

**OCTOBER 16, 2018 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 3**

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**ITEM OB-048**

To consider a reduction of required lot size for livestock (racing pigeons) from two-acres to 0.254-acres for Hristo Kolev for property located on the south side of Shallow Ridge Road, west of Cypress Court, in Land Lot 67 of the 16<sup>th</sup> District (4750 Shallow Ridge Road).

**BACKGROUND**

The Board of Commissioners considers all reductions to minimum lot size pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is zoned PD and has 11,059 square feet (0.254 acres). The request is to reduce the lot size from two acres to 0.254 acres for the racing pigeons. The pigeons would be kept in a coop in the backyard. The applicant would have between 2-4 dozen racing pigeons depending on the time of the year. The applicant participates in this hobby in which the pigeons are released up to several hundred miles away from their home coup and return in a specified amount of time. The applicant has received signatures in support of his request by 28 neighbors, including three adjoining neighbors.

**STAFF COMMENTS**

No comments.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

**ATTACHMENT**

Other Business application.

# Application for "Other Business"

## Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: \_\_\_\_\_

08-48

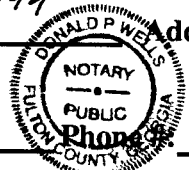
Applicant: Hristo Kolev  
(applicant's name printed)

Phone #: 404-916-3287

Address: 4750 Shallow Ridge Rd.  
Kennesaw, GA 30144

E-Mail: its012-1978@abv.bg

(representative's name, printed)



(representative's signature)

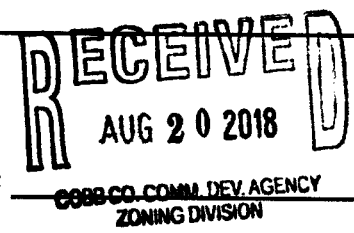
E-Mail: \_\_\_\_\_

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My Commission Expires  
March 15, 2021

My commission expires: \_\_\_\_\_



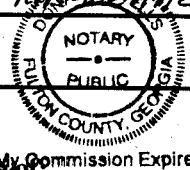
Titleholder(s): Hristo Kolev  
(property owner's name printed)

Phone #: 404-916-3287

Address: 4750 Shallow Ridge Rd.  
Kennesaw, GA 30144

E-Mail: its012-1978@abv.bg

(Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My Commission Expires  
March 15, 2021

My commission expires: \_\_\_\_\_

Commission District: \_\_\_\_\_

Zoning Case: \_\_\_\_\_

Size of property in acres: .254

Original Date of Hearing: \_\_\_\_\_

Location: 4750 Shallow Ridge Rd. Kennesaw, GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 67

District(s): 16

State specifically the need or reason(s) for Other Business: I have racing pigeons in my back yard. I race pigeons against other racing pigeon fanciers. I would like to keep my pigeons and continue to race and enjoy that amazing hobby.

(List or attach additional information if needed)

**SURVEY NOTES:**

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN FOUR (4) THOUSAND (241) FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
2. EQUIPMENT = SOKKIA IX SERIES ROBOTIC STATION
3. DATE OF SURVEY: 07-12-2018
4. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA INSURANCE POLICY, MAP COMMUNITY NUMBER 13057C, PANEL 0033H, DATED 03-14-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
5. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

**SURVEY REFERENCES:**

1. PLAT OF FALCON HILLS SUBDIVISION RECORDED IN PLAT BOOK 124, PAGE 31.

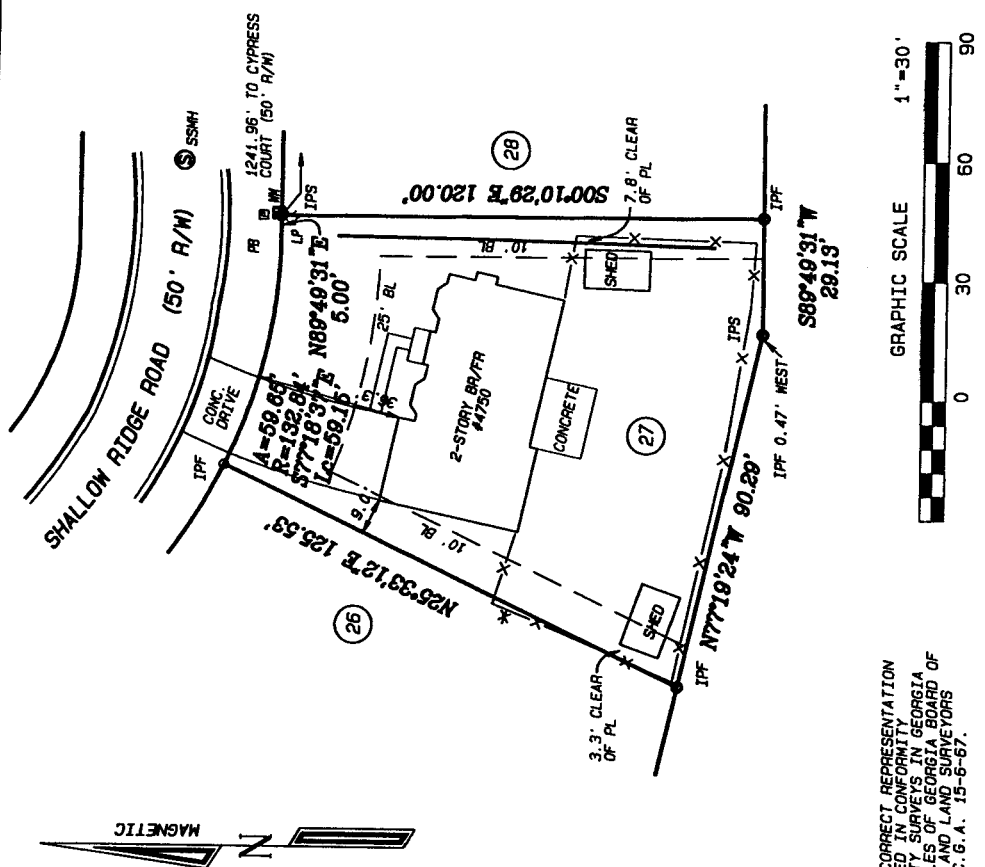
SYMBOL LEGEND	
	BIT WIRE
	FIRE HYDRANT
	DRAIN INLET/CURB INLET
	WATER METER
	WATER VALVE
	POWER POLE
	LIGHT POLE
	EXISTING SSMH
	JUNCTION BOX
	RAISED LID DI
	BENCHMARK
	EXISTING TREE
	PROPOSED CONTOUR ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	LOT NUMBER
	CONCRETE

LINE TYPE LEGEND	
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	WATER LINE
	PROP. SANITARY SEWER LINE
	EXIST. SANITARY SEWER LINE
	FENCE
	PROPOSED CONTOUR (WITH ELEV)
	EXISTING CONTOUR (WITH ELEV)

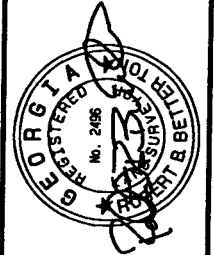
RECEIVED

AUG 20 2018

COBB CO. COMM. DEV. AGENCY 11,059 SQ. FT.  
ZONING DIVISION (0.254 ACRES)



IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



BETTERTON

SURVEYING & DESIGN, INC.

LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242

DRAWN BY	RBB
CHECKED BY	RBB
DRAWING SCALE	1" = 30'
FILE NUMBER	6273. PRO
JOB NUMBER	6273

**FINAL SURVEY**  
LOT 27 FALCON HILLS

LOCATED IN: LAND LOT 87  
16TH DISTRICT 2ND SECTION,  
COBB COUNTY, GEORGIA  
DATE: JULY 13, 2018  
**HRISTO KOLEV**