

**AUGUST 15, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM 034

To consider granting a Special Exception for a reduction of lot size as recommended by the Board of Zoning Appeals from their July 12, 2017 Variance Hearing regarding Variance Application V-68 Narden Kaldani.

BACKGROUND

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on July 28, 2015, Section 134-94(a)(5), the Board of Commissioners shall consider granting a Special Exception for reduction of lot size and public road frontage, after approval by the Board of Zoning Appeals. The Variance Analysis is attached for review. The Board of Zoning Appeals considered this appeal at the July 12, 2017 Variance Hearing and recommended approval of the Special Exception.

STAFF COMMENTS

See variance analysis.

RECOMMENDATION

The Board of Commissioners consider granting a Special Exception for the reduction of lot size as recommended by the Board of Zoning Appeals.

ATTACHMENTS

Variance analysis

JUN:16 524

SURVEY DATA
 TYPE OF SURVEY: TOPOGRAPHIC
 SOURCE OF TITLE DESCRIPTION FROM SUBJECT PROPERTY: JOB 13324 PG 616
 PROPERTY OWNER AT TIME OF SURVEY: RAY SHEPPARD
 PARCEL NUMBER: 16098500070
 EAST PROPERTY LINE IS BEARING BASIS FROM FB 257 PG 96
 TOTAL AREA: 36,002.50 FT. 0.826 AC
 CALCULATED PLAT CLOSURE: 1.196(92)

FIELD DATA

DATE OF FIELD SURVEY 11-1-2016

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.016 FEET.

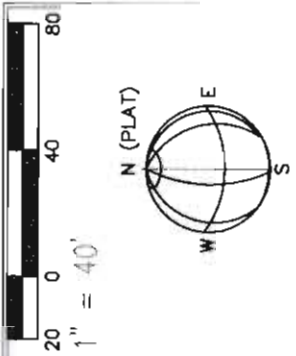
EQUIPMENT
 ELECTRONIC TOTAL STATION

EXISTING ZONING R-20

VARIANCE REQUESTED FOR WALK ACCESS TO 20 FEET AND LOT AREA TO BE ADJUSTED

AREA - 16,401
 ACRES - 0.3765
 ZONED - R-20

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY, GEORGIA 130670075H EFFECTIVE DATE NOVEMBER 2, 2012.



LEGEND

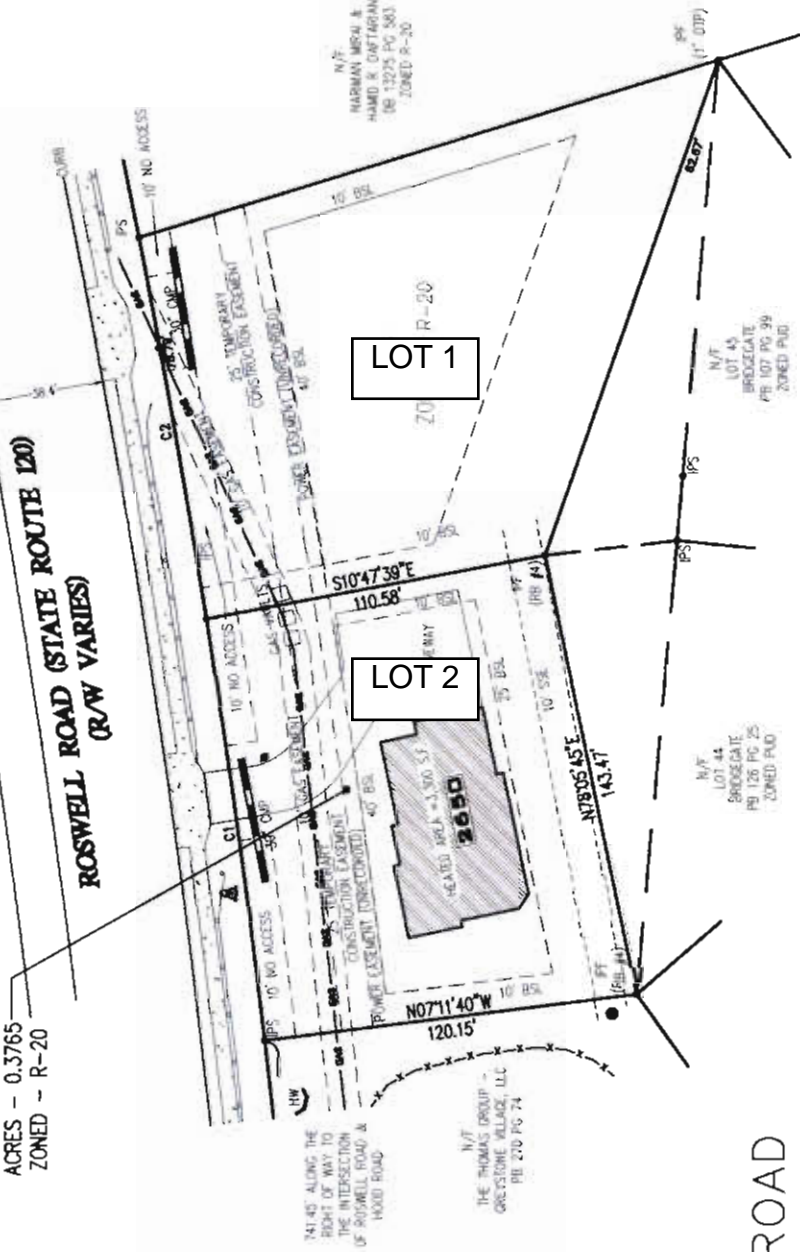
- EDP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LM LIGHT METER
- LP LIGHT POLE
- CONCRETE PAD

V-68
(2017)



FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	136.07	3339.13	136.06	N81°58'02"E
C2	123.94	3339.05	123.93	N79°44'14"E

VARIANCE PLAN FOR
 2650 ROSWELL ROAD
 COBB COUNTY, GEORGIA
 LAND LOT 985, DIST 16, SECT 2
 DATE: MARCH 9, 2017
 REVISED 5-5-17

APPLICANT: Narden Kaldani

PETITION No.: V-68

PHONE: 678-665-1219

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Narden Kaldani

PRESENT ZONING: R-20

PHONE: 678-665-1219

LAND LOT(S): 985

TITLEHOLDER: Leona Badalian and Narden Kaldani

DISTRICT: 16

PROPERTY LOCATION: On the south side of Roswell Road, east of Hood Road, across from Sterling Ridge Chase (2650 Roswell Road).

SIZE OF TRACT: 0.38 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 square feet to 16,401 square feet for Lot 2 and; 2) waive the rear setback from the required 35 feet to 25 feet for Lot 2.

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

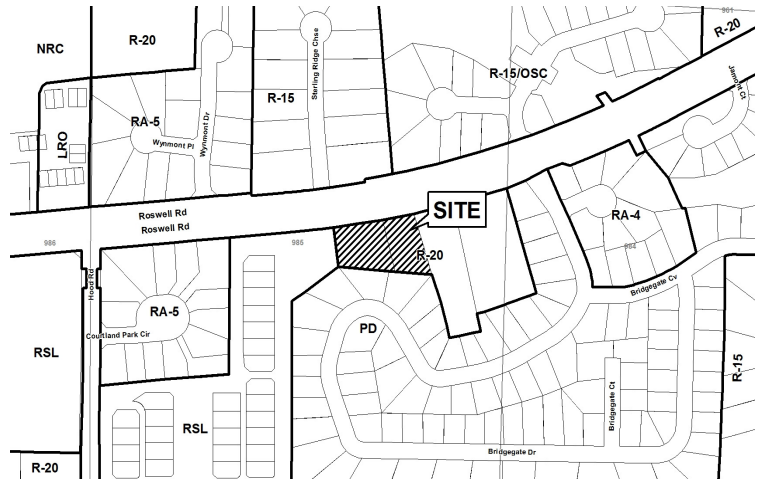
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Narden Kaldani.

PETITION No.: V-68

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: If this variance is approved, a subdivision plat revision must be recorded prior to the issuance of any building permits showing all improvements on the lots 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: If approved, site grading plans approved by Stormwater Management Division will be required 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: No comments.

CEMETERY PRESERVATION: No comments.

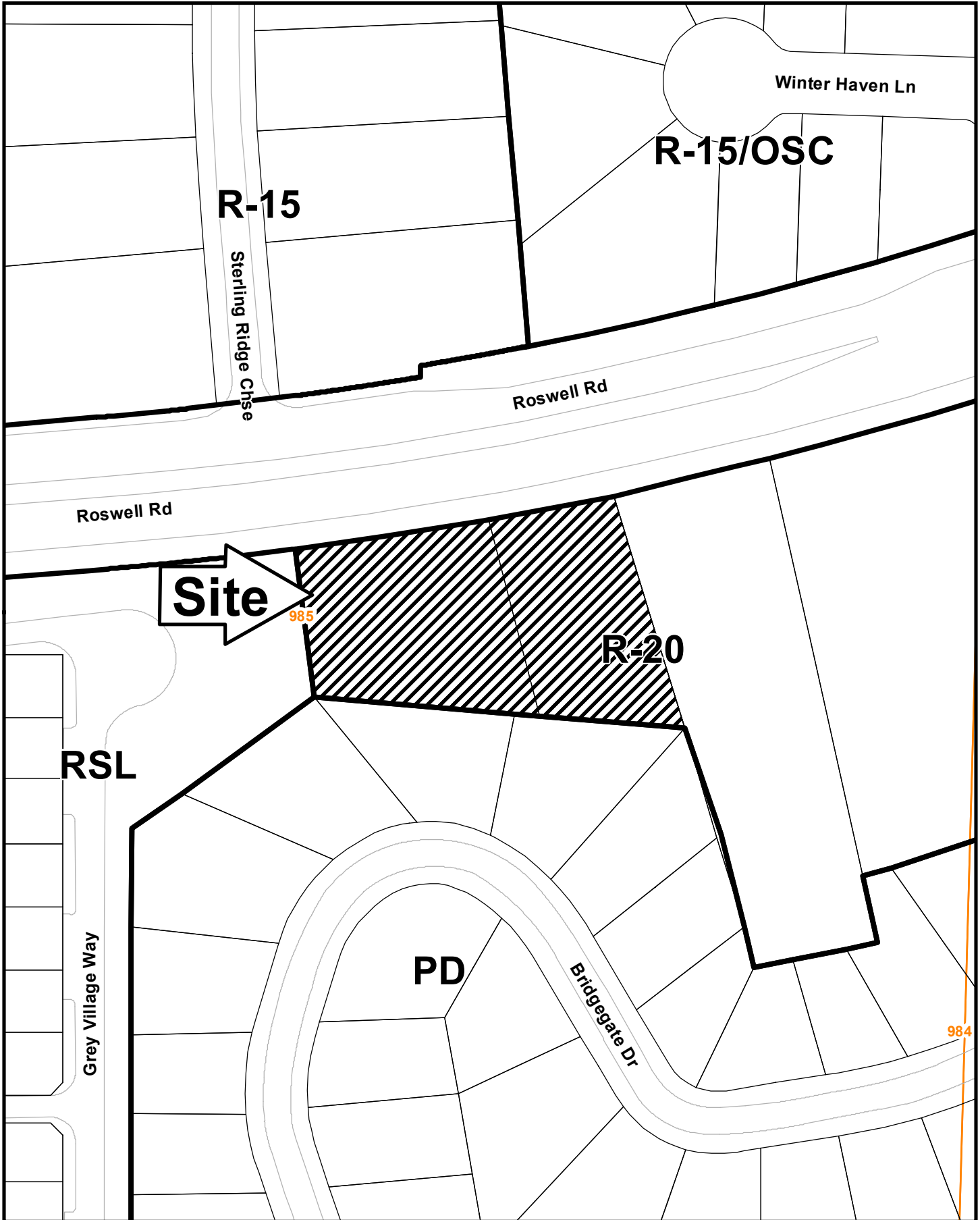
WATER: No conflict.

SEWER: No conflict.

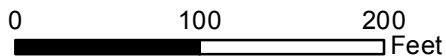
APPLICANT: Narden Kaldani. **PETITION No.:** V-68



FIRE DEPARTMENT: No comments.

V-68 2017-GIS



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-68
Hearing Date: 7-12-17

Applicant NARDEN KALDANI Phone # 678 665 1219 E-mail NARDEN KALDANI@AOL.COM
NARDEN KALDANI Address 2377 JOHNSON FERRY MARIETTA GA 30062
(representative's name printed) (street, city, state and zip code)

[Signature] Phone # 678.665.1219 E-mail SAME AS ABOVE
(representative's signature)

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

My commission expires: _____

Titleholder NARDEN KALDANI Phone # 678 665 1219 E-mail NARDEN KALDANI@AOL.COM
Signature [Signature] Address: 2377 JOHNSON FERRY MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Jannessa Bates
Notary Public

My commission expires: _____

Present Zoning of Property AO

Location 2630 ROSWELL RD MARIETTA GA 30062
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 985 District 16 Size of Tract 0.3765 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 16401 SQ FT 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:

WE ACTUALLY HV LOST THE 2 TRIANGLES ON THE BACK OF PROPERTY, WE BOUGHT 42000 SQ FTs NOW WE END UP WITH 36000!

List type of variance requested: 1- REAR SET BACK TO BE 25 FT &
2- LOT AREA TO BE 16401 SQ FT