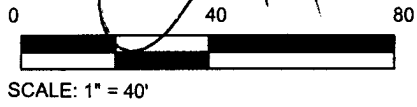
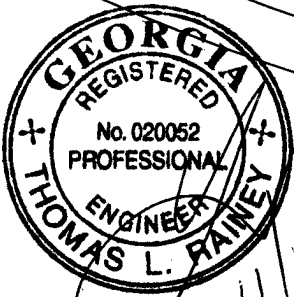
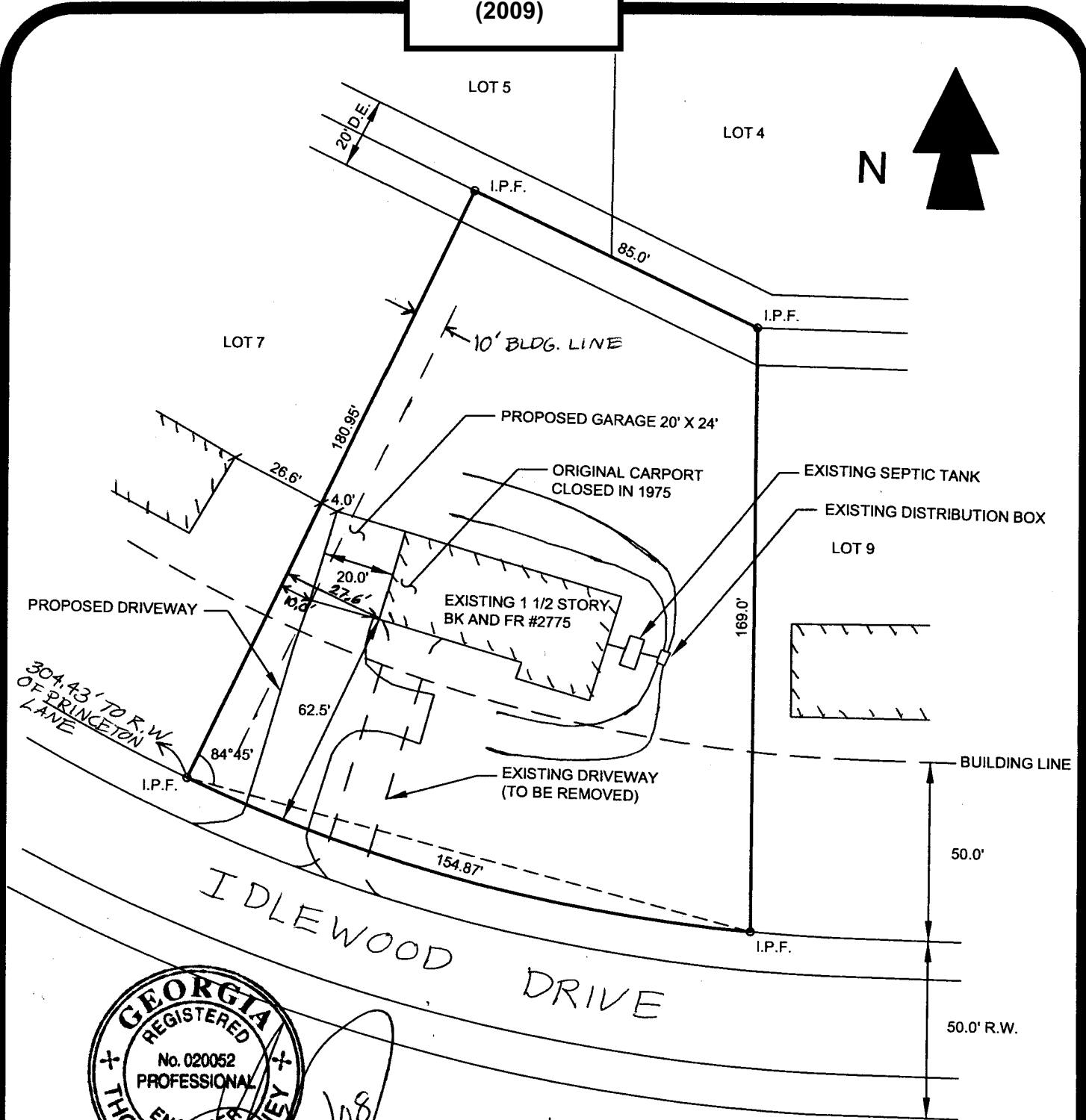
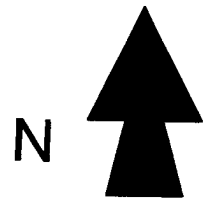


V-5
(2009)



LOTS 8 BLOCK B UNIT ONE
MOUNTAIN VIEW SUBDIVISION
COBB COUNTY, GA
LAND LOT 480, 16th DISTRICT, 2nd Sec.
THE INTENDED USE IS SINGLE FAMILY RESIDENTIAL.
NO PART OF THE PROPERTY IS LOCATED WITH A FLOODPLAIN
SURVEY LAYOUT TAKEN FROM SURVEY BY
SAM G. EVANS, JR. DATED JAN. 14, 1971

DESIGNED BY	LGP
DATE	12/12/08
SCALE	NOT TO SCALE
PROJECT NO.	Z82821
SHEET	C1
OF 1 SHEETS	

SITE PLAN

2775 IDLEWOOD DRIVE

MARIETTA, GEORGIA

THOMAS RAINEY
1427 WALCUTTS WAY, MARIETTA GA 30064
TEL: (770) 378-5012

CLIENT

SOIL REINFORCEMENT DESIGN, INC.
437 CREEKSTONE RIDGE, WOODSTOCK, GEORGIA 30188
TEL: (678) 445-4022 FAX: (678) 445-4023
E-MAIL: ENGINEERING@SOILREINFORCEMENT.COM

ENGINEER

APPLICANT: Thomas L. Rainey **PETITION NO.:** V-5
PHONE: 770-378-5012 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 480
PROPERTY LOCATION: Located on the north side of Idlewood Drive, east of Princeton Lane (2775 Idlewood Drive). **DISTRICT:** 16
SIZE OF TRACT: .5 acre **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the side setback on lot 8 from the required 10 feet to 4 feet adjacent to the western property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision 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 drains to the west directly into the adjacent lot side yard. If built as proposed the increased runoff will be discharged directly into the adjacent yard without any opportunity for infiltration. Relocation of the addition to the front of the previously enclosed carport would reduce the impervious area increase by approximately 500 square feet as well as eliminate the need for a sub wall and significant fill required to adjust the existing grade.

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.

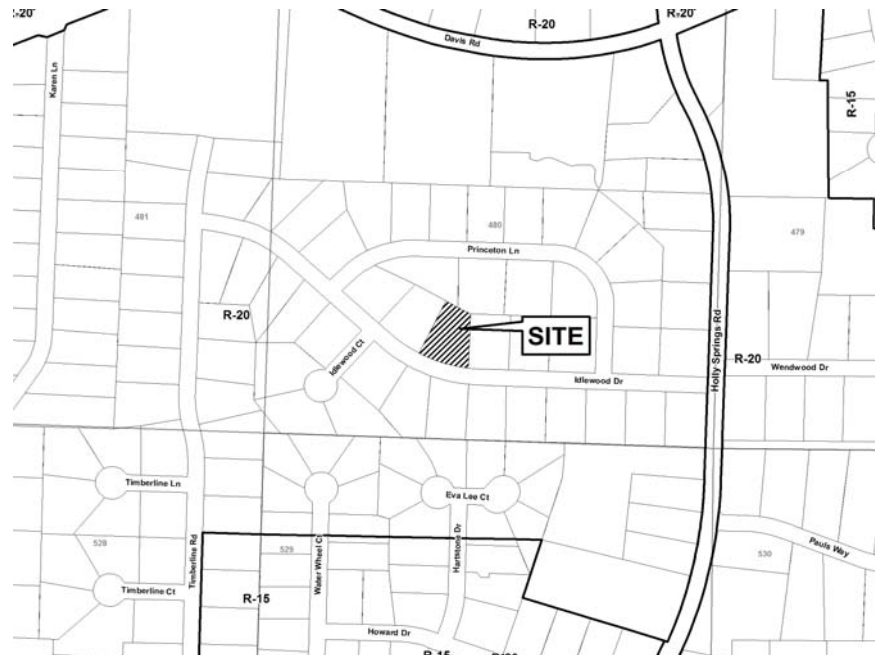
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

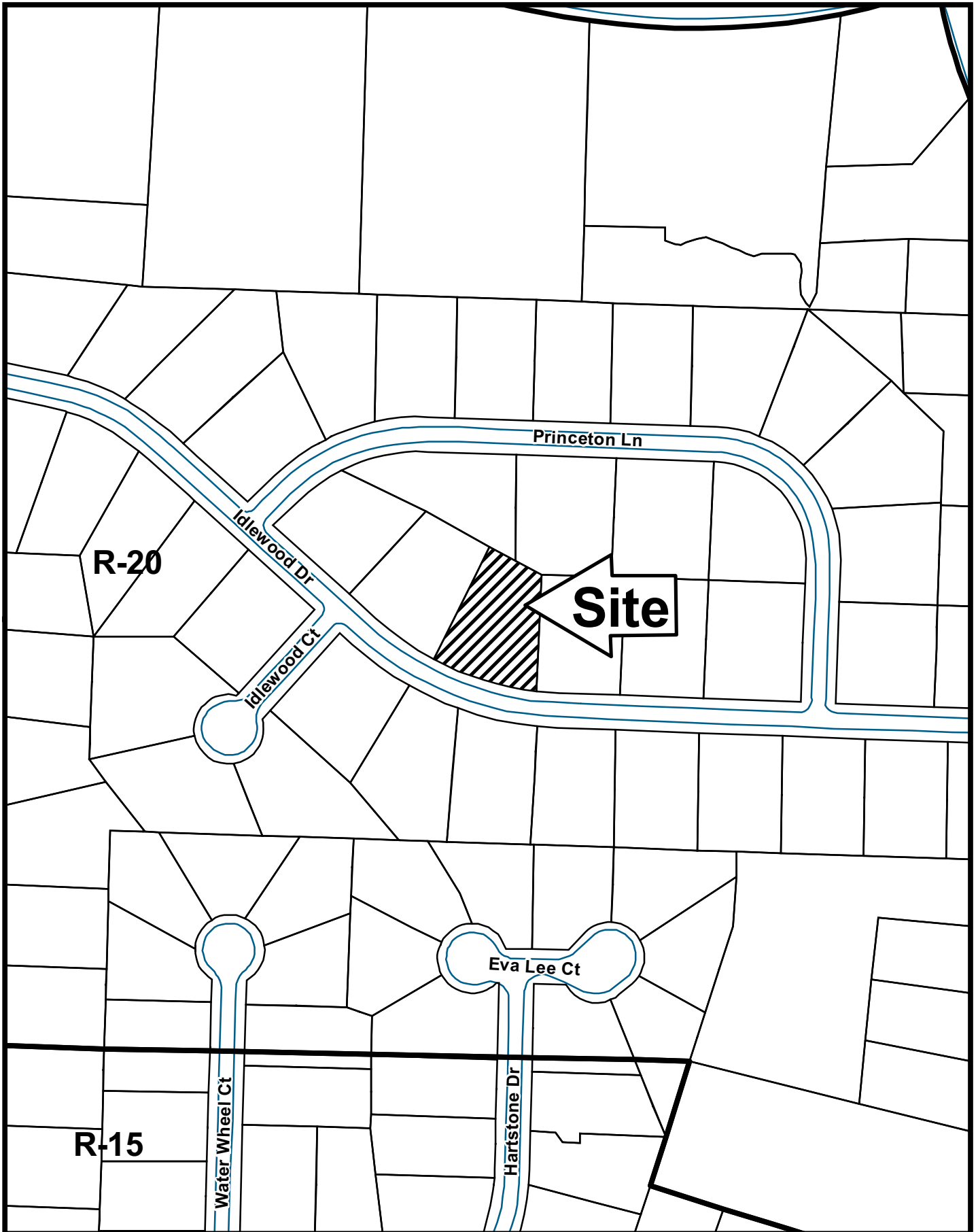
SEWER: Sewer not available to property.

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

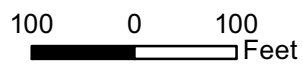
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





V-5



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. 5
Hearing Date: 1-14-09

Applicant Thomas L. Rainey Business Phone 770 378 5012 Home Phone 770 420 1074
Thomas L. Rainey Address 1427 Walcot's Way Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 378 5012 Cell Phone 770 378 5012
(representative's signature)

My commission expires: June 7, 2012
Notary Public, sealed and delivered in presence of: Brooke Church
Notary Public

Titleholder Thomas L. Rainey Business Phone 770 378 5012 Home Phone 770 420 1074
Signature [Signature] Address: 1427 Walcot's Way Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 7, 2012
Notary Public, sealed and delivered in presence of: Brooke Church
Notary Public

Present Zoning of Property R-20

Location 2775 IDLEWOOD DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 480 District 16 Size of Tract 0.5 +/- 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.

EXISTING HOME HAS NO GARAGE OR CARPORT. OWNER DESIRES TO ADD GARAGE TO BE LIKE-KIND WITH ADJACENT HOMES AND IN KEEPING WITH NEIGHBORHOOD. GARAGE IN FRONT OF HOUSE WOULD CROSS BLDG. LINE AND BE UNCHARACTERISTICLY CLOSE TO ROAD IN RELATION TO NEIGHBORING HOMES. GARAGE ON RIGHT SIDE OR REAR OF HOME INTERFERES WITH EXISTING SEPTIC SYSTEM. LEFT SIDE OF HOUSE LOCATION FOR GARAGE IS BEST CHOICE BUT CROSSES ASSUMED 10 FEET SIDE LOTLINE. VARIANCE REQUESTED TO ALLOW RIGHT REAR CORNER OF PROPOSED GARAGE
List type of variance requested: TO CROSS INTO 10' SIDE LOT LINE.