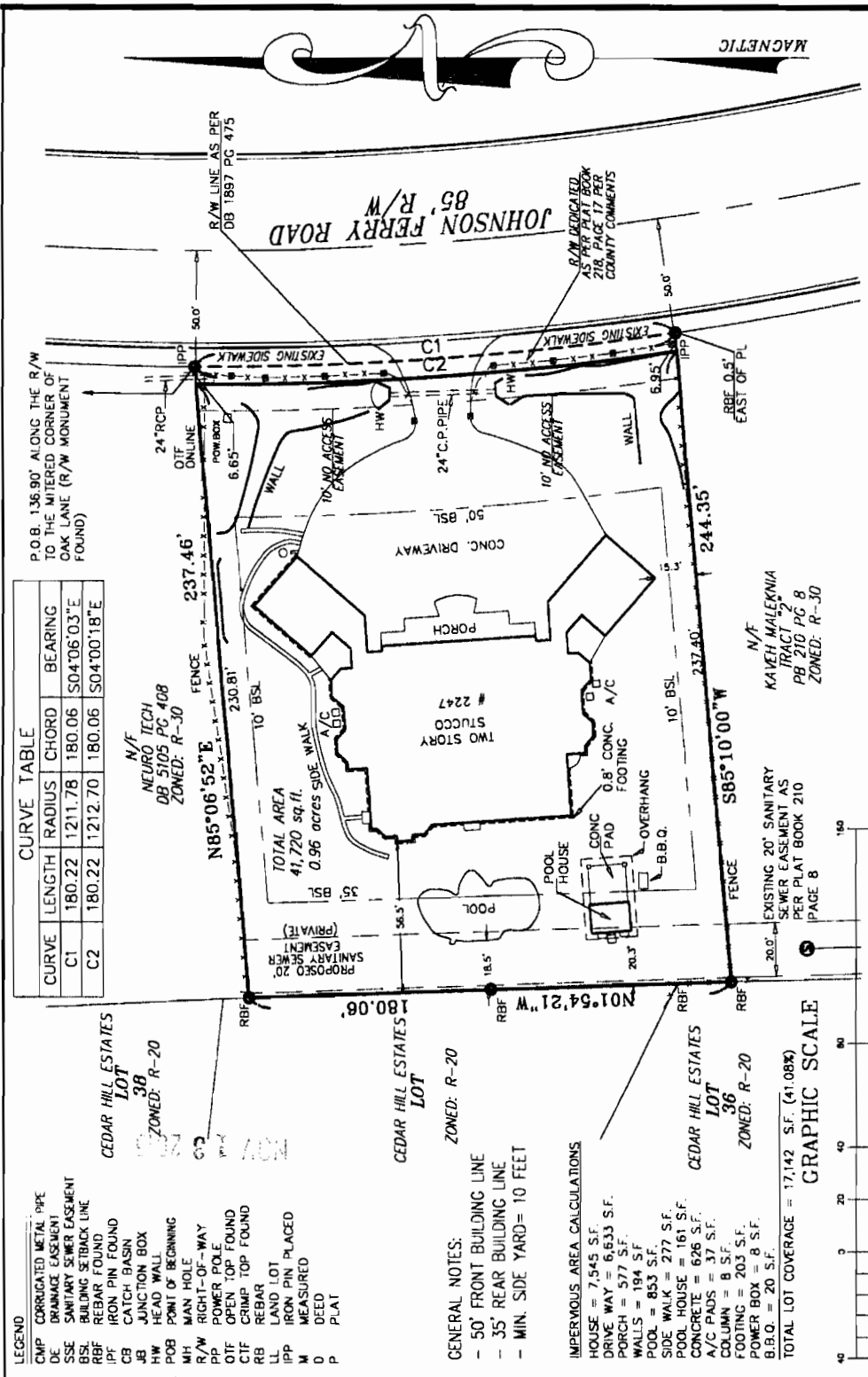


DATE 10/28/2015		OWNER / PURCHASER <b>PARVIZ ABEDI</b>	SCALE 1" = 40'
LAND LOT 688		16th DISTRICT	2nd SECTION
COBB COUNTY, GEORGIA		BLOCK	UNIT
AREA OF LOT: 41,720 S.F.		SUBDIVISION	
SOLAR LAND SURVEYING COMPANY			
ALL MATTERS PERTAINING TO THIS SURVEY ARE TO BE REFERRED TO THE SURVEYOR.			
BOX 723993 ATLANTA, GEORGIA 31139-0993		PHONE (770) 794-9055 FAX (770) 794-9052	
PLAT BOOK 218 PAGE 17		DEED BOOK 1892 PAGE 475	



JOB NUMBER: 15-04939



**PLAT CERTIFICATION NOTICE**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECONVEYANCE BY THE SURVEYOR MAKING SAID PERSON, PERSONS OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND ACCORDS WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS BY GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-72.

**NOTE:** ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION CONCERNING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN FINAL LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ANY INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

**APPLICANT:** Parviz Abedi  
**PHONE:** 404-376-5601  
**REPRESENTATIVE:** Busch, Reed, & Jones, P.C.  
**PHONE:** 770-424-1934  
**TITLEHOLDER:** Parviz Abedi and Zeinab Abedi  
**PROPERTY LOCATION:** On the west side of  
Johnson Ferry Road, south of Oak Lane  
(2247 Johnson Ferry Road).

**PETITION No.:** V-18  
**DATE OF HEARING:** 01-13-2016  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 688  
**DISTRICT:** 16  
**SIZE OF TRACT:** 0.96 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the maximum allowable impervious surface from 35% to 41.08%; and 2) waive the rear setback for an accessory structure under 650 square feet (approximately 375 square foot pool house) from the required 35 feet to 20 feet.

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

**BOARD OF APPEALS DECISION**

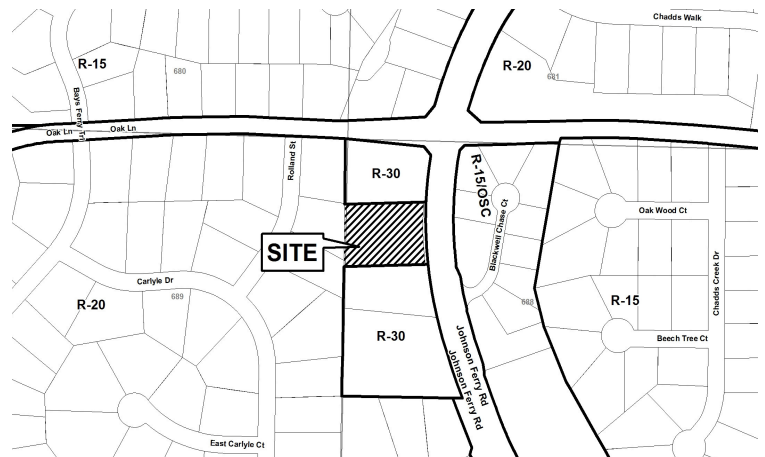
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



**APPLICANT:** Parviz Abedi **PETITION No.:** V-18

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Renewal of pool permit and pool house permit required.

**SITE PLAN REVIEW:** If this variance request is approved, a plat must be recorded with the Clerk of Superior Court showing all improvements on the lot and referencing the variance case. 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:** This parcel is already significantly over the 35% impervious coverage limit for an R-20 lot. Adding additional coverage will only increase the site runoff from the parcel. Runoff mitigation on this lot would be difficult since all of the roofing is terracotta tile and there are no gutters or downspouts to collect the roof runoff. However, a combination of reducing the oversized entry drive and conversion to pervious pavers would allow the parcel to meet the 35% coverage limit and still allow for a 1,000 to 1,500 square foot pervious paver pool deck.

**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:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

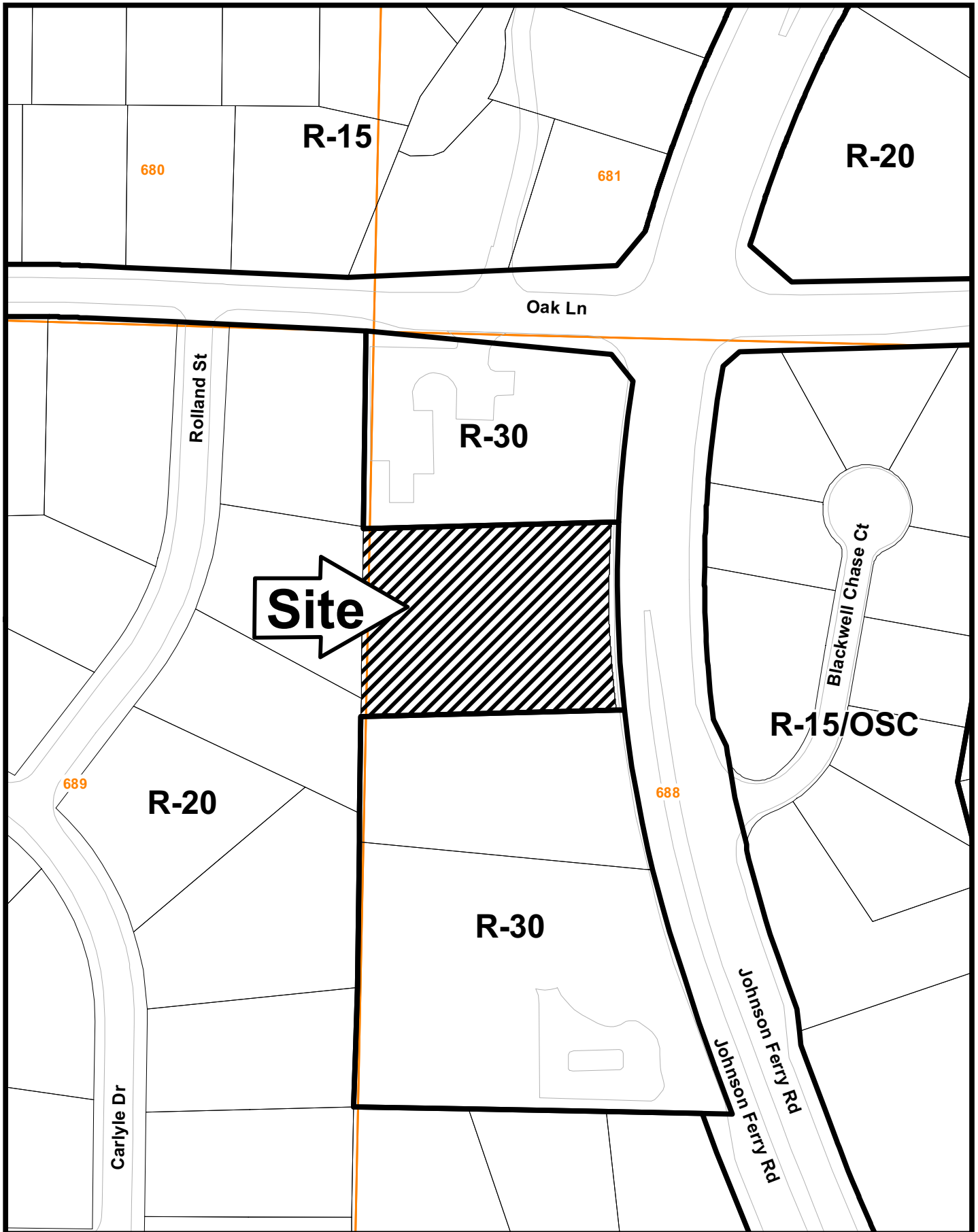
**SEWER:** No conflict.

**APPLICANT:** Parviz Abedi **PETITION No.:** V-18

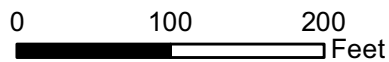
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-18



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

NOV 13 2015

(type or print clearly)

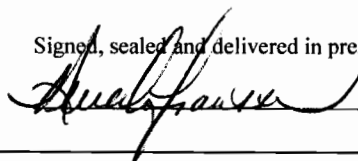
Application No. V-18  
Hearing Date: 1-13-16

Applicant Parviz Abedi Phone # 404-376-5601 E-mail parvizabedi@aol.com

Busch Reed & Jones, P.C. Address 639 Whitlock Ave., Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

C. C. Close Phone # 770-424-1934 E-mail cclose@buschreed.com  
(representative's signature)

Signed, sealed and delivered in presence of:



Notary Public

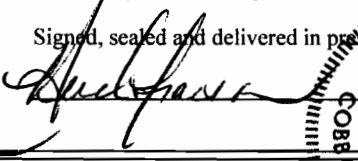


My commission expires: 7.26.16

Applicant Parviz Abedi + Phone # 404-376-5601 E-mail parvizabedi@aol.com

ZEINAB Abedi Address: 2247 Johnson Ferry Rd, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public



My commission expires: 8.26.16

Present Zoning of Property R-20

Location 2247 Johnson Ferry Road, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 688 District 16th Size of Tract 0.96 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 0.96 ac 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Property owner seeking variance from Cobb County to exceed 35% impervious surface limit in order to complete swimming pool.

List type of variance requested: Waive impervious surface from 35% to 41%