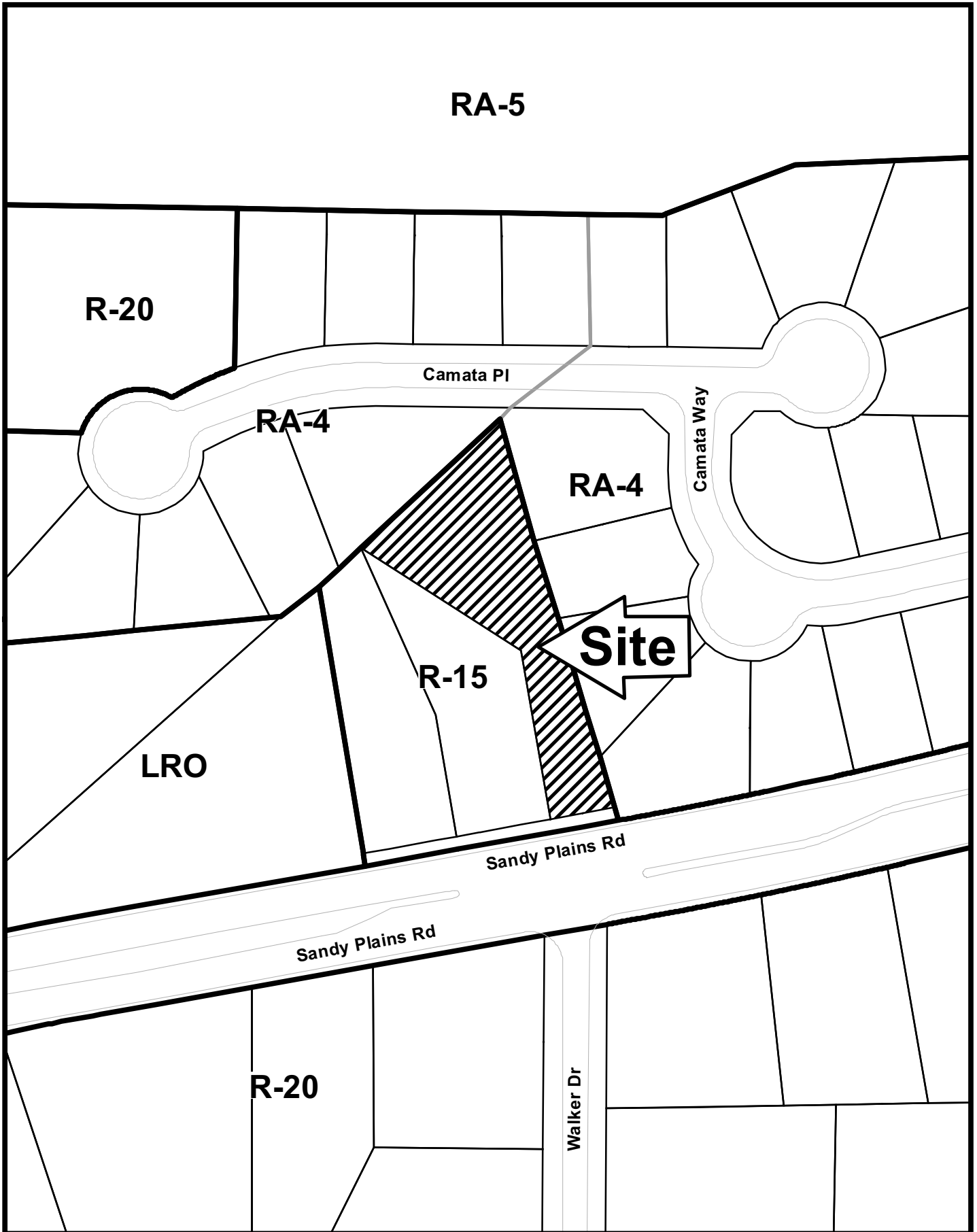
Applicant Name: **Bouchra Sayedzada**

Petition Number: V-18

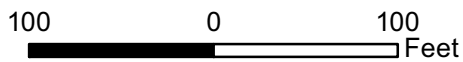
Date: 3/7/2012

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-18



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-18
Hearing Date: 03-14-12

Applicant Bouchna Sayedzad Phone # 678-697-5553 E-mail Sayedzad@bellsouth.net

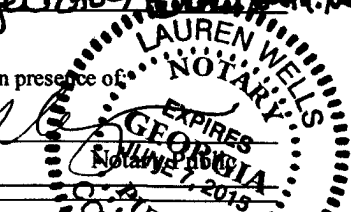
Bouchna Sayedzad Address 3079 Sandy plains RD, Marietta GA
(representative's name, printed) (street, city, state and zip code) 30066

[Signature] Phone # 678-697-5553 E-mail Sayedzad@bellsouth.net
(representative's signature)

My commission expires: June 7, 2015

Signed, sealed and delivered in presence of

[Signature]

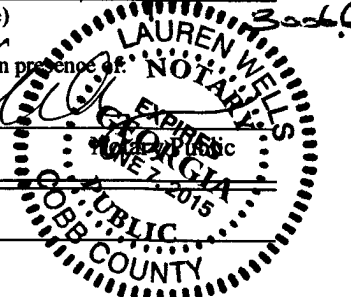


Titleholder Bouchna Sayedzad Phone # 678-697-5553 E-mail Sayedzad@bellsouth.net

[Signature] Address: 3079 Sandy plains RD Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30066

Signed, sealed and delivered in presence of

[Signature]



My commission expires: June 7, 2015

Present Zoning of Property R-15

Location 3079 SANDY PLAINS
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 482 District 16 Size of Tract .4706 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.

it is the perfect place can't be any closer to the noise because of the trees and the small hill.

List type of variance requested: WAIVE REAR SETBACK ON LOT 3 FOR AN ACCESSORY STRUCTURE.