



**APPLICANT:** BJ Mann and Kallol Nandi

**PETITION No.:** V-140

**PHONE:** 770-318-9686

**DATE OF HEARING:** 10-12-2016

**REPRESENTATIVE:** BJ Mann

**PRESENT ZONING:** R-20

**PHONE:** 770-318-9686

**LAND LOT(S):** 979, 1038

**TITLEHOLDER:** Kallol Nandi and Banhi Nandi

**DISTRICT:** 16

**PROPERTY LOCATION:** At the western terminus of Highbury Lane, north of Robinson Road (913 Highbury Lane).

**SIZE OF TRACT:** 0.51 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 25 feet to 22 feet; and 2) waive the side setback from the required 10 feet to eight (8) feet adjacent to the southern property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

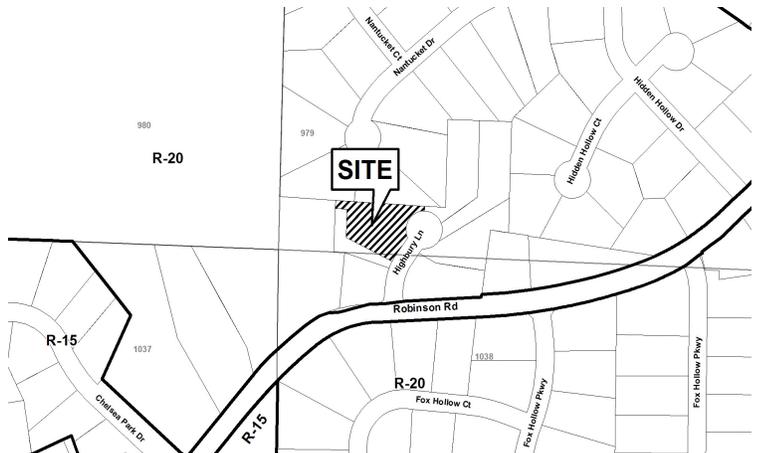
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments

**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 along with any approved setback reductions, 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 impacts 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 for V-134 –V-146.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

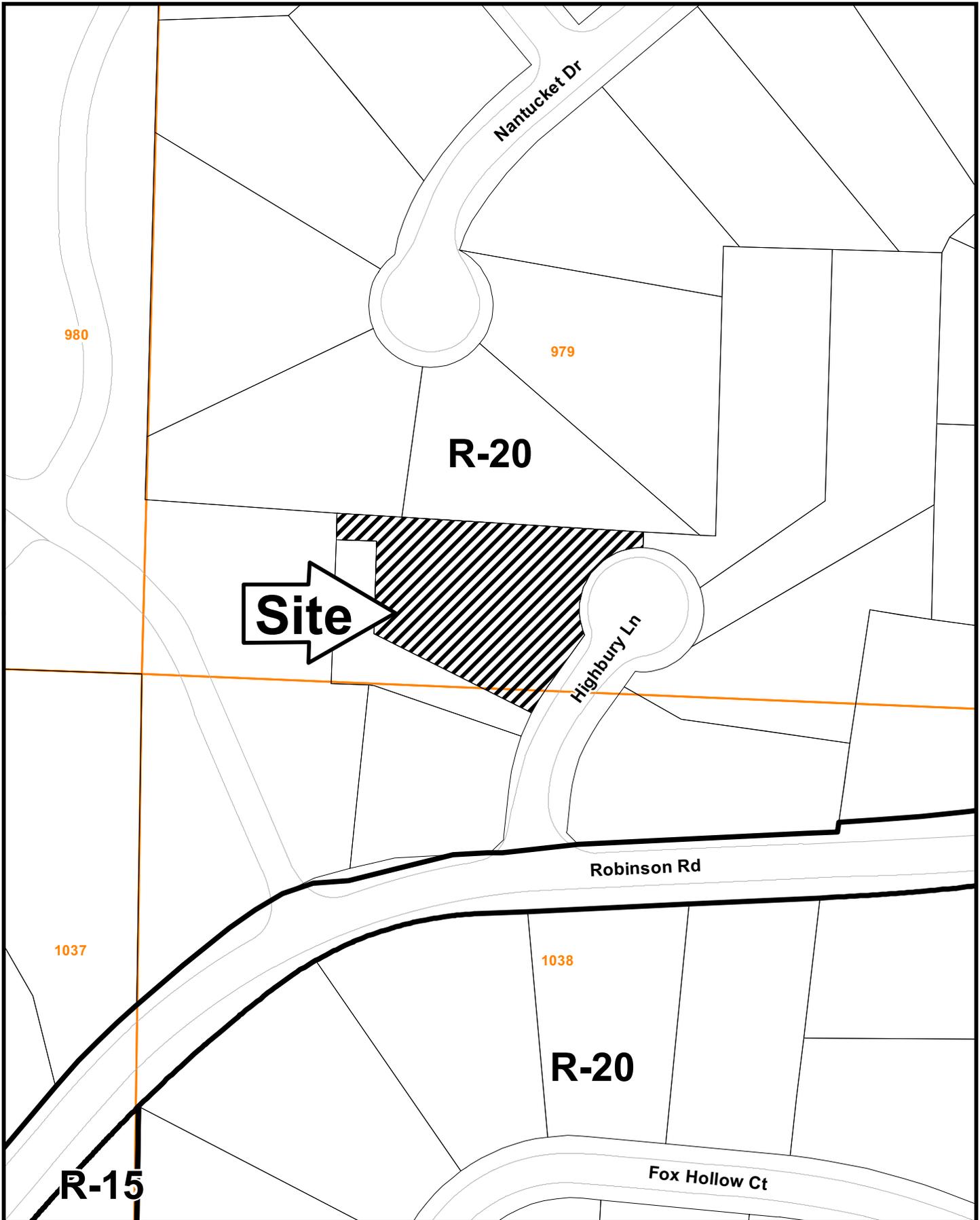
**SEWER:** No conflict

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**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-140-2016 GIS



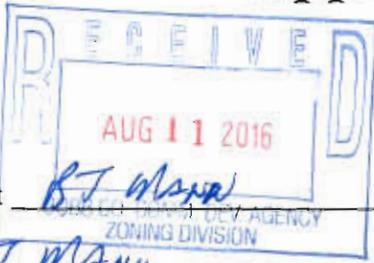
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary  
Zoning Boundary

# Application for Variance

## Cobb County



(type or print clearly)

Application No. V-140  
Hearing Date: 10-12-16

Applicant BT Mann Phone # 770-318-7686 E-mail bjmann@jackson-batleygroup.com  
BT MANN Address 3446 Windsor Hill Ste M #375 Flowery Branch, GA 30542  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 3/15/17 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder BAMBI NANDI Phone # 678-520-7960 E-mail BNANDI@WITECHS.COM  
Signature [Signature] Address: 913 Highway Ln Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/15/17 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property R-20  
Location 913 Highway Lane, Marietta GA 30068  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 979 District 16th Size of Tract 0.503 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:

Expense to modify existing foundation  
Can't build back original plans w/out variance.

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_