

SEPTEMBER 17, 2019 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2

ITEM OB-51

PURPOSE

To consider a reduction of minimum lot size for proposed lots 39-A and 39-B, for Danesh Roshan for property located at the southwest intersection of Holt Road and Emory Lane in Land Lot 1103 of the 16th District.

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 R-20 which requires a 20,000-square foot minimum lot size for a single-family lot. The applicant would like to split the existing lot into two lots so they can build two new houses. All existing structures would be removed. Proposed lot A would be 18,118 square feet, and proposed lot B would be 18,118 square feet. Both reductions are an approximately 9% decrease in the required lot size.

STAFF COMMENTS

Cobb DOT: 1) Recommend driveway access to new lot created by lot split to be placed on Emory Lane and to line up with existing driveway on north side of Emory Lane; 2) Recommend no access easement to Holt Road; and 3) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Water & Sewer Comments: Water and sewer services must be installed by developer’s contractor prior to CCWS plat approval.

Stormwater Management: Subject to revision of Exemption Plat to reflect existing 10-foot drainage easement (5-foot half) along southern property line of Lot 39B and 20-foot prescriptive drainage easement for existing drainage pipe across Lot 29A. Approval of lot plans by Stormwater Management Division prior to issuance of building permits.

RECOMMENDATION

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

ATTACHMENT

Oher Business application.

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 9-17-19

OB-51-2019

Applicant: Danesh Roshan Phone #: (404) 409-2044
(applicant's name printed)

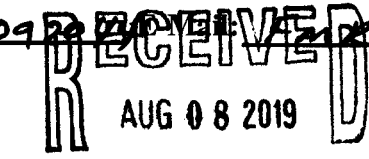
Address: 193 Pioneer Trl north GA E-Mail: FRoshan04@yahoo.com

Danesh Roshan Address: 195 Pioneer Trl north GA 30068
(representative's name, printed)

Danesh Roshan Phone #: 4044092044 E-Mail: FRoshan04@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

Jannisha Bates
Notary Public

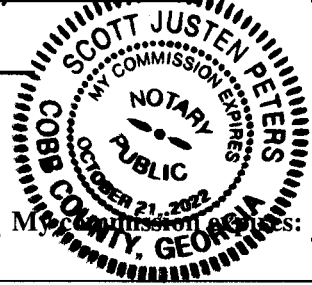


My commission expires: 12/11/2020

Titleholder(s): Danesh Roshan Phone #: (404) 409-2044
(property owner's name printed)

Address: 515 Holt Rd Marietta GA 30068 E-Mail: FRoshan04@yahoo.com

Danesh Roshan
(Property owner's signature)



Signed, sealed and delivered in presence of:

Scott Justen Peters
Notary Public

My commission expires: 10/21/2022

Commission District: 2 Zoning Case: N/A

Size of property in acres: 0.42 Original Date of Hearing: N/A

Location: 515 Holt Rd Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 1103 District(s): 16

State specifically the need or reason(s) for Other Business:

waive this lot size re requirement

(List or attach additional information if needed)

PRISTINE
LAND SERVICES
4121 Bannock Road
Metairie, Louisiana 70002
Phone: 504-885-9718
www.pristine-land.com

EXEMPTION PLAT FOR:
DANESH ROSHAN
LOT 39, BLOCK 7,
BANNOCK ESTATES, UNIT 1
LAND LOT 1103
16TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA



RECORDS

DATE: 08-08-2019
OWNER: D. DANESH ROSHAN
SCALE: 1"=30'
DESIGNED BY: J. JACO
PROJECT NO.: 1871210
MULTI-BUILDING

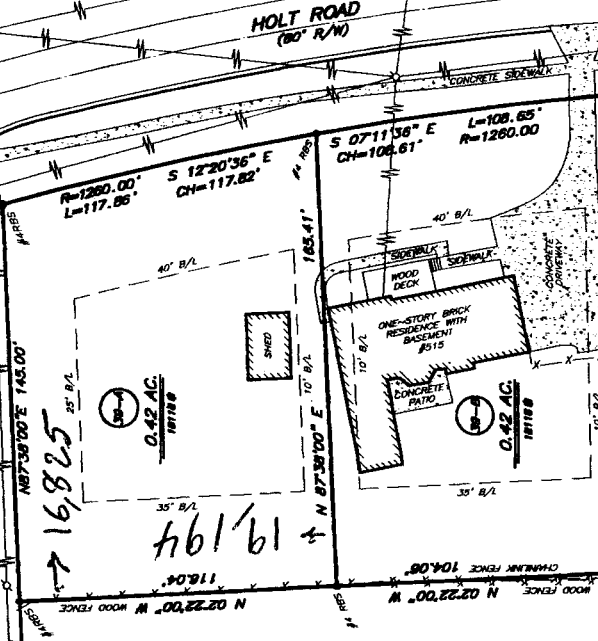
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBROGATION CONDITIONS, OR OTHER RIGHTS WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF COBB, GEORGIA. THE OWNER, THE PARTISANER, OR ANY AGENT THEREOF, AGREES TO DEFEND AND HOLD HARMLESS THE CITY OF COBB, GEORGIA, FROM ANY AND ALL LIABILITY, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, INCURRED BY THE CITY OF COBB, GEORGIA, IN CONNECTION WITH THE REVIEW OF THIS PLAT.

DATE: 8-8-19



EMORY LANE
(80' R/W)

HOLT ROAD
(80' R/W)



RECEIVED
DATE: AUG 08 2019
CITY OF COBB, GEORGIA
COMMUNITY DEVELOPMENT AGENCY
ADMINISTRATIVE SERVICES

SITE DATA:
OWNER: DANESH ROSHAN
770-116-6886
515 HOLT ROAD
SUPPLY/ENGINEER: PRISTINE LAND SERVICES
4121 BANNOCK ROAD
METAIRIE, LA 70002
904-885-9718

NOTE:
THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE A RELEASE OF ANY RESPONSIBILITY OR LIABILITY OF ANY PARTY. THE CITY OF COBB, GEORGIA, SHALL NOT BE RESPONSIBLE FOR ANY AND ALL CURRENT OR FUTURE INTEREST IN SAID PROPERTY.

APPROVAL TABLE

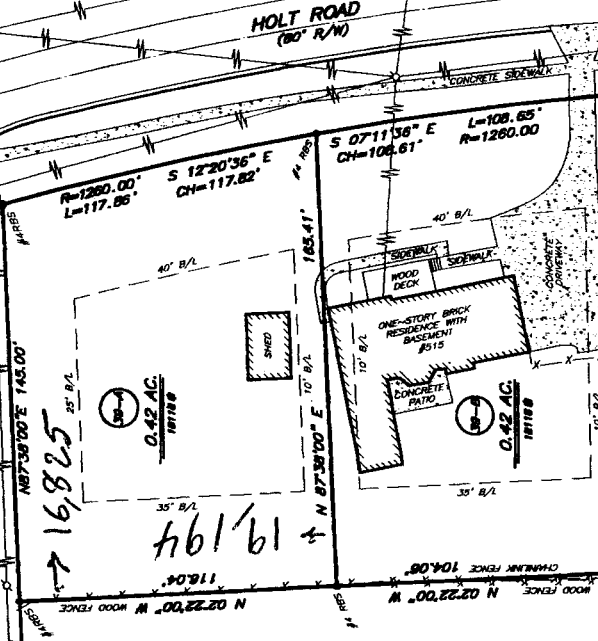
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECTLY PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE: 8-8-19



EMORY LANE
(80' R/W)

HOLT ROAD
(80' R/W)



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APPROVAL TABLE

ZONING:
CURRENTLY ZONED: R-30
MINIMUM LOT SIZE - 10,000 SQ. FT.
MINIMUM LOT WIDTH AT FRONT - 30 FT.
MINIMUM PUBLIC ROAD FRONTAGE - 25 FT.
FRONT SETBACK - 40' (STREET COLLECTION)
SIDE SETBACK - 10' (35' LOCAL)
REAR SETBACK - 35' (MARKER SIGN)

GENERAL PLAT NOTES:
THE FIELD DATA DATED 08-08-2019 UPON WHICH THIS PLAT IS BASED HAS A CLARIFIED PRECISION OF 1 FOOT IN ALL DIRECTIONS AND AN UNUSUAL GARANTIAE RALE. THIS PLAT HAS BEEN CALCULATED FOR CLIMATE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 23,750 FEET. TOPCON GPS-LES WAS USED FOR ANGULAR AND LENGTH MEASUREMENTS.
THIS PLAT IS FOR THE EXCLUSIVE USE OF DANESH ROSHAN, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
THIS PLAT IS NOT VALID UNLESS IT BORN THE ORIGINAL SIGNATURE OF THE SURVEYOR AND ADDRESS THE SURVEYOR'S SEAL.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT REPORT. THEREFORE, THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCUMBRANCES, EASEMENTS, OR OTHER RIGHTS OF WHICH HE OR SHE HAS NO KNOWLEDGE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF HIS OR HER FIELD MEASUREMENTS AND TO THE SURVEYOR'S NEGLIGENCE IN ANY SUCH REGARD.

SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (G) OF O.C.G.A. SECTION 16-9-62, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS ACT, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS AND THAT THE APPROVAL IS NOT REQUIRED.
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFORMED WITH THE APPLICABLE GOVERNMENTAL ORDINANCES BY ANY SURVEYOR AS TO THE ACT, PLAT, OR PLAN COMPLIES WITH THE APPLICABLE ZONING AND SUBDIVISION LAWS OF THE STATE BEARING OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE BEHAVIOR SURVEYOR COURT CLEARLY COMPLYING WITH THE RULES OF PROFESSIONAL CONDUCT AND BEING IN PLACE WHEN THIS SURVEY WAS CONDUCTED, AND THE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.
K. JACKSON, MARGARET FULLER
D.B. 15345, P.C. 3768

OWNER'S ACKNOWLEDGEMENT:
I, DANESH ROSHAN, OWN THE PROPERTY SHOWN ON THIS PLAT AND HAVE READ THE PLAT AND UNDERSTAND THE CONTENTS THEREOF. I HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR THE VALUE OF ANY AND ALL INTERESTS IN THE PROPERTY SHOWN ON THIS PLAT, I HEREBY AGREE TO DEFEND AND HOLD HARMLESS THE CITY OF COBB, GEORGIA, FROM ANY AND ALL LIABILITY, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, INCURRED BY THE CITY OF COBB, GEORGIA, IN CONNECTION WITH THE REVIEW OF THIS PLAT.
THOMAS M. GAYLE, S.
D.B. 11391, P.C. 3770

LEGEND
D P.P. - POWER POLE
--- OVERHEAD POWER LINES
--- HW - HEADWALL
M.A. - SANITARY SEWER MAIN/POLE
M.A. - WATER METER
--- WATER LINE
--- REINFORCING BAR SET
--- CRIMP TOP PIPE FOUND
--- OPEN TOP PIPE FOUND
--- POWERBOX
--- TYPE OF FENCE

DATE: 8-8-19