

APPLICANT: Kamruz Zaman
PHONE: 678-862-2004
REPRESENTATIVE: Lori Lamb Kingery
PHONE: 770-500-7458
TITLEHOLDER: Royal Green Inc.
PROPERTY LOCATION: On the west side of Sandy Plains Road, south of Post Oak Tritt Road (2715 Sandy Plains Road).

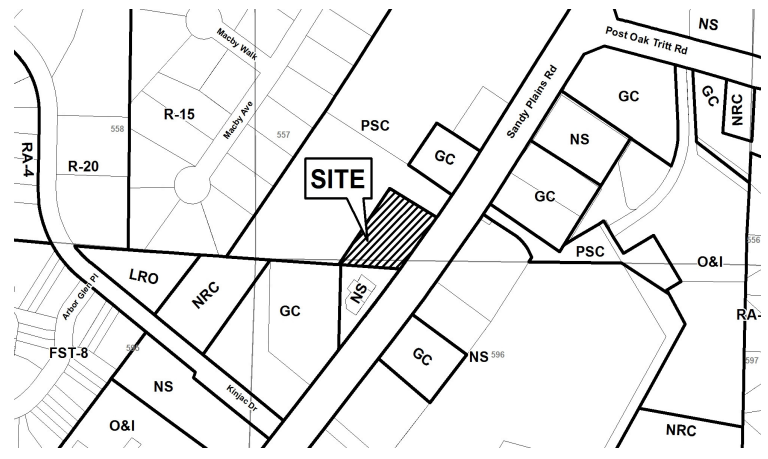
PETITION No.: V-125
DATE OF HEARING: 9-14-2016
PRESENT ZONING: GC
LAND LOT(S): 557, 596
DISTRICT: 16
SIZE OF TRACT: 0.86 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to four (4) feet; 2) Waive the minimum number of parking spaces from the required 22 spaces to 10 spaces; and 3) waive the maximum allowable impervious surface from the required 70% to 95%.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Kamruz Zaman **PETITION No.:** V-125

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. The proposed improvements will result in only a 500 square foot increase (1%) in impervious coverage over existing conditions.

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 site is not within the boundaries of approved designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this or adjacent land lot.

WATER: No conflict

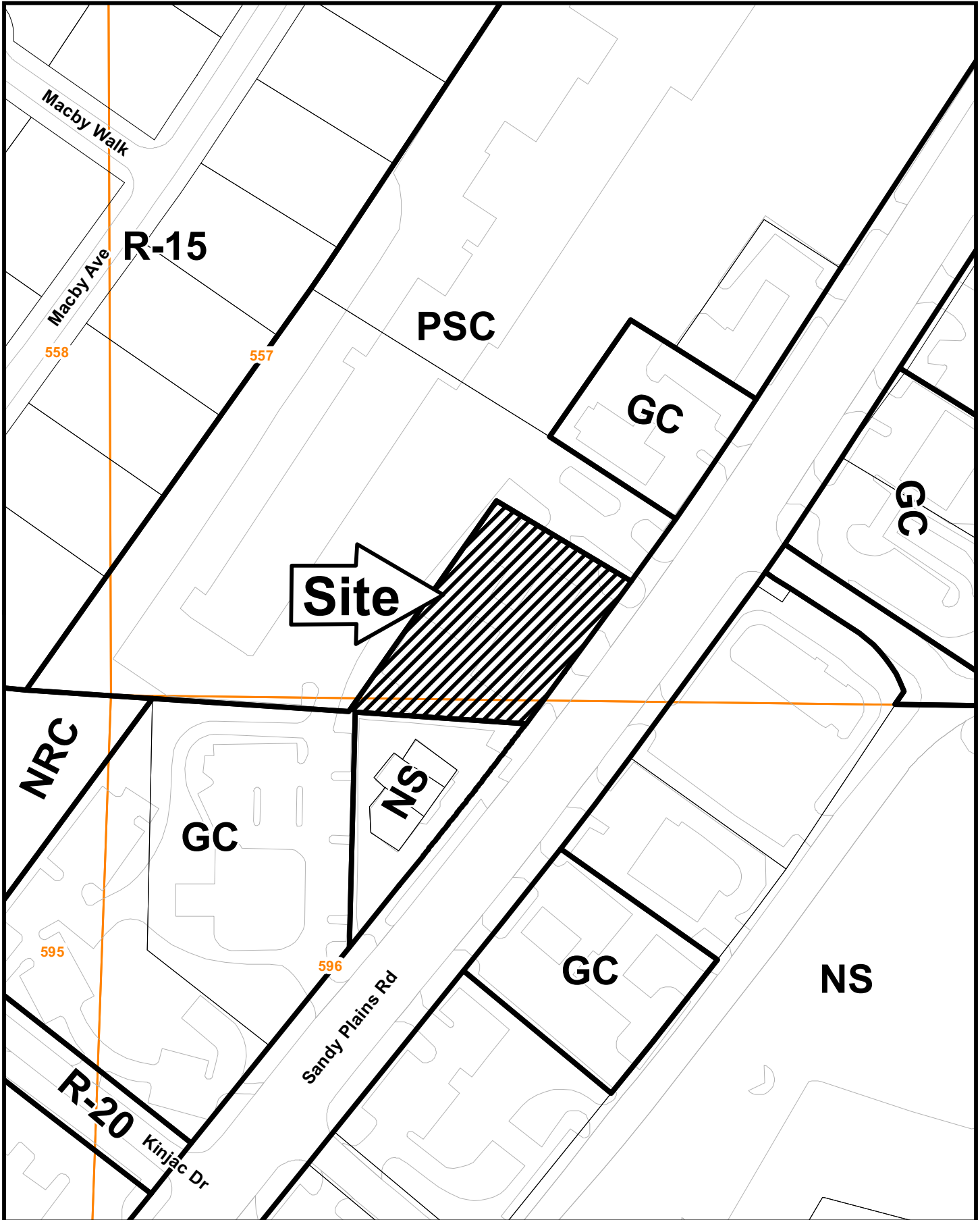
SEWER: No conflict

APPLICANT: Kamruz Zaman

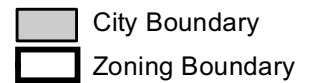
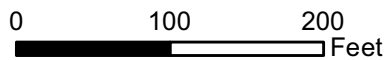
PETITION No.: V-125

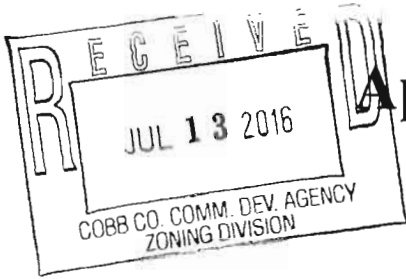
FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-125-2016 GIS



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





Application for Variance Cobb County

(type or print clearly)

Application No. V-125
Hearing Date: 9-14-14

Applicant KAMRUZ ZAMAN Phone # 678-862-2004 E-mail KZAMAN@COMCAST.NET
770-500-7458

LORI LAMB KINGERY Address 2673 HERNDON ROAD, LAWRENCEVILLE
(representative's name, printed) (street, city, state and zip code) GA 30043

Lori Lamb Kingery Phone # 770-500-7458 E-mail LORILAMB111@yahoo.com
(representative's signature)

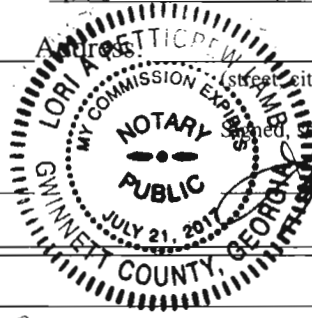
Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Titleholder KAMRUZ ZAMAN Phone # 678-862-2004 E-mail KZAMAN@comcast.net

Signature KZaman
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 7-21-17 Signed, sealed and delivered in presence of: _____ Notary Public



Present Zoning of Property GC

Location 2715 SANDY PLAINS ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 557 District 16 Size of Tract 0.86 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 _____

Does the property or this request need a second electrical meter? YES _____ NO _____

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:

- EXISTING BUILDING IS INSIDE 30-FT BSL, THE ADDITION WOULD CONTINUE THE BUILDING LINE, IF NOT ADDITION WOULD RUN INTO GAS PUMPS

List type of variance requested: REAR SETBACK VARIANCE

PARKING VARIANCE
SIGN VARIANCE