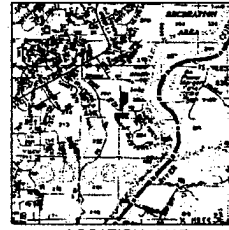
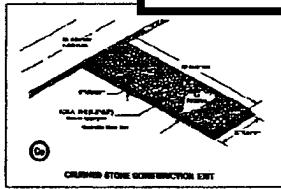
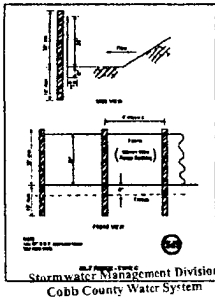


V-69  
(2008)



Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

*[Signature]* 11.9.07  
Signature Date  
E+L Site approved for review by APC

**ENCLOSURE NOTES:**

- The scope of enclosures from this site shall be provided by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.
- Drains and sediment control measures shall be installed at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- Disturbed areas left idle 14 days shall be stabilized with temporary vegetation; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
- All fences shall be Type "C" and meet the requirements of section 177-Temporary all forms of the Georgia Department of Transportation standard specifications, 2003 edition, and to the relevant.
- Maintenance erosion control measures shall be inspected at least weekly, and after each rain. Repairs shall be made by the general contractor.
- Additional erosion and sediment control measures will be included if deemed necessary by onsite inspection.
- No waters of the state are present within 200 feet of the project site.

**GRADING NOTES:**

- No graded slope shall exceed 20%.
- Subsoil is to provide 8% slope away from the proposed basins for drainage purposes.

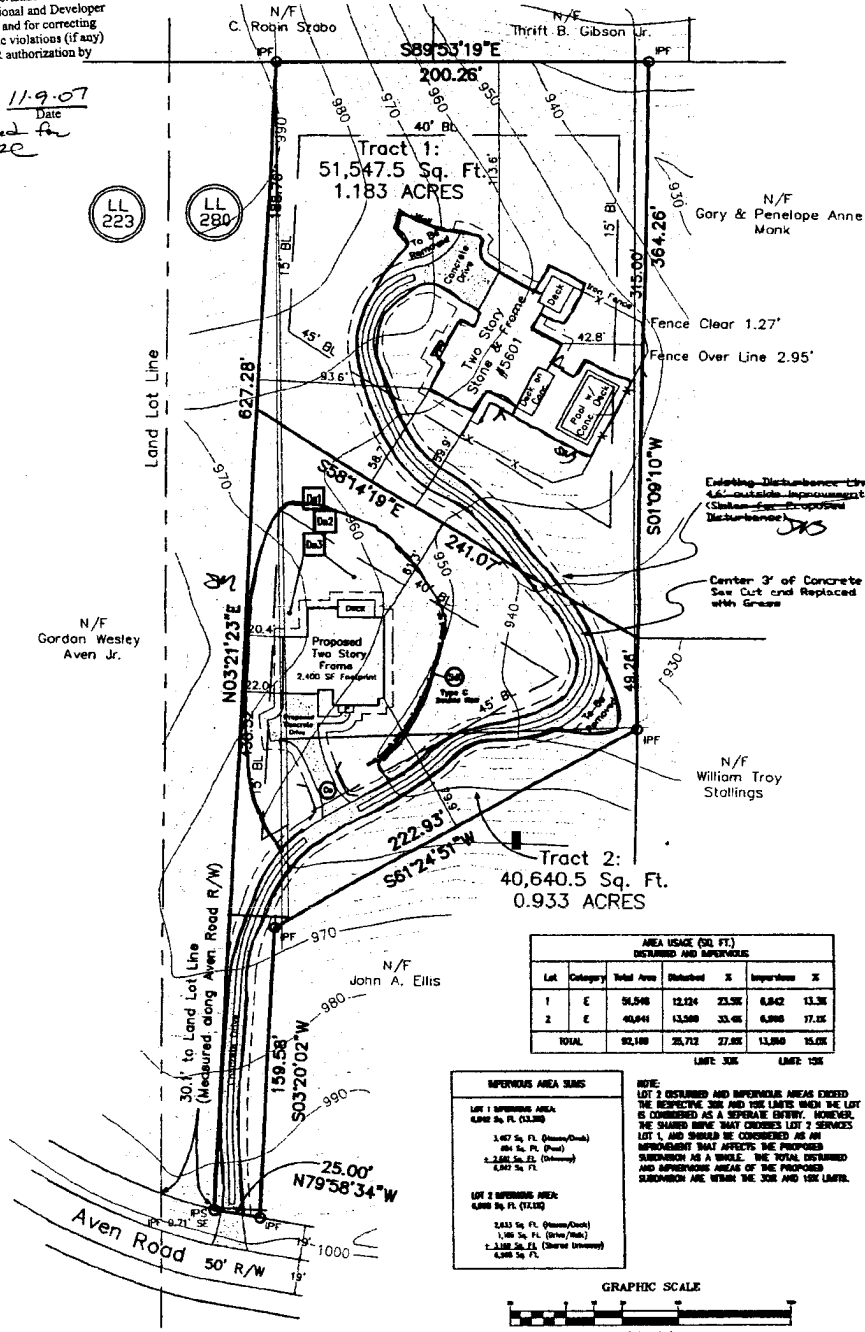
Da1 }  
Da2 } USE ON ALL  
Da3 } DISTURBED  
AREAS

ENCLOSURE AREA: DISTURBED AND IMPERVIOUS AREAS ONLY  
LINE 100 FT. FROM AT R/W OF 2.5' TOLERANCE  
(SEE 177)

ENCLOSURE AREA: DISTURBED AND IMPERVIOUS AREAS ONLY  
LINE 100 FT. FROM AT R/W OF 10' TOLERANCE  
(SEE 177)

ENCLOSURE AREA: DISTURBED AND IMPERVIOUS AREAS ONLY  
LINE 100 FT. FROM AT R/W OF 10' TOLERANCE  
(SEE 177)

TOTAL AREA:  
92,189.6 SQ.FT.  
2.116 ACRES



AREA USAGE (SQ. FT.)					
DISTURBED AND IMPERVIOUS					
Lot	Category	Total Area	Disturbed	%	Impervious
1	E	51,548	12,124	23.5%	6,842
2	E	40,641	13,589	33.4%	4,980
TOTAL		92,189	25,713	27.8%	11,820

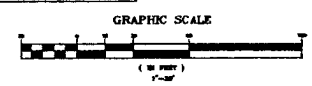
LIMIT: 30%  
LIMIT: 15%

**IMPERVIOUS AREA Sums**

LOT 1 IMPERVIOUS AREA:  
6,842 SQ. FT. (13.3%)  
1,407 SQ. FT. (Grass/Driv) 2.1%  
446 SQ. FT. (Pool) 0.6%  
1,288 SQ. FT. (Driveway) 1.9%  
4,701 SQ. FT. (Other) 6.8%

LOT 2 IMPERVIOUS AREA:  
4,980 SQ. FT. (12.3%)  
2,433 SQ. FT. (Grass/Driv) 4.8%  
1,100 SQ. FT. (Driveway) 2.2%  
1,447 SQ. FT. (Other) 2.9%  
4,980 SQ. FT. (Total)

NOTE: LOT 2 DISTURBED AND IMPERVIOUS AREAS EXCEED THE RESPECTIVE 30% AND 15% LIMITS WHICH THE LIST IS CONSIDERED AS A SEPARATE ENTRY. HOWEVER, THE SHARED DRIVEWAY CROSSING LOT 2 SERVICES LOT 1, AND SHOULD BE CONSIDERED AS AN IMPROVEMENT THAT AFFECTS THE PROPOSED SUBDIVISION AS A WHOLE. THE TOTAL DISTURBED AND IMPERVIOUS AREAS OF THE PROPOSED SUBDIVISION ARE WITHIN THE 30% AND 15% LIMITS.



THIS SITE IS NOT LOCATED WITHIN A 100' CO. AC. ZONING DISTRICT AS INDICATED BY FORMAL COMMUNITY PLAN. SURVEY LOCUS BASE FOR UNINCORPORATED FULTON COUNTY, GEORGIA, 1850. SEE THE 1850. EQUIPMENT UTILIZED: ANIMATED INSTRUMENTS TO LOCATE POINTS TO THE FIELD DATA WHICH THIS PLAN IS BASED UPON A CLEARANCE PROCEEDURE OF ONE FOOT IN ... FEET AND AN ANGLE OF ... PER ANGLE POINT AND WAS ADJUSTED WITH ... METHOD.

THIS PLAN HAS BEEN CALCULATED FOR CLEARANCE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ... FEET.

UNLESS OTHERWISE NOTED THERE ARE NO NATIONAL GEODETIC SURVEY MEASUREMENTS WITHIN ANY OF THIS PROPERTY.

ALL NOTES PERTAINING TO TITLE ARE OBTAINED.

LARRY B. HEDDE, GEORGIA REGISTERED LAND SURVEYOR NO. 2823

- LEGEND**
- BFF BENCH PIN FIELD
  - BPP BENCH PIN SET
  - BCB BENCH CATCH BASIN
  - BJB BENCH JUNCTION BOX
  - BFF BENCH-OF-WAY
  - BIC BACK OF CURB
  - BIL BUILDING LINE
  - BIC BOUNDARY CASHEMENT
  - BSB BENCH SURVEY CASHEMENT
  - BNF NEW OR FUTURE
  - BPF TREE PROTECTION FENCE
  - BIF SILT FENCE

**WEST GEORGIA SURVEYORS, INC.**  
731 Sanderson Road  
Marietta, Georgia 30068  
(770) 426-7122  
FAX: (770) 422-9178

CONTACT: LARRY HEDDE 770-426-2228  
GEORGIA REGISTERED LAND SURVEYOR NO. 2823

**SETT PLAN FOR**  
Ronald M. & Marianne D. Snyder

RECORD BOOK: 8977 PAGE: 0817  
RECORD DATE: OCT 24, 2007

CONTRACT NO.: 077  
SECTION: 2nd  
COUNTY: COBB  
CITY: KENNESAW  
SCALE: 1" = 30'

**APPLICANT:** Ronald M. Snyder and Marianne D. Snyder      **PETITION NO.:** V-69  
**PHONE:** 770-434-7083      **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** Ron M. Snyder      **PRESENT ZONING:** R-20  
**PHONE:** 770-265-5002      **LAND LOT(S):** 280  
**PROPERTY LOCATION:** Located on the north side of      **DISTRICT:** 1  
Aven Road, west of North River Forest Drive      **SIZE OF TRACT:** 2.11 acres  
(5601 Aven Road).      **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the public road frontage to allow one home off of a private easement; 2) waive the lot size on tract 1 from the required 80,000 square feet to 51,546 square feet; 3) waive the width of an easement from the required 25 feet to 20 feet; and 4) waive the public road frontage at the front setback on tract 2 from the required 75 feet to 25 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a lot split plat must be recorded reflecting the conditions of the variance. 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:** This lot split has already received Atlanta Regional Commission approval and meets stormwater management and impervious coverage limits.

**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.

**CEMETERY PRESERVATION:** No comment.

**WATER:** Available.

**SEWER:** Available in road, but individual pump required because elevation too high for gravity flow. Tract size is large enough to be eligible for septic system consideration. Health Department approval required for building permit.

**OPPOSITION: NO. OPPOSED** \_\_\_\_\_ **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

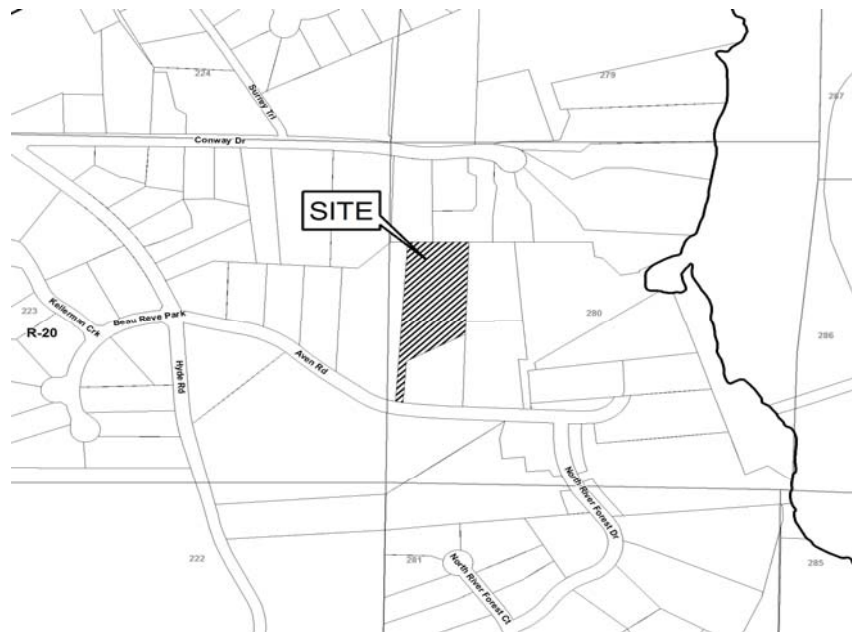
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Cobb County Fire and Emergency Services

Applicant Name: Ron Snyder

Petition Number: V-69

Date: 5.19.2008

## *Fire Marshal Comments*

### Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

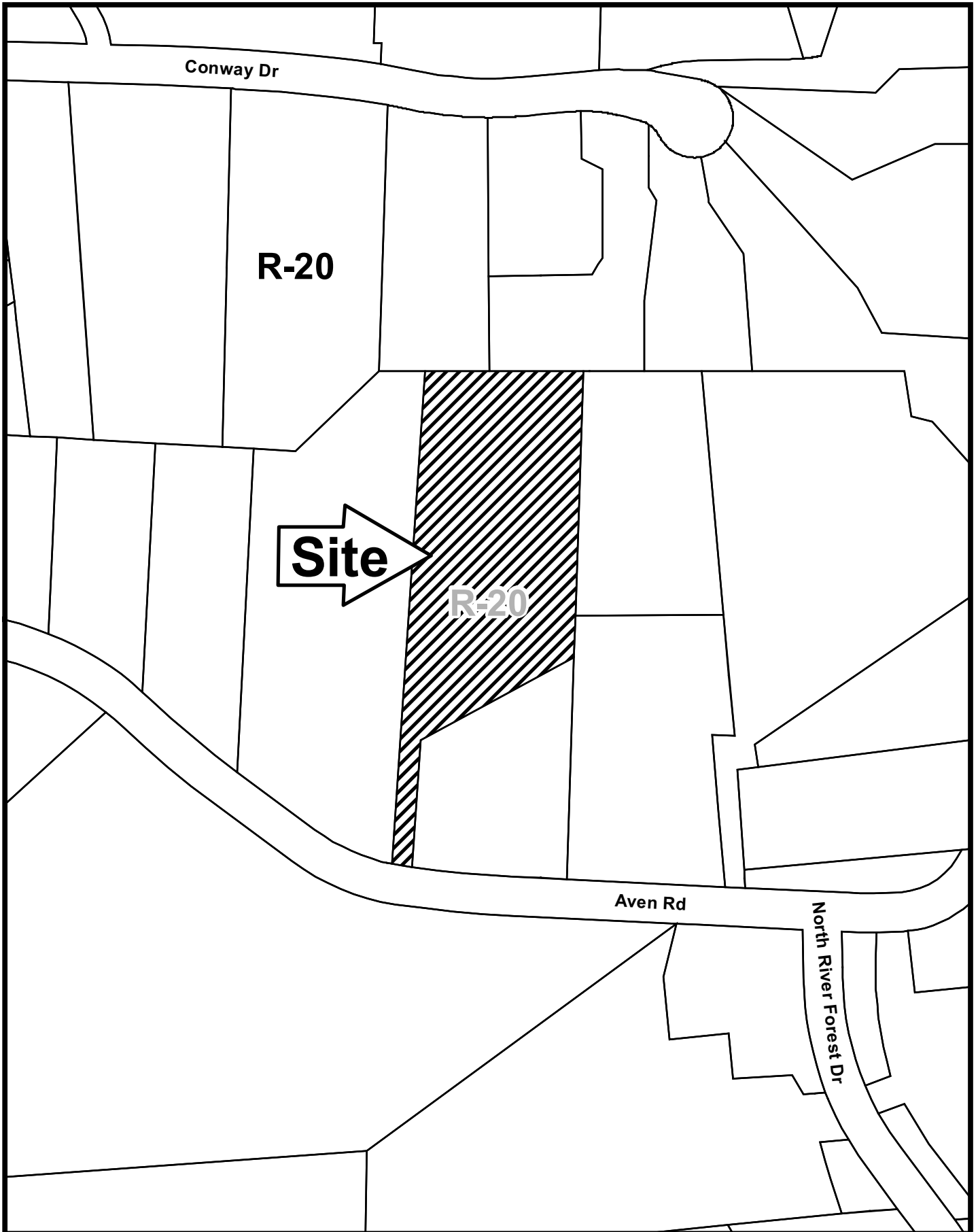
Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

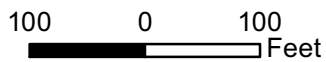
### Fire Hydrant



Residential: Fire hydrant within 500 feet of structure.

# V-69

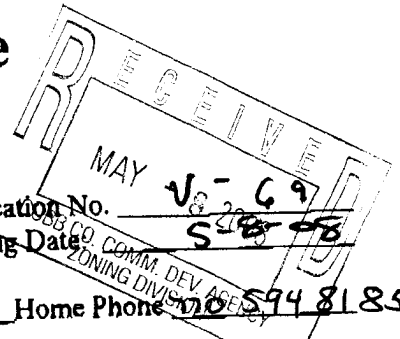


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County



(type or print clearly)

Application No. V-69  
Hearing Date 5-28-08

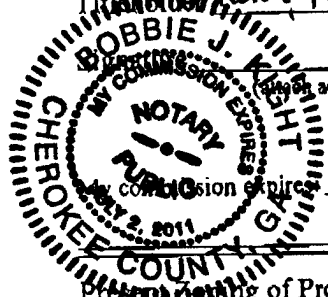
Applicant RON + MARIANNE SNYDER Business Phone 770 434 7083 Home Phone 770 594 8185  
RON M. SNYDER Address 5601 AVEN RD, MARIETTA GA 30068  
(representative's name, printed) (street, city, state and zip code)

Ron M Snyder Business Phone 770 434-7083 Cell Phone 770 265-5002  
(representative's signature)

Marianne Snyder  
My commission expires: July 2, 2011

Signed, sealed and delivered in presence of:  
Bobbie J. Kest  
Notary Public

TITHE: RON + MARIANNE SNYDER Business Phone 770 434-7083 Home Phone 770 594-8185  
Marianne Snyder Address: 5601 AVEN RD, MARIETTA GA 30068  
(street, city, state and zip code)



Ron M Snyder  
My commission expires: July 2, 2011

Signed, sealed and delivered in presence of:  
Bobbie J. Kest  
Notary Public

Present zoning of Property R-20

Location 5601 AVEN RD MARIETTA GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 280 D9 District 1<sup>st</sup> Size of Tract 2.116 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 \_\_\_\_\_

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.

Due to LIMITED road frontage, need to utilize existing easement for driveway

- List type of variance requested:
- #1 ALLOW ONE HOUSE OFF A PRIVATE EASEMENT
  - #2 Reduce the lot size FROM 80K TO 51,547
  - #3 Reduce the EASEMENT WIDTH FROM 25' TO 20'
  - TRACT #2 Reduce PUBLIC ROAD FRONTAGE FROM 75' TO 25'