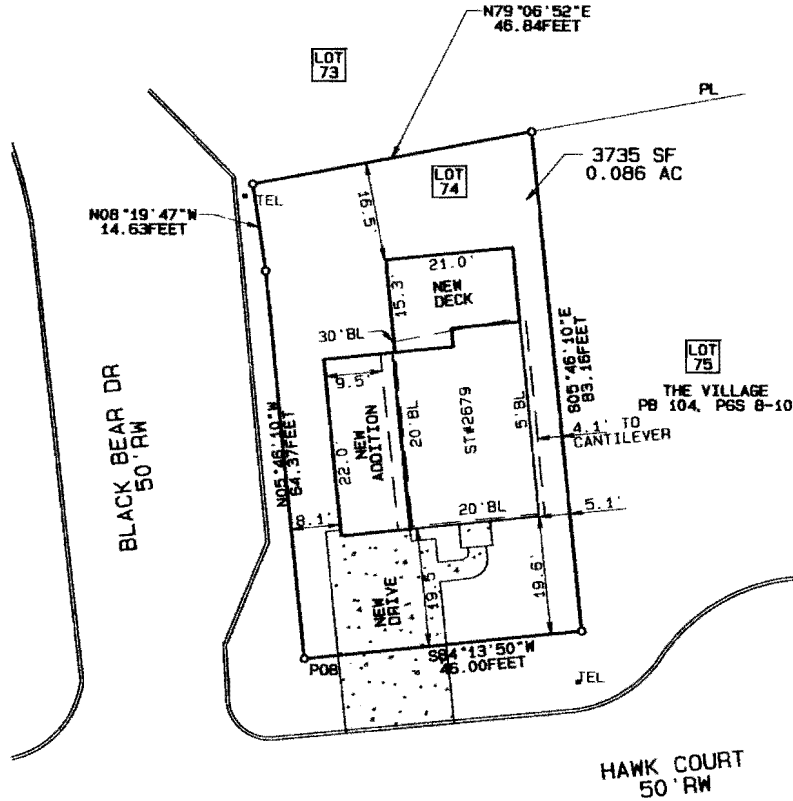


V-45  
(2015)



JAN - 9 2014

**SYMBOLS**

- ⊕ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊗ SEWER MANHOLE
- ⊘ WATER METER
- ⊕ WATER VALVE
- ⊙ UNDERGROUND UTILITY
- ⊠ AIR CONDITIONER
- ⊗ GAS METER
- ⊗ LIGHT POLE
- ⊥ GUY WIRE

**LEGEND**

- BWF - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- CTP - CRIMP TOP PIPE
- CMF - CONCRETE MONUMENT FOUND
- CO - SEWER CLEAN OUT
- OB, PG - O&E BOOK, PAGE
- E- - ELECTRIC LINE
- FH - FIRE HYDRANT
- GW - GUY WIRE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- LL - LAND LOT
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PL - PROPERTY LINE
- PDB - POINT OF BEGINNING
- UP - UTILITY POLE
- R/B - REBAR
- R/W - RIGHT OF WAY
- WF - WOOD FENCE
- WM - WATER METER
- WV - WATER VALVE

**PRECISION NOTE**

THE FIELD DATA DATED 2-04-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,456 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 688,968 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

**FLOOD NOTE:**

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C0136G COBB CO UNINC & INC AREAS 12/16/2008 AS ZONE X

**REFERENCES**

CLERK OF SUPERIOR COURT FOR COBB COUNTY SHOWN AS LOT 74, BLOCK C, THE VILLAGES SUBDIVISION, PLAT BOOK 104, PAGE 8-10

GRAPHIC SCALE 1"=50'



**SURVEYORS NOTES**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS PERFORMED.

SHEET OF  
1 1

DATE: 12-08-2014

JOB#BLACKBEAR  
DRAWN BY BAC

AS-BUILT SURVEY AND SITE PLAN FOR  
Adolfo Diaz

BEING  
2879 Black Bear Dr SE Marietta, GA 30067

LOCATED IN  
LAND LOT 968, DISTRICT 17, SECTION 2  
COBB COUNTY, GEORGIA

Compass Surveying, Inc.

3337 Meadow Gate Lane  
Jonesboro, Georgia 30236  
Tel 404-556-3512  
BCaldwell@CompassSurveying.com  
Survey Firm LSF001073

**APPLICANT:** Abdul Rehman Iqbal Taher  
**PHONE:** 404-936-0252  
**REPRESENTATIVE:** Abdul Rehman Iqbal Taher  
**PHONE:** 770-579-2070  
**TITLEHOLDER:** Abdul Rehman Iqbal Taher  
**PROPERTY LOCATION:** On the northeast corner of  
Black Bear Drive and Hawk Court  
(2979 Black Bear Drive).

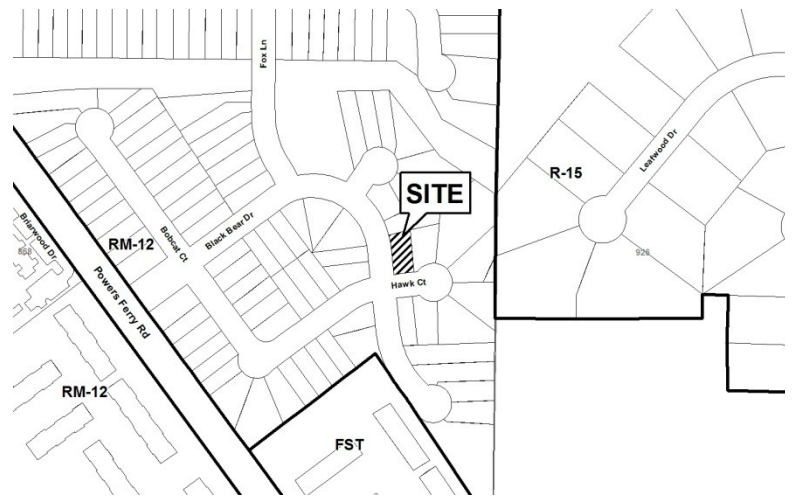
**PETITION No.:** V-45  
**DATE OF HEARING:** 03-11-2015  
**PRESENT ZONING:** RM-12  
**LAND LOT(S):** 868  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.09 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the setback from the required 20 feet to 8 feet from the major side property line  
(previous case V-99 of October 1, 2014 approved 9.5 feet from the major side property line for then shown  
encroachments only).

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

**BOARD OF APPEALS DECISION**

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



**APPLICANT:** Abdul Rehman Iqbal Tahel    **PETITION No.:** V-45

\*\*\*\*\*

**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 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 comments.

**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 (City of Marietta service area).

**SEWER:** No conflict (City of Marietta service area).

**APPLICANT:** Abdul Rehman Iqbal Tahel    **PETITION No.:** V-45

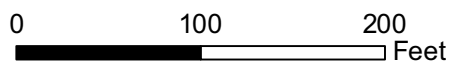
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

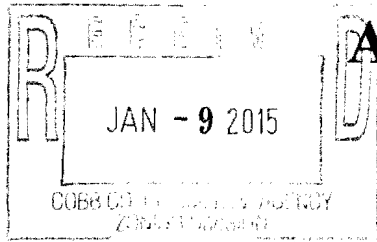
# V-45



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-45  
Hearing Date: 3-11-15

Applicant Abdul Rehman Iqbal Taher Phone # (404) 936-0252 E-mail mit786@hotmail.com

Abdul Rehman I. Taher Address 2979 Black Bear Dr. Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (770) 575-2070 E-mail mit786@hotmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires Notary Public, Cobb County, Georgia  
My Commission Expires October 12, 2017

[Signature]  
Notary Public

Titleholder Abdul Rehman I. Taher Phone # (770) 575-2070 E-mail mit786@hotmail.com

Signature [Signature] Address: 2979 Black Bear Dr. Marietta GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires Notary Public, Cobb County, Georgia  
My Commission Expires October 12, 2017

[Signature]  
Notary Public

Present Zoning of Property RESIDENTIAL Rm-12

Location 2979 BLACK BEAR DR. Marietta GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 74 District \_\_\_\_\_ Size of Tract .854 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).

I NEED THIS VARIANCE, WITHOUT THIS MY GARAGE WILL NOT COMPLETE  
(ADDING GARAGE SIZE 9.5 W X 22.0 DEEP)

AFTER PUTTING UP THE GARAGE WE REALIZED THAT THE CURRENT DIMENSIONS  
DO NOT ALLOW FOR US TO FIT A CAR INTO THE GARAGE & OPEN THE CAR DOORS ON BOTH SIDES.

THIS NEW VARIANCE WILL ALLOW US TO PARK CAR & BE ABLE TO OPEN BOTH CAR DOORS IN THE GARAGE.

List type of variance requested: ADDING GARAGE 9.5 X 22.0

(9.5 W X 22 DEEP)

CONSENT CASES (CONT.)

~~V-29 A & W SIGN COMPANY (Kennesaw Auto Investments, LLC, owner) requesting a variance to allow placement of a sign approximately 60' above the original roof line in Land Lots 172, 173, 208 and 209 of the 20<sup>th</sup> District. Located on the north side of Ernest Barrett Parkway, and on the south side of Auto Park Drive, east of Roberts Boulevard (974 Ernest Barrett Parkway).~~

~~To approve variance request subject to:~~

- ~~• Applicant's attachment 1 (attached and made a part of these minutes)~~
- ~~• Sign renderings contained in the Variance Analysis (attached and made a part of these minutes)~~

V-30 ADOLFO DIAZ (Nor-D, LLC, owner) requesting a variance to waive the setbacks from the required 20 feet to 19.5 feet from the front property line, from the required 5 feet to 4.1 feet from the minor side property line, from the required 20 feet to 17.6 feet from the major side property line, and from the required 30 feet to 28 feet from the rear property line in Land Lot 868 of the 17<sup>th</sup> District. Located on the northeast corner of Black Bear Drive and Hawk Court (2979 Black Bear Drive).

To approve variance request subject to:

- Approval is *only* for the encroachment shown on the site plan received by the Zoning Division February 14, 2014 (attached and made a part of these minutes)
- All construction related debris to be removed by April 23, 2014
- Development and Inspections Division comments and recommendations

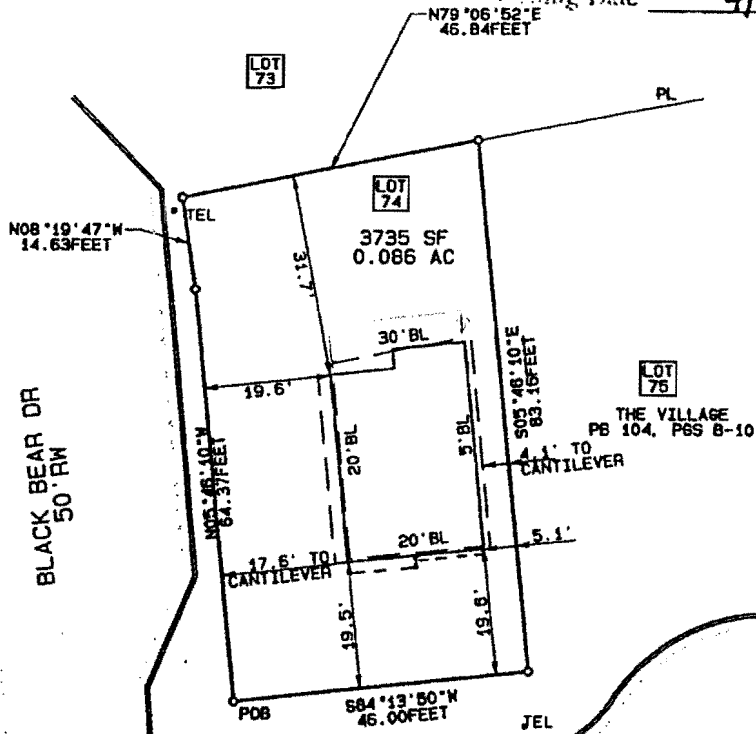
~~V-32 JOHN AND CHRISTIE KINGSTON (John Kingston and Christye Kingston, owners) requesting a variance to: 1) waive side setback for an accessory structure over 650 square feet (One Story Metal Shop) from the required 100 feet to 54 feet adjacent to the eastern property line; and 2) allow a second electrical meter on a single family residential lot in Land Lot 93 of the 19<sup>th</sup> District. Located on the south side of Friendship Church Road, east of Casteel Road (630 Friendship Church Road).~~

~~To approve variance request subject to:~~

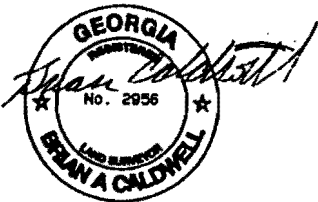
Min. Bk. 19 Petition No. V-30

Doc. Type side 7160

Meeting Date 4/9/14



COBB COUNTY GEORGIA  
2014 FEB 14 PM 1:42  
COBB COUNTY ZONING DEPARTMENT



- SYMBOLS**
- FIRE HYDRANT
  - UTILITY POLE
  - ⊙ SEWER MANHOLE
  - WATER METER
  - ⊥ WATER VALVE
  - ⊙ UNDERGROUND UTILITY
  - ⊠ AIR CONDITIONER
  - ⊠ GAS METER
  - ⊠ LIGHT POLE
  - ⊥ GUY WIRE

- LEGEND**
- BMF - BARBED WIRE FENCE
  - CLF - CHAIN LINK FENCE
  - CTP - CRIMP TOP PIPE
  - CMF - CONCRETE MONUMENT FOUND
  - CO - SEWER CLEAN OUT
  - DB, PG - DEED BOOK, PAGE
  - E- - ELECTRIC LINE
  - FH - FIRE HYDRANT
  - GW - GUY WIRE
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET (1/2" R/B)
  - LL - LAND LOT
  - N/F - NOW OR FORMERLY
  - OTP - OPEN TOP PIPE
  - PL - PROPERTY LINE
  - POB - POINT OF BEGINNING
  - UP - UTILITY POLE
  - R/B - REBAR
  - R/W - RIGHT OF WAY
  - WF - WOOD FENCE
  - WM - WATER METER
  - WV - WATER VALVE

**PRECISION NOTE**

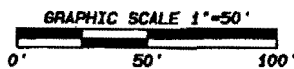
THE FIELD DATA DATED 2-04-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,496 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 688,968 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

**FLOOD NOTE:**

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C01366 COBB CO UNINC & INC AREAS 12/16/2008 AS ZONE X

**REFERENCES**

CLERK OF SUPERIOR COURT FOR COBB COUNTY SHOWN AS LOT 74, BLOCK C, THE VILLAGES SUBDIVISION, PLAT BOOK 104, PAGE 8-10



**SURVEYORS NOTES**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS PERFORMED.



**APPLICANT:** Adolfo Diaz **PETITION No.:** V-30

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Zoning Compliance Inspection failed on 01-31-14 due to non-compliant cantilevers. If allowed to remain, the wall closer than 5 feet to property line would be required to be 1 hour fire rated.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded 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 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:** No comment.

**WATER:** No conflict (Marietta service area).

**SEWER:** No conflict (Marietta service area).

MINUTES OF VARIANCE HEARING  
COBB COUNTY BOARD OF ZONING  
OCTOBER 1, 2014  
PAGE 7

CONSENT AGENDA (CONT.)

V-99 **ADOLFO DIAZ** (Nor-D, LLC, owner) requesting a variance to waive the setbacks from the required 20 feet to 19.5 feet from the front property line, from the required 20 feet to 9.5 feet from the major side property line, and from 30 feet to 28 feet adjacent to the north property line in Land Lot 868 of the 17th District. Located on the northeast corner of Black Bear Drive and Hawk Court (2979 Black Bear Drive).

To approve variance request subject to:

- For encroachments shown on site plan received August 13, 2014 *only* (attached and made a part of these minutes)
- Stormwater Management Division comments and recommendations

~~V-100 **PNC BANK** (SNK Holdings, owner) requesting a variance to: 1) allow an accessory structure (proposed ATM) to be located to the side and front of the principle building; 2) waive the front setback for the proposed ATM from the required 50 feet to 30 feet; and 3) waive the setbacks from the required 50 feet on the front to 38 feet and from the required 30 feet in the rear to 10 feet in Land Lot 1060 of the 16th District. Located on the east side of Roswell Road, south of Robinson Road (2100 Roswell Road).~~

~~To approve variance request subject to:~~

- ~~• For encroachments shown on site plan received August 25, 2014 *only* (attached and made a part of these minutes)~~

V-102 **DAVID W. SCOTT** (David W. Scott and Jean S. Scott, owners) requesting a variance to increase the maximum allowable impervious surface from 45% to 51.6% in Land Lot 746 of the 17th District. Located on the south side of Murren Drive, west of Basque Circle (2104 Murren Drive).

To approve of the variance request subject to:

- For encroachments shown on site plan received August 14, 2014 *only* (attached and made a part of these minutes)
- Letter from Decks and More received August 14, 2014 (attached and made a part of these minutes)

V-99  
(2014)

19 Petition No. V99

Stephan

Marketing Date 10/1/14



**RECEIVED**  
AUG 13 2014  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

NOB \*19' 47" N  
14.63 FEET

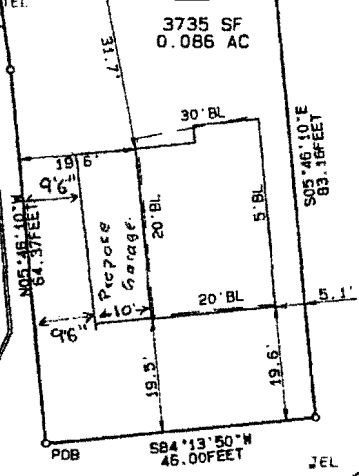
LOT 73

LOT 74

3735 SF  
0.086 AC

LOT 75

THE VILLAGE  
PB 104, PGS 8-10



HAWK COURT  
50' RW



- SYMBOLS**
- FIRE HYDRANT
  - UTILITY POLE
  - ⊙ SEWER MANHOLE
  - WATER METER
  - ⌋ WATER VALVE
  - ⊙ UNDERGROUND UTILITY
  - ⊠ AIR CONDITIONER
  - ⊠ GAS METER
  - ⊠ LIGHT POLE
  - ⌋ GUY WIRE

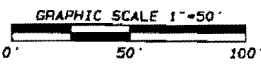
- LEGEND**
- BNF - BARBED WIRE FENCE
  - CLF - CHAIN LINK FENCE
  - CTP - CRIMP TOP PIPE
  - CMF - CONCRETE MONUMENT FOUND
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  - R/W - RIGHT OF WAY
  - WF - WOOD FENCE
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**PRECISION NOTE**  
THE FIELD DATA DATED 2-04-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,456 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 688,958 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

**FLOOD NOTE:**  
THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C0136G COBB CO UNINC & INC AREAS 12/16/2008 AS ZONE X

**REFERENCES**  
CLERK OF SUPERIOR COURT FOR COBB COUNTY SHOWN AS LOT 74, BLOCK C, THE VILLAGES SUBDIVISION, PLAT BOOK 104, PAGE 8-10

**SURVEYORS NOTES**  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS PERFORMED.



SHEET 1 OF 1  
DATE: 2-02-2014

AS-BUILT SURVEY FOR  
**Adolfo Diaz**  
BEING  
2979 Black Bear Dr SE Marietta, GA 30067

**Compass Surveying, Inc.**  
9337 Meadow Gate Lane  
Jonesboro, Georgia 30236  
Tel 404-550-9512  
BCaldwe1@CompassSurveying.com  
Survey Firm LSF001073

JOB#BLACKBEAR  
DRAWN BY BAC

LOCATED IN  
LAND LOT 868, DISTRICT 17, SECTION 2  
COBB COUNTY, GEORGIA

APPLICANT: Adolfo Diaz PETITION No.: V-99

\*\*\*\*\*

**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 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:** If approved, garage downspouts should be discharged to driveway and away from adjacent sideyard slope.

**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 (Marietta service area).

**SEWER:** No conflict (Marietta service area).