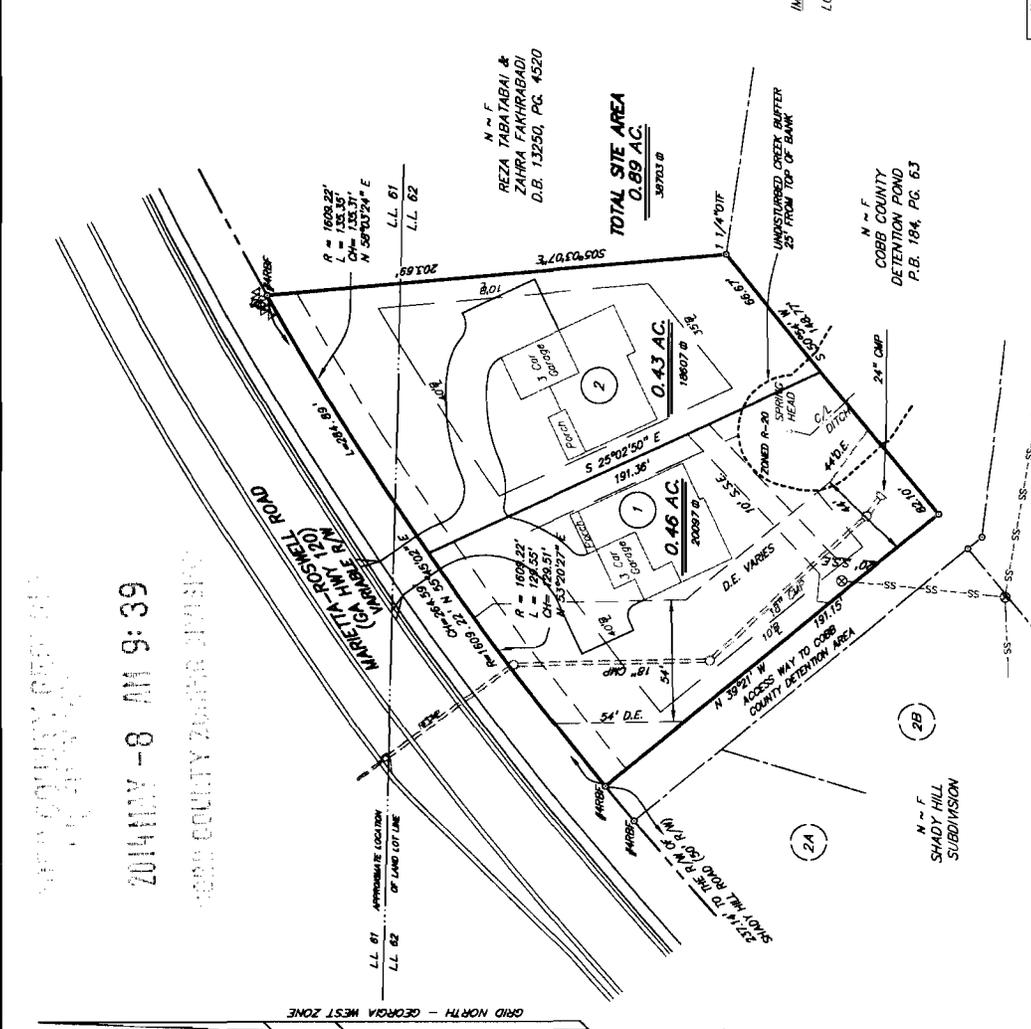


LOCATION MAP 1" = 2000'



IMPERVIOUS AREA DATA		
LOT NO.	AREA (S.F.)	PERCENT/LOT
1	4427	22.0
2	5066	27.3

LOT SPLIT FOR:

PRASANNA KATTA
SHADY HILL SUBDIVISION - LOT 1
PROJECT NO. SPR-2009-00141
LOCATED IN L.L. 61 & 62
1ST DISTRICT, 2ND SECTION
COBB COUNTY, GA.

DATE	REVISIONS
5-02-14	
11-14-10	
DRAWN BY: JCC	
CHECKED BY: JCC	
FIELD BOOK: 563	

Gaskins
ENGINEERING & SURVEYING • LAND PLANNING & ENVIRONMENTAL
1106 Peachtree Springs Rd. Atlanta, Georgia 30084
Phone: (770) 444-2198
www.gaskinspa.com



LEGEND	
⊕	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
⊕	RBS - REINFORCING BAR SET
⊕	RBFF - REINFORCING BAR FOUND
⊕	CRP - CRIMP TOP PIPE FOUND
⊕	OIT - OPEN TOP PIPE FOUND
⊕	R/W MON. - RIGHT-OF-WAY MONUMENT
⊕	TYPE OF TRENCH
⊕	J.B. - JUNCTION BOX
⊕	D.I. - DROP INLET / YARD INLET
⊕	C.B. - CATCH BASIN
⊕	R.C.P. - REINFORCED CONCRETE PIPE
⊕	C.M.P. - CORRUGATED METAL PIPE
⊕	F.F.E. - FINISHED FLOOR ELEVATION
⊕	WATER VALVE
⊕	S.E.W. - SEWER CLEAN OUT
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	H.W. - HEADWALL
⊕	POWERBOX
⊕	STREET ADDRESS
⊕	W - WATER LINE
⊕	U - UNDERGROUND TELEPHONE LINE
⊕	G - GAS LINE
⊕	E - UNDERGROUND ELECTRICAL LINE

DEPARTMENT OF TRANSPORTATION NOTES:
1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/ENGINEER TO RESEARCH AND INCORPORATE ANY AND ALL STIPULATIONS AND/OR COVENANTS MADE IN THE ZONING PROCESS FAILURE TO DO SO SHALL RESULT IN TERMINATION OF THIS DEPARTMENT'S APPROVAL.

- GENERAL NOTES:**
1. DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
 2. NO GEOMETRIES, ARCHITECTURAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
 3. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANNING, OR OTHERS, MAKING IMPROVEMENTS ON ANY PROPERTY WITHOUT THE WRITTEN CONSENT AND RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
 4. PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 200 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE TITLE OF THE FINAL ACCEPTANCE PROCESS.
 5. BUILDING SETBACKS:
FRONT - 40'
SIDE - 10'
REAR - 35'
 6. NO COBB COUNTY MONUMENTS EXIST WITHIN 500' OF THIS SITE.
 7. ZONING ~ R-20
MINIMUM HOUSE SIZE ~ 1,200 S.F.
MAXIMUM IMPERVIOUS ~ 35%

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAN AND IS IN ZONE 2 ACCORDING TO FEMA (F.L.A.) COMMUNITY NUMBER 130033
DATE: 12/09/14
DATE: DECEMBER 16, 2008

LOCATION OF UTILITIES EXISTING OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. PRESCRIPTION AND SURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES AND NOT SHOWN.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,000. ANGULAR PRECISION OF THIS PLAT: 1/720,000. MATTERS OF TITLE ARE EXCEPTED. ACQUIRED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/720,000. MATTERS OF TITLE ARE EXCEPTED.



2014 MAY -8 AM 9:39

COBB COUNTY ZONING DIVISION

APPLICANT: Radha and Prasanna Katta

PETITION No.: V-55

PHONE: 678-778-7681

DATE OF HEARING: 07-09-2014

REPRESENTATIVE: Lee C. Duncan

PRESENT ZONING: R-20

PHONE: 404-886-6962

LAND LOT(S): 61, 62

TITLEHOLDER: Prasanna and Radha M. Katta

DISTRICT: 1

PROPERTY LOCATION: On the south side of Roswell Road, north of Shady Hill Road (4674 Roswell Road).

SIZE OF TRACT: 0.89 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 18, 607 square feet for proposed lot 2.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Radha and Prasanna Katta **PETITION No.:** V-55

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a lot split plat must be recorded prior to the issuance of a building permit. 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 management 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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

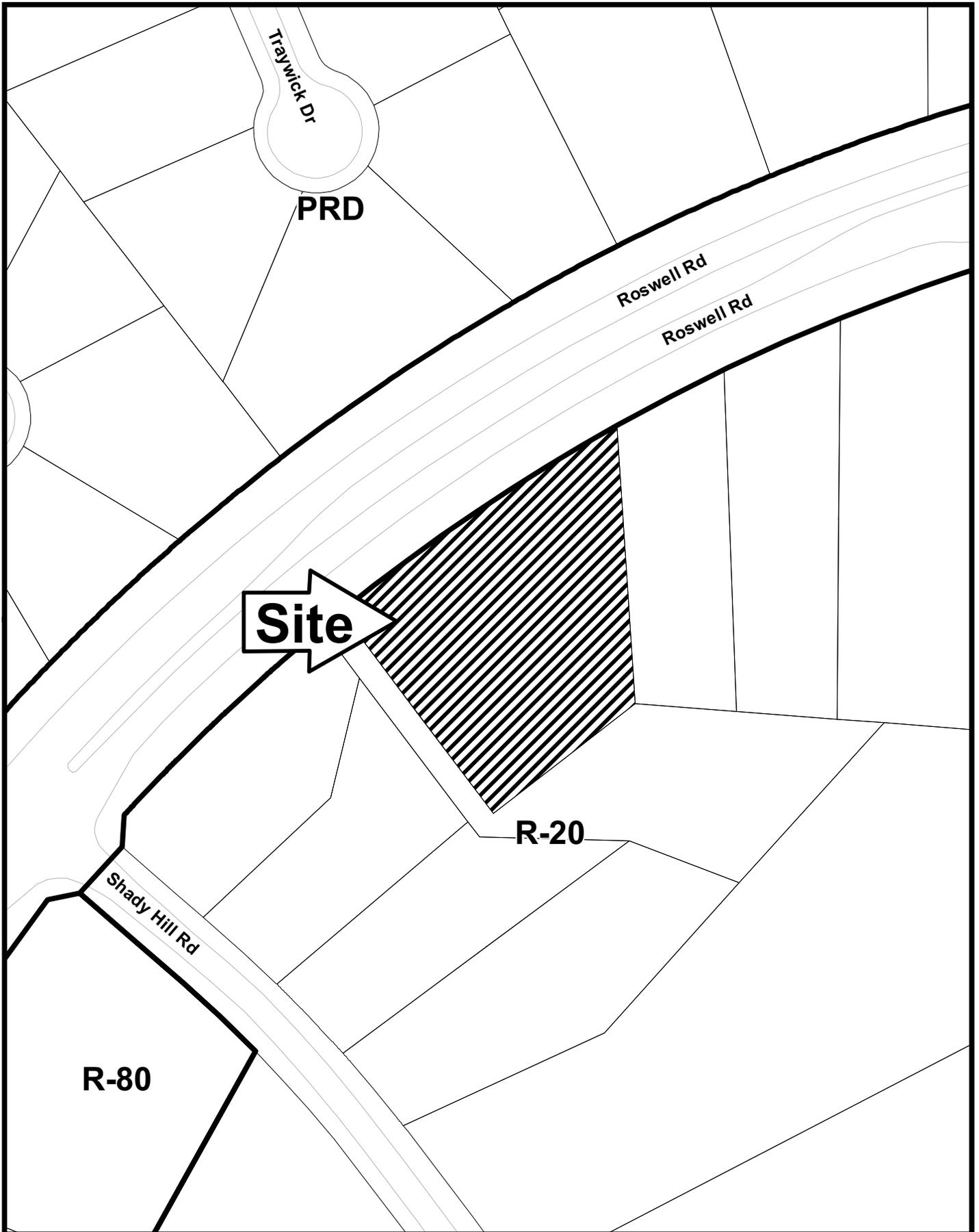
WATER: No conflict.

SEWER: No conflict.

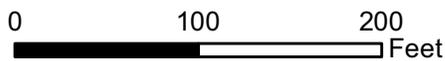
APPLICANT: Radha and Prasanna Katta **PETITION No.:** V-55

FIRE DEPARTMENT: No comments.

V-55



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY BOARD OF ZONING APPEALS

Application for Variance

Cobb County

2014 MAY -8 AM 9:38

(type or print clearly)

Application No. V-55
Hearing Date: 7-9-14

COBB COUNTY ZONING ORDINANCE

Applicant **Radha and Prasanna Katta** Phone # **678-778-7681** E-mail **prasannakatta@gmail.com**

Signature Lee C. Duncan Address **515 Rivercrest Court, Sandy Springs, GA 30328**
(representative's name, printed) (street, city, state and zip code)

Signature Lee C. Duncan Phone # **404-886-6962** E-mail **leecduncan@gmail.com**
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Titleholder **Radha and Prasanna Katta** Phone # **678-778-7681** E-mail **prasannakatta@gmail.com**

Signature Katta Address: **2119 Tigger Trace, Marietta, GA, 30066**
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property **R-20**

Location **4674 Roswell Road, Marietta, GA 30062**
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) **61 and 62** District **1st** Size of Tract **0.89** 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).

Please see attached "Statement of Hardship"

List type of variance requested: **Minimum Lot Square Footage**

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

EXHIBIT
V-55 (2014)

Statement of Hardship

ROSS COUNTY GEOSM
2014 MAY -8 AM 9:39

2014 MAY -8 AM 9:39

This Application for Variance is required to fully comply with the R-20 Zoning. This Application is necessary to allow for a lot size variance from the required 20,000 square feet minimum to the proposed 18,607 square feet. This site is currently zoned R-20. The home sites and associated impervious requirements comply with the requirements for the site. The hardship resulted primarily due to the applicant's appropriate contribution of storm water control capacity to collect incoming, store and purify outgoing that previously had been uncontrolled. This outflow had been infiltrating downstream water bodies unchecked until the applicant, working with the county staff and neighbors, installed the necessary measures to contain outflows. These corrective measures required over a year of continuous and dedicated attention to a matter that prior to the presence of the applicant, were ignored by the previous property owners. After installation of these structures, virtually all the adjacent property owners have acknowledged the benefit of these installations and, as a result, have provided the applicant with their support for this request. In spite of the installation of these measures, the applicant is able to fully comply with one lot and a second lot of 18,607 square feet resulting in 93% of full compliance as far as lot size. The only other encroachment is the driveway on the east side of the property of about 8' into the 10' side yard setback and on the northern encroachment into the 40" building setback is approximately 15'. All setback encroachments are for driveways only and the buildings do not require any encroachment variances. We respectfully request approval of the Board of Zoning Appeals for the Application for Variance.