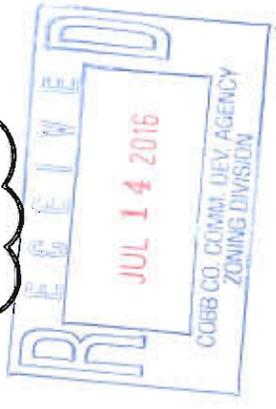
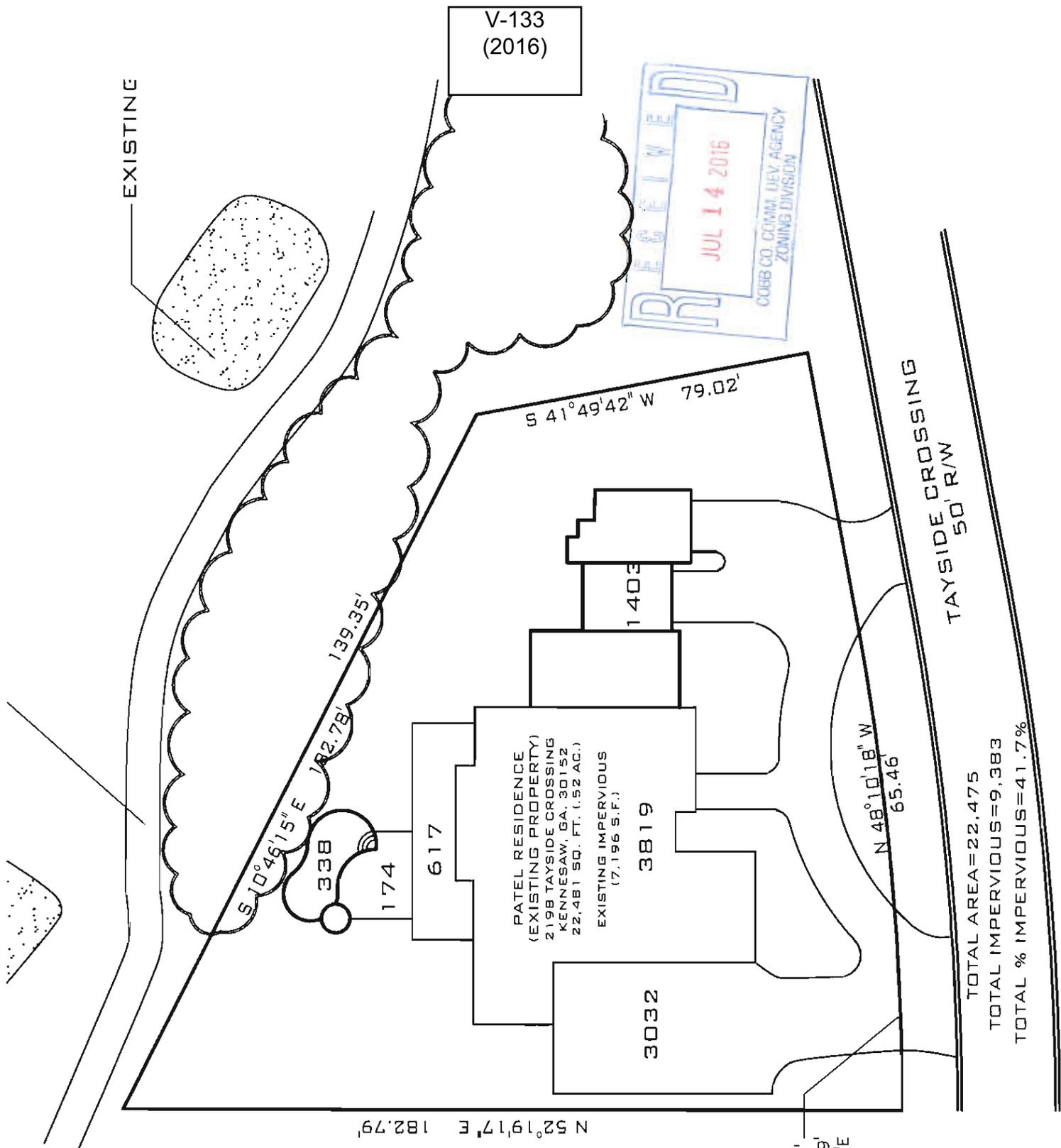


V-133
(2016)



EXISTING



PATEL RESIDENCE
(EXISTING PROPERTY)
2198 TAYSIDE CROSSING
KENNESAW, GA, 30152
22,481 SQ. FT. (.52 AC.)
EXISTING IMPERVIOUS
(7,196 S.F.)

N 52°19'17" E 182.79'

L=113.65'
CD=113.49'
S 42°57'44" E
R=625'

S 10°46'15" E 182.78'
139.35'

S 41°49'42" W 79.02'

N 48°10'18" W
65.46'

TAYSIDE CROSSING
50' R/W

TOTAL AREA=22,475
TOTAL IMPERVIOUS=9,383
TOTAL % IMPERVIOUS=41.7%

174

338

617

1403

3819

3032

APPLICANT: Satyem Patel

PETITION No.: V-133

PHONE: Not Given

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-20/OSC

PHONE: 770-429-1499

LAND LOT(S): 242

TITLEHOLDER: Satyem Patel and Bindi Shah

DISTRICT: 20

PROPERTY LOCATION: On the east side of
Tayside Crossing, northeast of Stilesboro Road
(2198 Tayside Crossing).

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 42%.

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

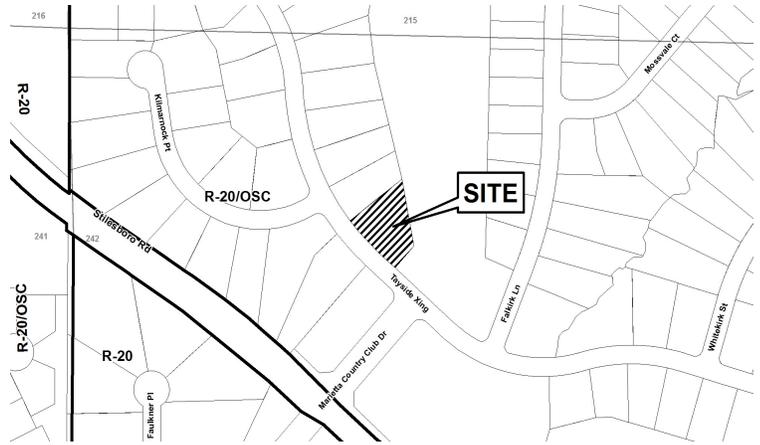
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Satyem Patel

PETITION No.: V-133

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: The proposed site plan is significantly higher (36%) than both the average house footprint and overall lot impervious coverage for the surrounding residences. If this variance is approved, pervious pavers should be required for the proposed pool deck and all additional paving. Elimination of the circular driveway would also help reduce the increase in impervious coverage. Approval should be subject to installation of dry-well(s) to mitigate the impervious overage with site plan to be approved by Stormwater Management Division prior to permitting.

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 located in this, or adjacent land lot.

WATER: No conflict

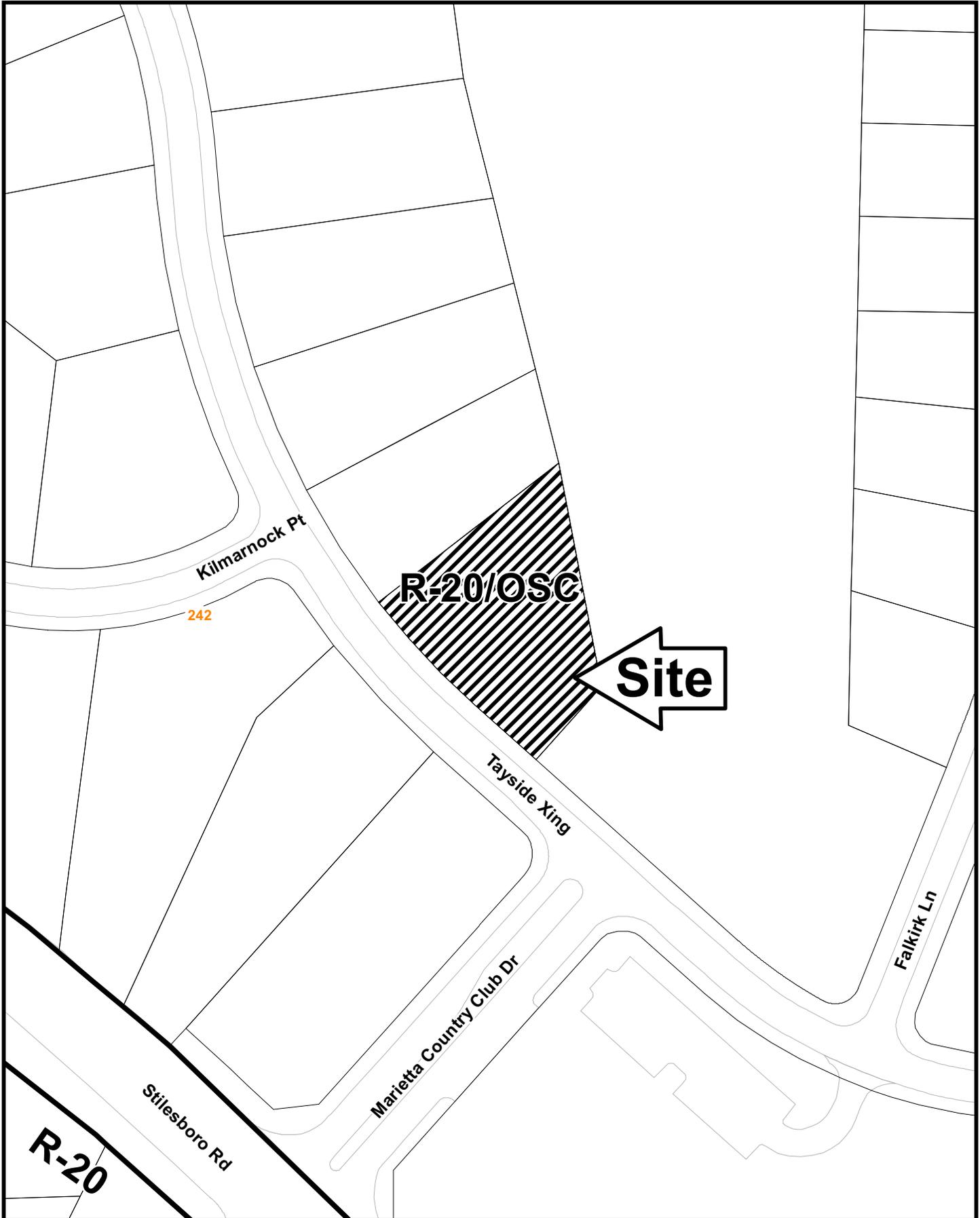
SEWER: No conflict

APPLICANT: Satyem Patel

PETITION No.: V-133

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-133-2016 GIS



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

0 100 200 Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-133 (2016)
Hearing Date: 09/14/2016

Applicant Satyem Patel Phone # _____ E-mail sam@mrepropertiesandinvestments.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:
[Signature]
Notary Public



My commission expires: January 20, 2019

Titleholder Bindi Shah and Satyem Patel Phone # _____ E-mail sam@mrepropertiesandinvestments.com
Signature See Attached Exhibit "A" Address: 2198 Tayside Crossing, N.W.
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property R-20/OSC

Location 2198 Tayside Crossing, N.W.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 242 District 20th Size of Tract 0.52 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 X Topography of Property _____ Other X

Does the property or this request need a second electrical meter? YES _____ NO 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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Increase the maximum impervious surface area from thirty-five (35) percent to forty-two (42) percent. (See § 134-197(11)(f)).