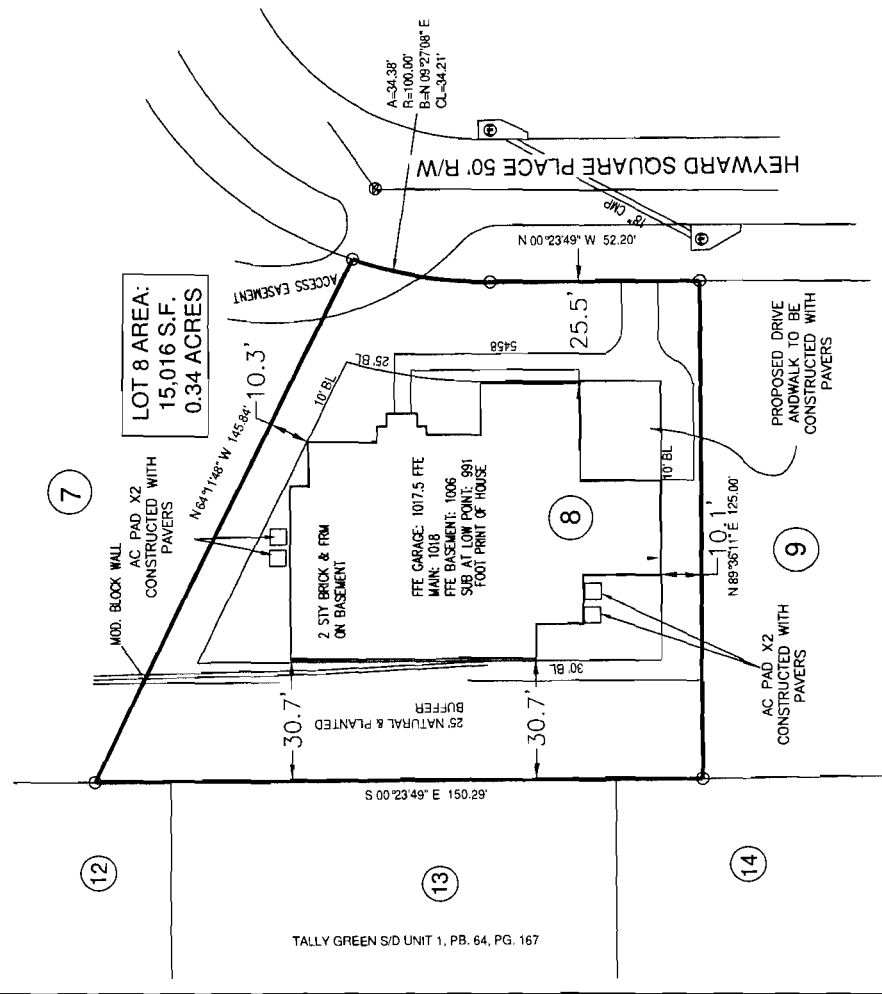


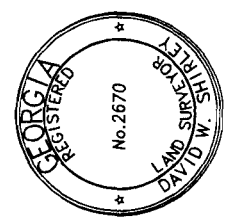
COBB COUNTY RECORD  
 FILED  
 2014 FEB 14 AM 11:00  
 COBB COUNTY ZONING DIVISION

V-29 (2014)



**IMPERVIOUS AREA SUMMARY:**  
 HOUSE 4673 sq sft  
 DRIVE & WALKS: 1275 S.F.(0.60)= 765 S.F.  
 AC PADS X4=36 S.F.(.6)=22 S.F.  
 Note drives, walks & AC pads will be made with pavers, which count as 60% impervious  
 EXISTING MOD. BLOCK WALL = 84 S.F.  
 TOTAL IMPERVIOUS SURFACE: 5544 SQ FT  
 TOTAL LOT AREA 15016 SQ FT  
 5544 / 15016 = 36.92% IMPERVIOUS

- LEGEND**
- MONUMENTED
  - PROPERTY CORNER
  - R/W RIGHT OF WAY
  - - - N/F PRESENT OR FORMER OWNER
  - IPF IRON PIN SET 1/2" REBAR
  - IPF IRON PIN FOUND 1/2" REBAR
  - LL LAND LOT
  - BL BUILDING LINE



PREPARED BY:  
**D&S LAND SURVEYING**  
 150 BOX 4446, CANTON, GA 30114  
 770-250-4446, LSP#000765  
 DRAWING SCALE: 1" = 30'  
 GRAPHIC SCALE: 0' 30' 60'

PLAT OF HOUSE LAYOUT PLAN AND IMPERVIOUS SURFACE CALCULATION:  
 HEYWARD SQUARE SUBDIVISION  
 LOT 8, LAND LOT 226  
 DISTRICT 01, SECTION 01  
 COBB COUNTY GEORGIA  
 PLAT BOOK 250, PAGE 13  
 DATE 02/11/2014  
 PROJ. NO. 13-275

**APPLICANT:** Navkar Builders, LLC **PETITION No.:** V-29  
**PHONE:** 678-523-5997 **DATE OF HEARING:** 04-09-2014  
**REPRESENTATIVE:** Garvis L. Sams, Jr. **PRESENT ZONING:** R-15  
**PHONE:** 770-422-7016 **LAND LOT(S):** 211, 226  
**TITLEHOLDER:** 5458 Heyward Square, LLC **DISTRICT:** 1  
**PROPERTY LOCATION:** On the west side of **SIZE OF TRACT:** 0.34 acre  
Heyward Square Place, west of Lower Roswell Road **COMMISSION DISTRICT:** 2  
(5458 Heyward Square Place).

**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface from 35% to 36.92%.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Navkar Builders, LLC

**PETITION No.:**

V-29

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** All rear downspouts must be directed to yard inlet in rear yard.

**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:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

**APPLICANT:** Navkar Builders, LLC

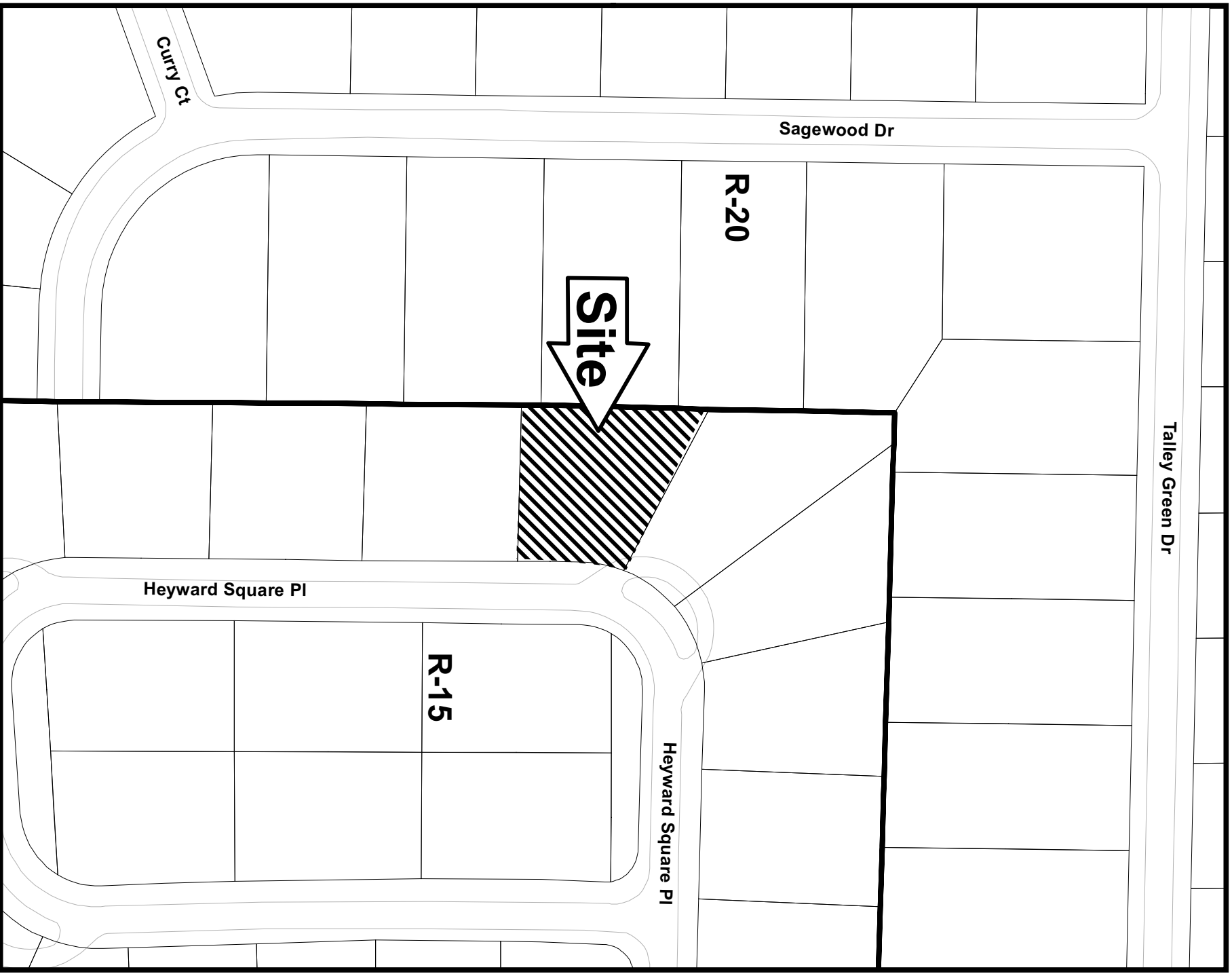
**PETITION No.:**

V-29

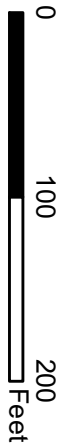
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-29



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-29  
Hearing Date: April 9, 2014

Applicant Navkar Builders, LLC Phone # (678) 523-5997 E-mail kaniska@yahoo.com  
Garvis L. Sams, Jr.  
(representative's name, printed)  
Address Sams, Larkin & Huff, LLP  
376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(street, city, state and zip code)

Phone # (770) 422-7016 E-mail gsams@slhb-law.com

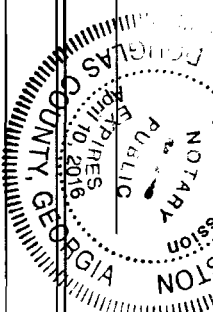
My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of:  
Belvie S. Johnston  
Notary Public



Titleholder 5458 Heyward Square, LLC Phone # (678) 523-5997 E-mail kaniska@yahoo.com

Signature Belvie S. Johnston Address: 2820 Adams Oak Lane, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of:  
Belvie S. Johnston  
Notary Public



Present Zoning of Property R-15  
Location 5458 Heyward Square Place  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 226 District 1st Size of Tract 15,016 sq. ft. 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions precludes the Applicant and Property Owner from fulfilling contractual obligations to cover the porch/deck and constitutes a hardship.

List type of variance requested: A waiver of impervious surface maximum from 35% to 36.92%.

