

V-125
(2014)

OB Designs

CUSTOMER:

AVATAR CONSTRUCTION

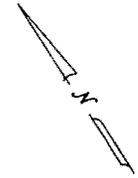
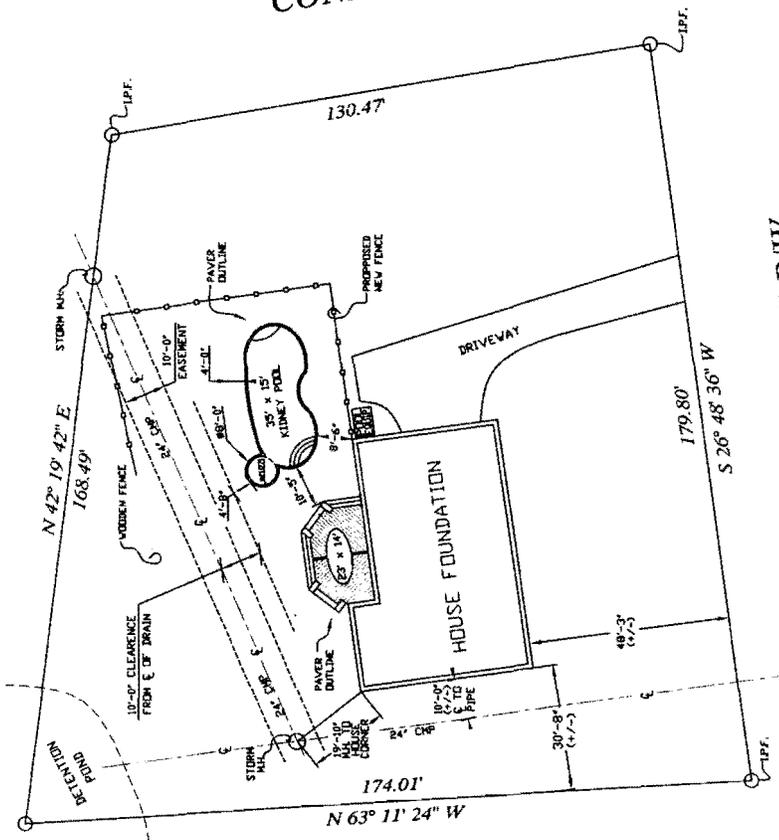
START DATE 10/02/14	COMPLETE DATE 10/08/14	JOB SITE CO. COBB	SHEET NO. 2 OF 4
DESCRIPTION PROPOSED POOL SITE PLAN		STYLE #	

NOTE:
CONTRACTOR MUST CHECK
ALL DIMENSIONS AT SITE

CONNEMARA DRIVE 50' R/W

EXMOOR DRIVE 50' R/W

SCALE:
1" = 30'



10/8/14

APPLICANT: Ramin S. Bayani
PHONE: 770-778-9290
REPRESENTATIVE: Michael Fortunato
PHONE: 404-729-7021
TITLEHOLDER: Ramin S. Bayani and Laura L. Bayani
PROPERTY LOCATION: On the southwest corner of Connenara Drive and Exmoor Drive (4513 Exmoor Drive).

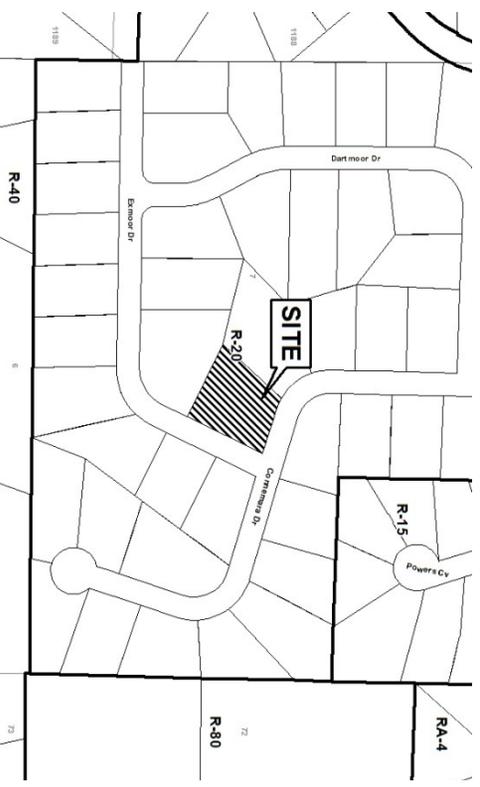
PETITION No.: V-125
DATE OF HEARING: 12-10-2014
PRESENT ZONING: R-20
LAND LOT(S): 7
DISTRICT: 1
SIZE OF TRACT: 0.58 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow an accessory use (proposed swimming pool) to be located closer to the side street right-of-way line than the principal building.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Ramin S. Bayani

PETITION No.:

V-125

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: Pool/spa to be located 14 feet from centerline of adjacent stormdrain line.

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.

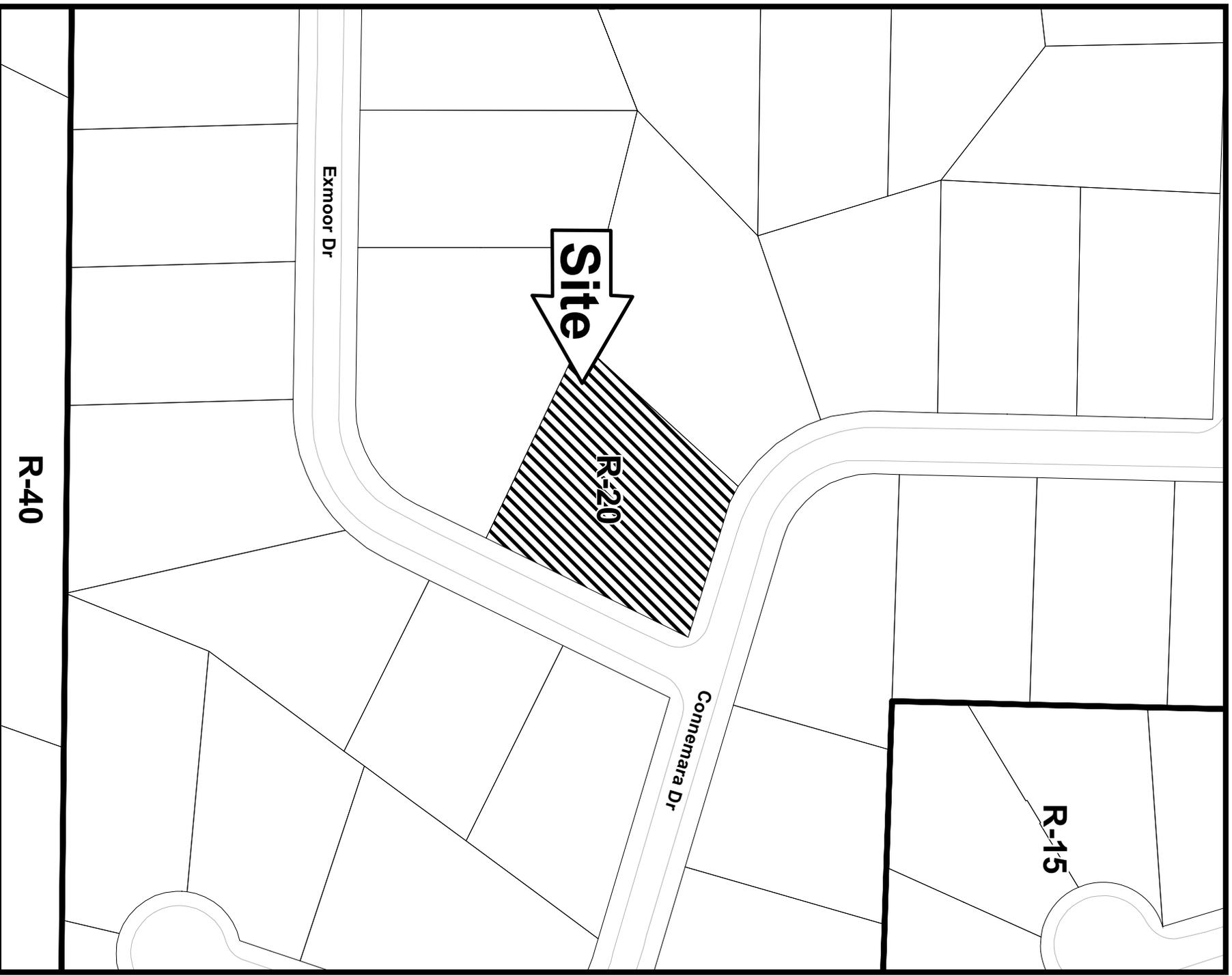
SEWER: No conflict.

APPLICANT: Ramin S. Bayani

PETITION No.: V-125

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-125



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-1125
Hearing Date: 12-10-14

Applicant Ramin S. Bayani Phone # 770-778-9290 E-mail RSB6262@earthlink.net

Representative: Michael Tokewaro Address 504 Indian Hills Pkwy Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-724-7021 E-mail MichaelTokewaro@gmail.com
(representative's signature)

My commission expires: 11-13-2017



*Titleholder Ramin S. Bayani & Laura Roberti Phone # 770-778-9290 E-mail RSB6262@earthlink.net

Signature [Signature] Address: 4513 Emerald Drive Marietta GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-13-2017



Present Zoning of Property R-20

Location 4513 Emerald Dr. NE Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 1st Size of Tract 3/4 - 1 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 [Signature] Shape of Property _____ Topography of Property _____ Other X

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).

List type of variance requested: To have Pool Closed to Road on

Side of House Due to EASEMENT in backyard