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AUG 18 2017

DEVELOPMENT DIVISION

PREPARED BY
ROGER S. LEE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

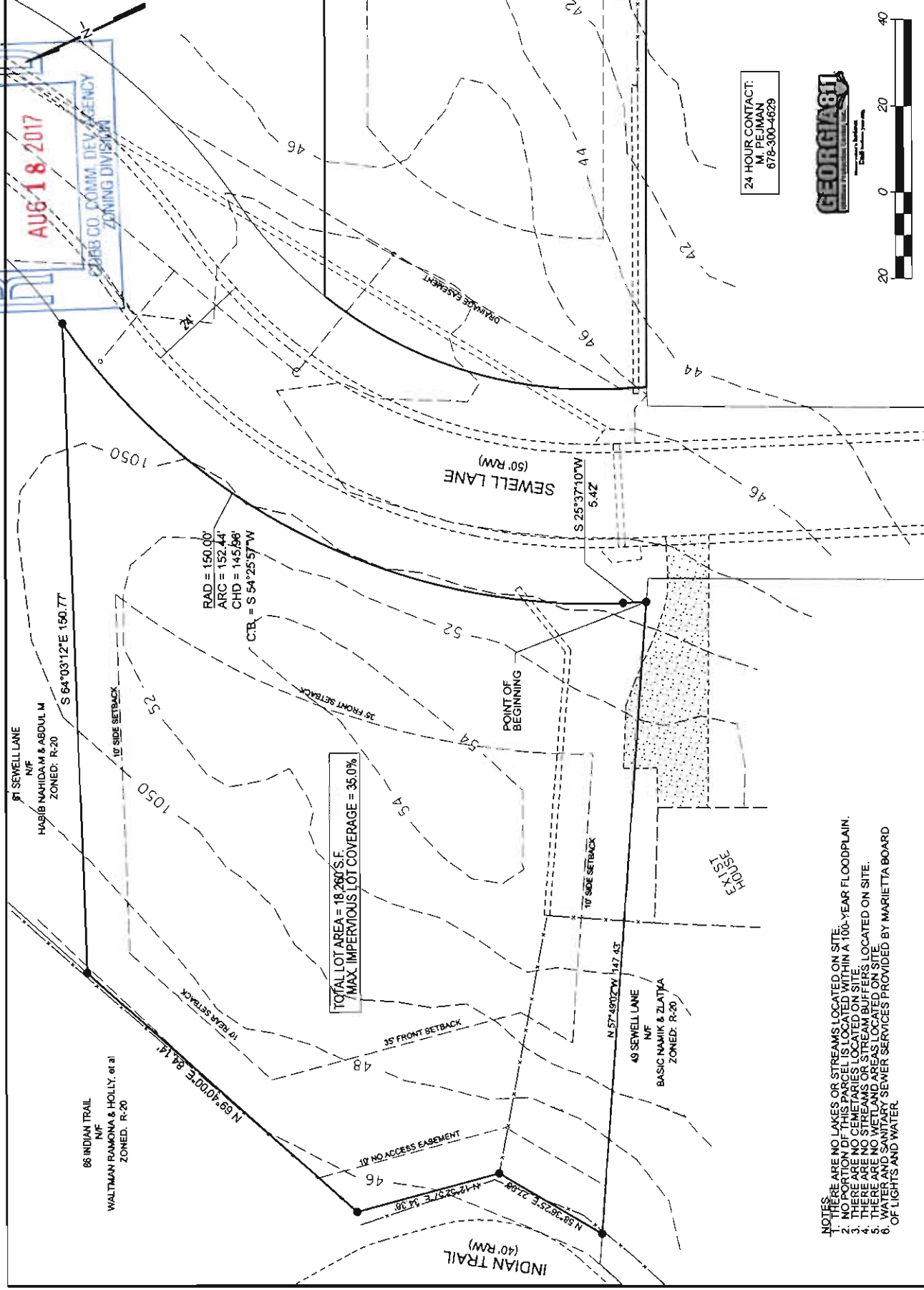
P.O. BOX 1145
 WOODSTOCK, GA 30188
 PHONE 770-653-9984
 CONTACT: ROGER S. LEE

REGISTERED FOR:
AMINI HOMES
 1226 HIGHTOWER TRAIL
 SUITE 140
 ATLANTA, GEORGIA 30308
 CONTACT: M. PEJMAN
 678-300-3609

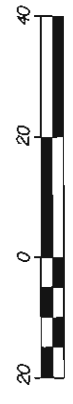
V-106
(2017)

57 SEWELL LANE

NO. OF SHEETS	SHEET NO.	DATE	PROJECT NO.
1	1	08/17/17	V-01
CONTRACTOR BUILDING SETBACK LINES			
DRAWN			
CHECKED			
APPROVED			



24 HOUR CONTACT:
 M. PEJMAN
 678-300-4629



TOTAL LOT AREA = 18,267 S.F.
 MAX IMPERVIOUS LOT COVERAGE = 35.0%

- NOTES:**
1. THERE ARE NO LAKES OR STREAMS LOCATED ON SITE.
 2. NO PORTION OF THIS PARCEL IS LOCATED WITHIN A 100-YEAR FLOODPLAIN.
 3. THERE ARE NO CEMETARIES LOCATED ON SITE.
 4. THERE ARE NO STREAMS OR STREAM BUFFERS LOCATED ON SITE.
 5. THERE ARE NO WETLAND AREAS LOCATED ON SITE.
 6. WATER AND SANITARY SEWER SERVICES PROVIDED BY MARIETTA BOARD OF LIGHTS AND WATER.

86 INDIAN TRAIL
 N/F
 WALTMAN RAMONA & HOLLY, et al
 ZONED: R-20

81 SEWELL LANE
 N/F
 HASIB NAHIDA M & ABDUL M
 ZONED: R-20

49 SEWELL LANE
 N/F
 BASIC NAMIK & ZLATKA
 ZONED: R-20

APPLICANT: M. Pejman

PETITION No.: V-106

PHONE: 678-300-4629

DATE OF HEARING: 10-11-2017

REPRESENTATIVE: M. Pejman

PRESENT ZONING: R-20

PHONE: 678-300-4629

LAND LOT(S): 1205

TITLEHOLDER: Mojgan Jalali

DISTRICT: 16

PROPERTY LOCATION: On the west side of Sewell

SIZE OF TRACT: 0.42 acres

Lane and on the east side of Indian Trail, northeast of

Worthington Drive

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 18,260 square feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: M. Pejman **PETITION No.:** V-106

COMMENTS

TRAFFIC: Recommend only one driveway on Sewell Lane. Recommend a no access easement to Indian Trail.

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: Subject to site grading plan approval by Stormwater Management prior to permitting.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

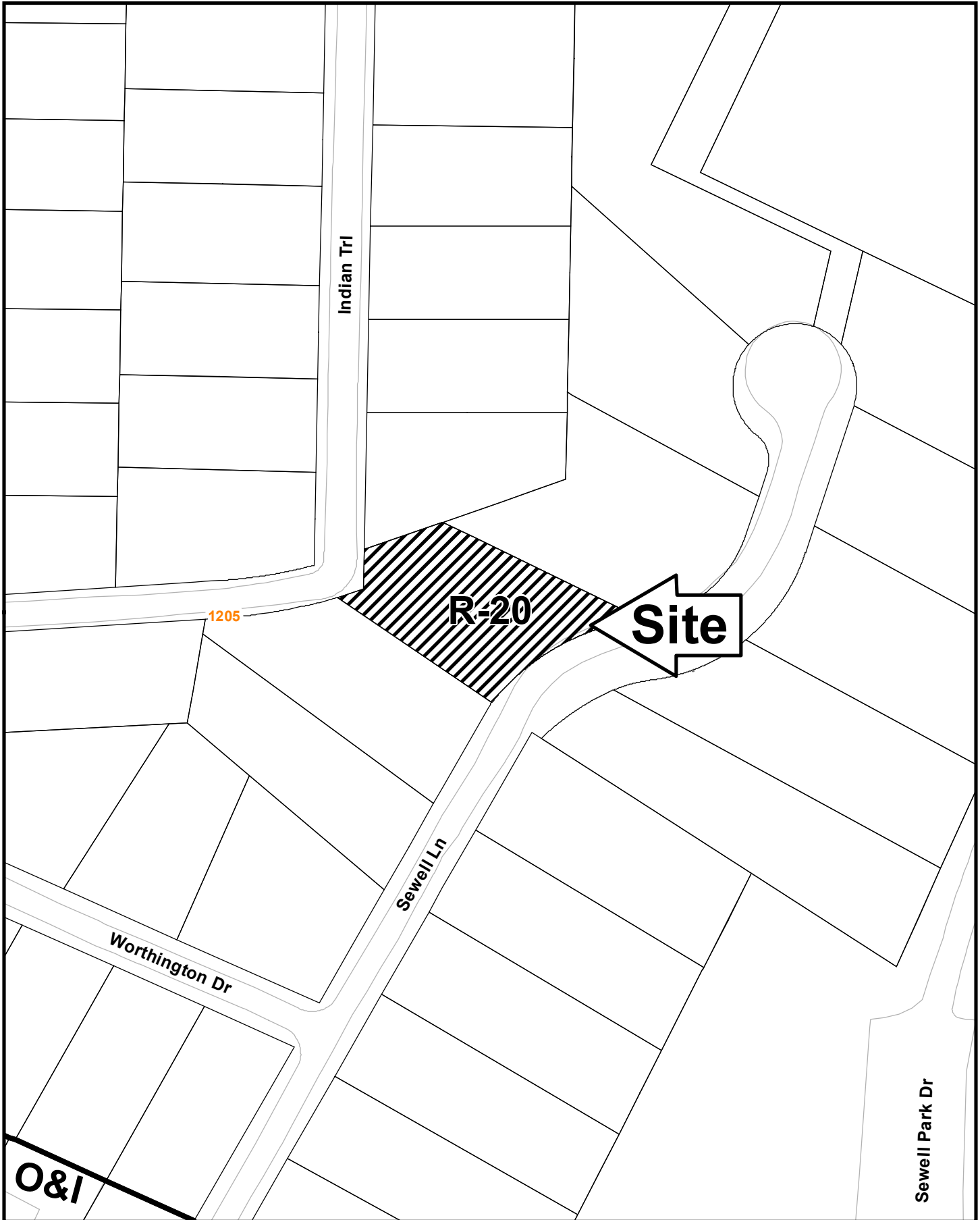
WATER: Marietta Water and Sewer service area.

SEWER: Marietta Water and Sewer service area.

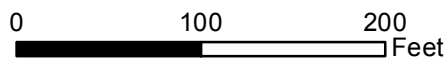
APPLICANT: M. Pejman **PETITION No.:** V-106



FIRE DEPARTMENT: No comments.

V-106 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-106
Hearing Date: 10-11-17

Applicant M. Pejman Phone # 678-300-4629 E-mail mspconstruction@gmail.com

M. Pejman Address 222 Brookview Place Woodstock, GA 30188
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-300-4629 E-mail mspconstruction@gmail.com
(representative's signature)

My commission expires: 4-2-2018



Signed, sealed and delivered in presence of:
Jane Ellen George
Notary Public

Titleholder MOJGAN JALALI Phone # 678-300-4629 E-mail mspconstruction@gmail.com

Signature [Signature] Address: 222 Brookview Place Woodstock, GA 30188
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Present Zoning of Property R-20

Location 57 Sewell Lane Marietta, GA 30068
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 1205 District 16th Size of Tract _____ 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:

Applicant purchased lot based on recorded plat. Upon completion of boundary survey, actual lot size is 18,260 s.f. Any future property transfers or lending activity may be adversely affected by lot size being less than 20,000 s.f.

List type of variance requested: _____

