

APPLICANT: Roshan Patel and Manij Patel

PETITION No.: V-99

PHONE: 678-592-0143

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Rosham Patel

PRESENT ZONING: R-20

PHONE: 678-592-0143

LAND LOT(S): 914

TITLEHOLDER: Manoj B. Patel and Rashon Patel

DISTRICT: 16

PROPERTY LOCATION: On the northeast side of East Piedmont Road, south of Sewell Mill Road, and at the western terminus of Octavia Lane (2446 Sewell Mill Road).

SIZE OF TRACT: 0.78 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six (6) feet to eight (8) feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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COMMENTS

TRAFFIC: There are sight distance issues with the section of fence on Sewell Mill Road. Recommend the applicant submit a sight distance profile to Cobb County DOT upon redevelopment. If minimum sight distance requirements can not be met, recommend the applicant implement remedial measures, subject to the Department’s approval, to achieve the minimum sight distance requirement.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: Fence appears to be in water main easement. If a wood privacy fence, it is “at-risk” per Code 122-155. If it is more substantial (footers, brick/masonry columns, etc.) it must be removed from easement.

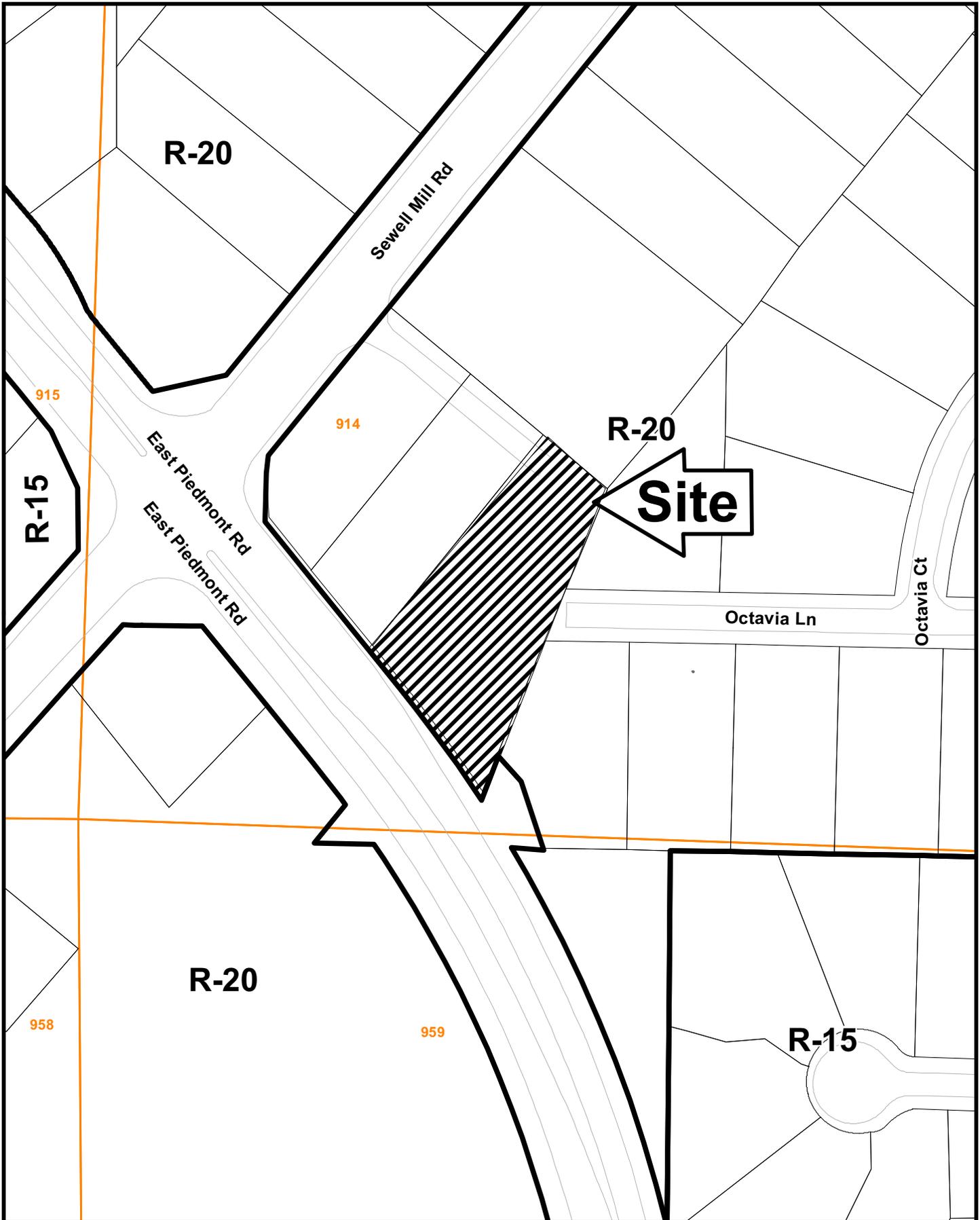
SEWER: Fence appears to be in sewer main easement. Fence cannot block access to sewer manholes. If it is a wood privacy fence, it is “at-risk” per Code 122-155. If it is more substantial (footers, brick/masonry columns, etc.) it must be removed from easement.

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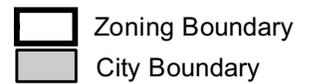
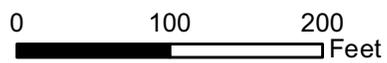
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FIRE DEPARTMENT: No comment.

V-99 2018-GIS



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



Application for Variance

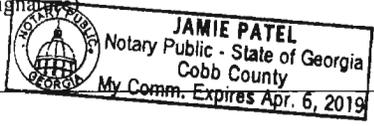
RECEIVED
Cobb County
(type or print) clearly
AUG 16 2018

Application No. V-99
Hearing Date: 11-14-18

Applicant Roshan & Manij Patel COMM. DIV. AGENCY # 6785920143 E-mail Rpatel@kasandns.com

Roshan Patel Address 2446 Sewell Mill Rd
(representative's name, printed) (street, city, state and zip code)

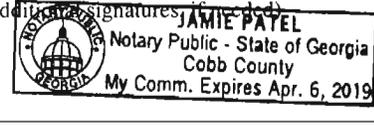
RPatel Phone # _____ E-mail _____
(representative's signature)

My commission expires: 

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

Titleholder Roshan and Manij Patel Phone # 6785920143 E-mail Rpatel@kasandns.com

Signature RPatel Address: 2446 Sewell Mill Rd
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 

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

Present Zoning of Property Residential

Location 2446 Sewell Mill Rd Marietta GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District 16 Size of Tract .78 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 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

For backyard noise. Backyard trash comes into our lot. the lot slopes down from the street and towards the house. We have erected the fence and the noise level has went down. We all have younger kids and they wake up every night.

List type of variance requested: Height of fence