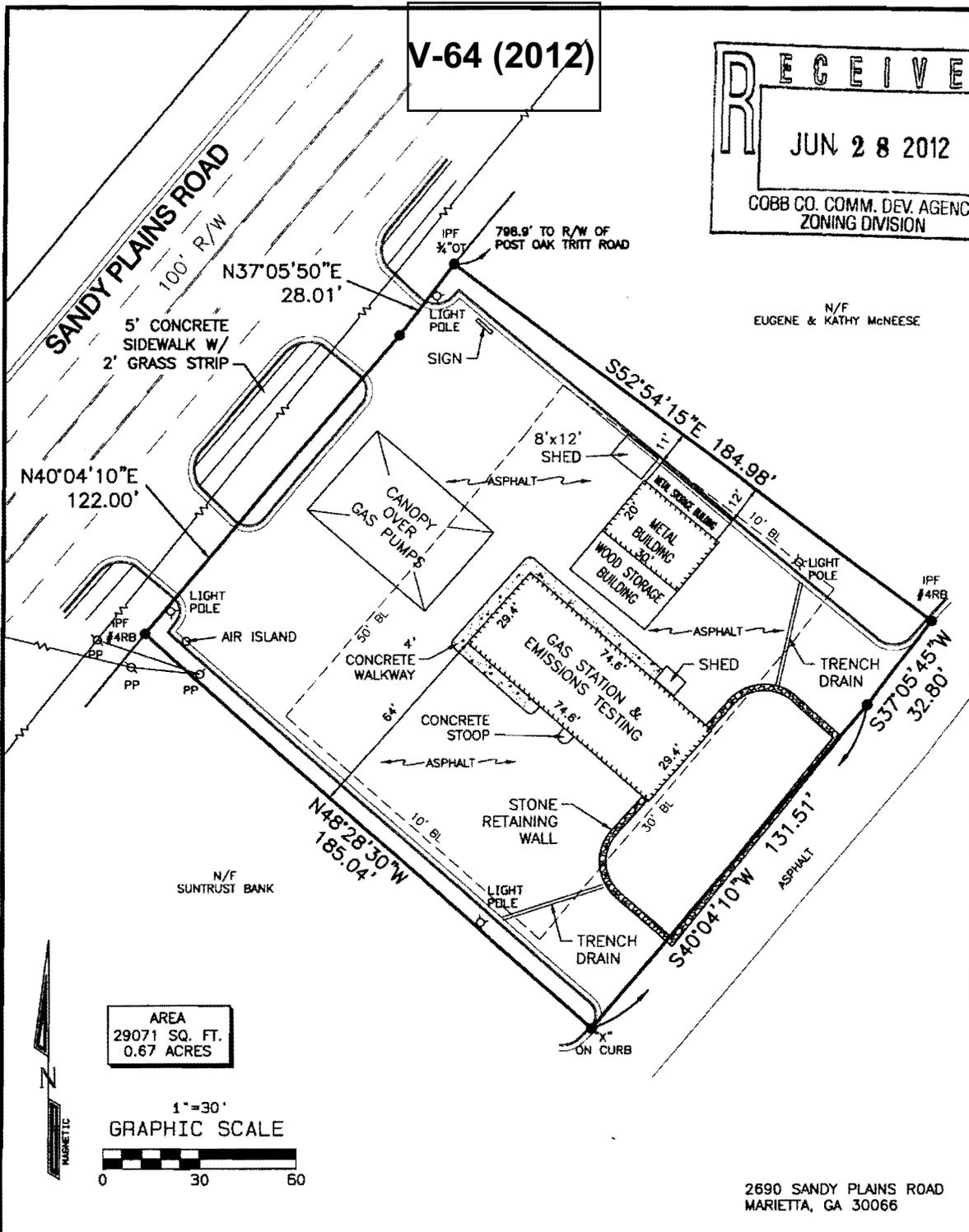


V-64 (2012)

R E C E I V E D  
 JUN 28 2012  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



N/F  
EUGENE & KATHY McNEESE

N/F  
SUNTRUST BANK

2690 SANDY PLAINS ROAD  
MARIETTA, GA 30066



SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, M.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7759

F.I.A. OFFICIAL FLOOD HAZARD  
MAP COMMUNITY NUMBER 130952  
PAGE 636 DATED 12/16/2008  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.  
REFERENCE PLAT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ALL MATTERS OF TITLE ARE  
EXCEPTED.

SURVEY FOR:

**GANESHJI, INC.**

LAND LOT- 596	
DISTRICT- 16	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 6/26/2012	SCALE 1"= 30'
REVISED-	B KR16-12

**APPLICANT:** Yogendra Patel

**PETITION No.:** V-64

**PHONE:** 770-317-8408

**DATE OF HEARING:** 09-12-12

**REPRESENTATIVE:** Yogendra Patel

**PRESENT ZONING:** GC

**PHONE:** 770-317-8408

**LAND LOT(S):** 596

**TITLEHOLDER:** Ganeshji, Inc.

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Sandy Plains Road, north of Kinjac Drive (2690 Sandy Plains Road).

**SIZE OF TRACT:** 0.67 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** To allow accessory structures (8 x 12 foot "shed," approximately 9 x 29 foot "metal storage building," "20 x 30 foot" metal building," and an approximately 10 x 30 foot "wood storage building") to the side of the primary structure.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Yogendra Patel

**PETITION No.:** V-64

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed roadway improvement project along Sandy Plains Road.

**DEVELOPMENT & INSPECTIONS:** No permits on file for any of the buildings mentioned. The largest building (20 feet x 30 feet) was constructed between 2003 - 2006. The storage building on the property line and attached to the large building was constructed between 2006 - 2009. The wood storage building and the small shed (8 feet x 12 feet) was built in 2010 or later. If variance is approved, buildings must be permitted and inspected. Any wall that is parallel to a property line and closer than 5 feet must be one hour fire rated.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** All accessory structures are located over pre-existing pavement and discharge to an onsite detention pond. No adverse stormwater management issues 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.

**DESIGN GUIDELINES:** No comment.

**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.

**SEWER:** No conflict.

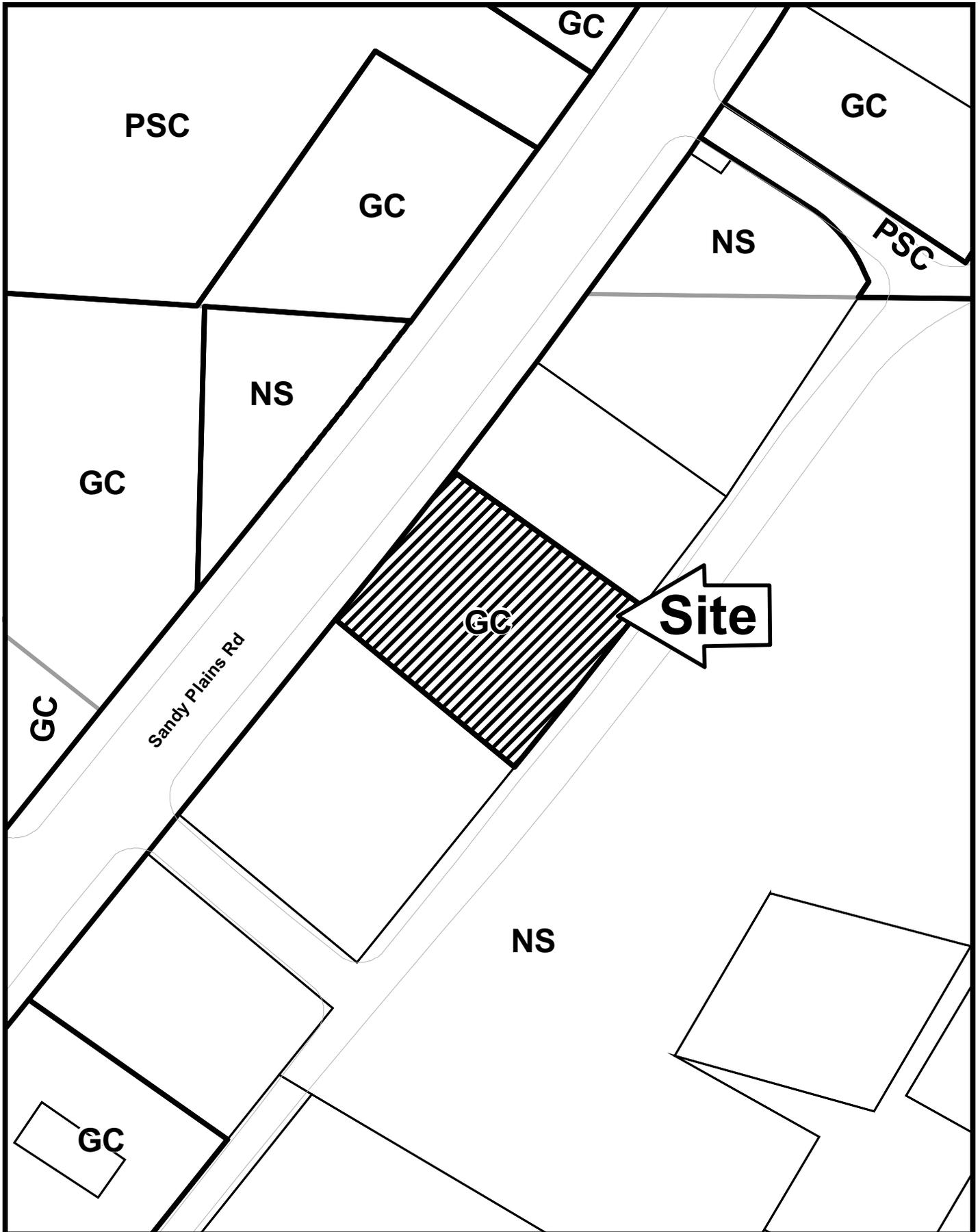
**APPLICANT:** Yogendra Patel

**PETITION No.:** V-64

\*\*\*\*\*

**FIRE DEPARTMENT:** Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process. Visit our website [www.cobbfire.org](http://www.cobbfire.org), click on **Fire Marshal** on the left hand side under Department Information, then click on **Certificate of Occupancy** on the right hand side. Call 770 528-8310 to schedule an appointment for plan review.

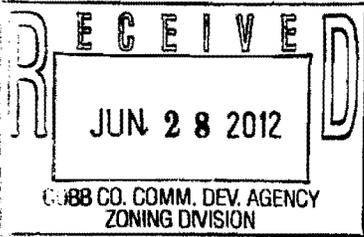
# V-64



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)

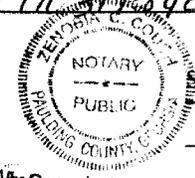
Application No. V-64  
Hearing Date: 9/12/12

Applicant Udendra S. Patel Phone # 770-317-8408 E-mail SKR4YDICKR4YXON2@bellsouth.net

Udendra S. Patel Address 2690 Sandy Plains RD MARIETTA GA 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-317-8408 E-mail SKR4YDICKR4YXON2@bellsouth.net  
(representative's signature)

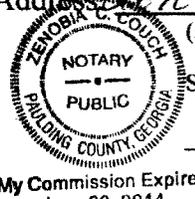
My commission expires: 06/30/2014 Signed, sealed and delivered in presence of: Lenobia C. Coneat  
Notary Public



Titleholder Udendra Patel Phone # 770-317-8408 E-mail SKR4YDICKR4YXON2@bellsouth.net

Signature [Signature] Address 2690 Sandy Plains RD MARIETTA GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 06/30/2014 Signed, sealed and delivered in presence of: Lenobia C. Coneat  
Notary Public



Present Zoning of Property GC

Location 2690 Sandy Plains RD MARIETTA GA 30066 C. Padmont  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 596 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 .67 Shape of Property Square Topography of Property Flat 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 would completely close my business down only source of income for me and my two kids for last 5 years. loss of 10000 value of tools etc that we collected over five years

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_