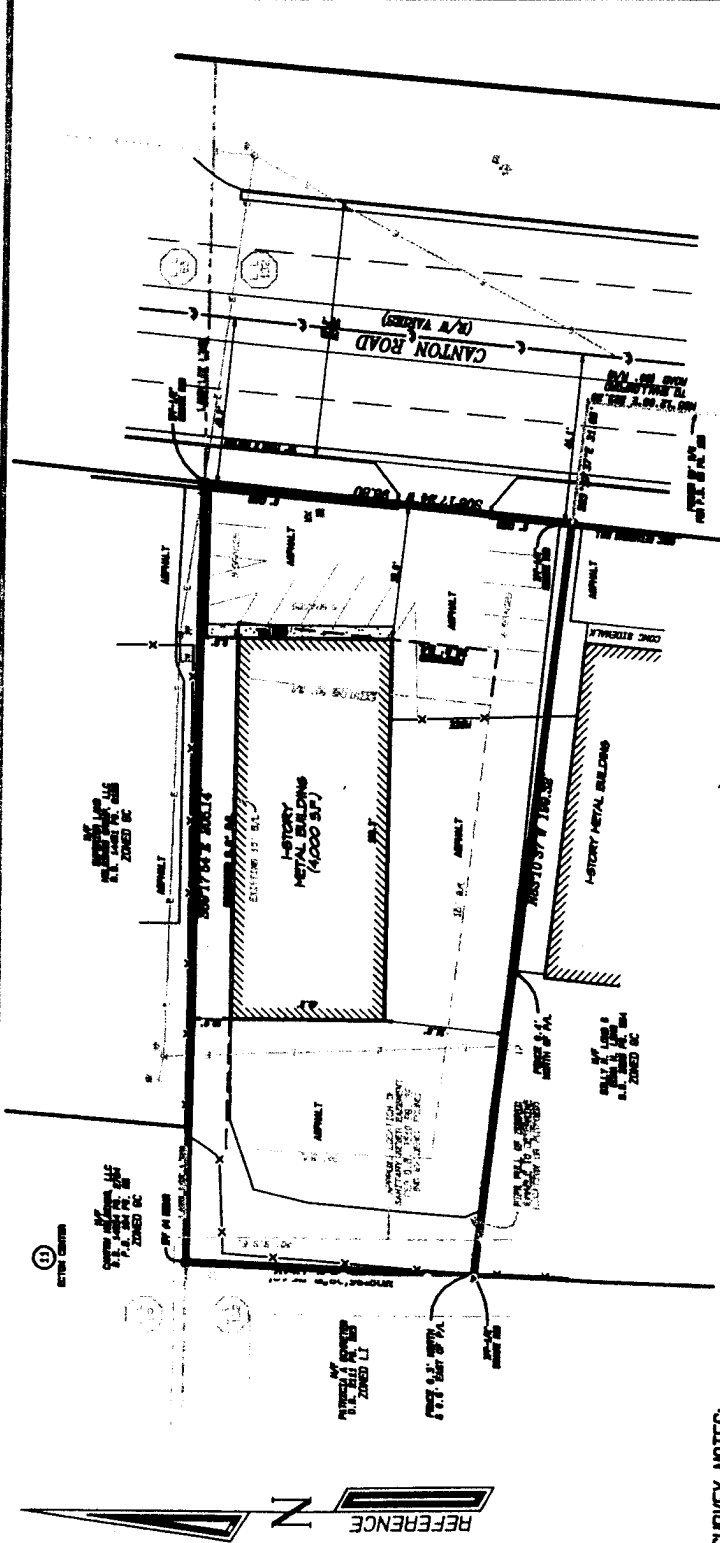


VARIANCE PLAT  
4655 CANTON ROAD  
LOCATED IN:  
LAND LOT 132  
16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 50'  
DATE: 12-12-2008  
PREPARED FOR:  
TOM D'ANNA



80-15-08

**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING,  
LAND PLANNING,  
SUBDIVISION & COMMERCIAL  
SITE DESIGN  
1111 SOUTH MARIETTA PARKWAY, SUITE A  
MARIETTA, GEORGIA 30060  
(678) 483-0242

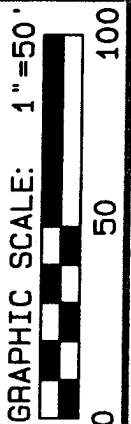


**VARIANCE PLAT NOTES:**

- THE PURPOSE OF THIS PLAT IS TO:
- 1) REDUCE THE MINIMUM LOT AREA FROM 20,000 S.F. TO 17,348 S.F.,
  - 2) REDUCE THE FRONT BUILDING SETBACK FROM 50' TO 35.6', AND
  - 3) REDUCE THE SIDE BUILDING SETBACK ALONG THE NORTH PROPERTY LINE FROM 10' TO 9.8'.

**ZONING NOTES:**

- ZONING: GC  
TOTAL AREA: 0.398 ACRES (17,348 S.F.)  
AREA INSIDE FLOOD PLAIN: 0.000 ACRES  
MINIMUM LOT AREA: 20,000 S.F.  
TOTAL NUMBER OF LOTS: 1  
SITE DENSITY: 2.5 UNITS/ACRE  
MINIMUM LOT WIDTH: 60'  
MINIMUM FLOOR AREA: N/A  
MINIMUM SETBACK REQUIREMENTS:  
(CANTON ROAD CLASSIFIED AS ARTERIAL)  
FRONT: 50'  
SIDE: 40'  
MAJOR SIDE: N/A  
REAR: 30'  
MAXIMUM BUILDING HEIGHT: 4 STORIES  
MAXIMUM LOT COVERAGE: N/A



**SURVEY NOTES:**

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 128,492 FEET.
2. 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.
3. THE EQUIPMENT = TOPCON 6TS 303 TOTAL STATION
4. DATE OF SURVEY: NOVEMBER 7, 2008
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0015 F, DATED AUGUST 18, 1992, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. ALL FENCES ARE 6" CHAIN-LINK WITH BARBED-WIRE.
8. BEARINGS SHOWN HEREON ARE BASED ON REFERENCE #1.

**SURVEY REFERENCES:**

1. SURVEY FOR JUNIOR HIGDON, DATED DECEMBER 15, 1977, PREPARED BY WEST GEORGIA ENGINEERS & SURVEYORS, RECORDED IN PLAT BOOK 69 PAGE 156
2. WARRANTY DEED TO TED AND ESTER KIM, DATED JULY 8, 2005, RECORDED IN DEED BOOK 14400 PAGE 5965
3. GRANT OF EASEMENT FROM G. SHELTON MILES, DATED MAY 13, 1993, RECORDED IN DEED BOOK 7510 PAGE 22
4. GRANT OF EASEMENT FROM G. SHELTON MILES, DATED JULY 22, 1994, RECORDED IN DEED BOOK 8423 PAGE 186
5. RIGHT-OF-WAY DEED FROM G. SHELTON MILES, DATED SEPTEMBER 4, 1991, RECORDED IN DEED BOOK 6305 PAGE 318
6. RIGHT-OF-WAY DEED FROM G. SHELTON MILES, DATED SEPTEMBER 16, 1991, RECORDED IN DEED BOOK 524 PAGE 49
7. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT #9-018(9), DATED MARCH 10, 1986

**APPLICANT:** Tom D'Anna **PETITION NO.:** V-16  
**PHONE:** 770-448-5515 **DATE OF HEARING:** 02-11-09  
**REPRESENTATIVE:** Parks F. Huff, Esq. **PRESENT ZONING:** GC  
**PHONE:** 770-422-7016 **LAND LOT(S):** 132  
**PROPERTY LOCATION:** Located on the west side **DISTRICT:** 16  
of Canton Road, north of Shallowford Road **SIZE OF TRACT:** .398 acre  
(4655 Canton Road, formerly 4647 Canton Road) **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the lot size from the required 20,000 square feet to 17,348 square feet to allow applicant to apply for rezoning to NRC.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** The existing parcel has inadequate site drainage. The property owner's engineer has provided a proposed plan that should correct this issue. Approval of this variance should be subject to the installation of the proposed new private drain system through the adjacent commercial parcel to the south.

**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 and has been connected.

**SEWER:** Available and has been connected.

**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: Tom D' Anna  
Petition Number: V-16  
Date: December 16, 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.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

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

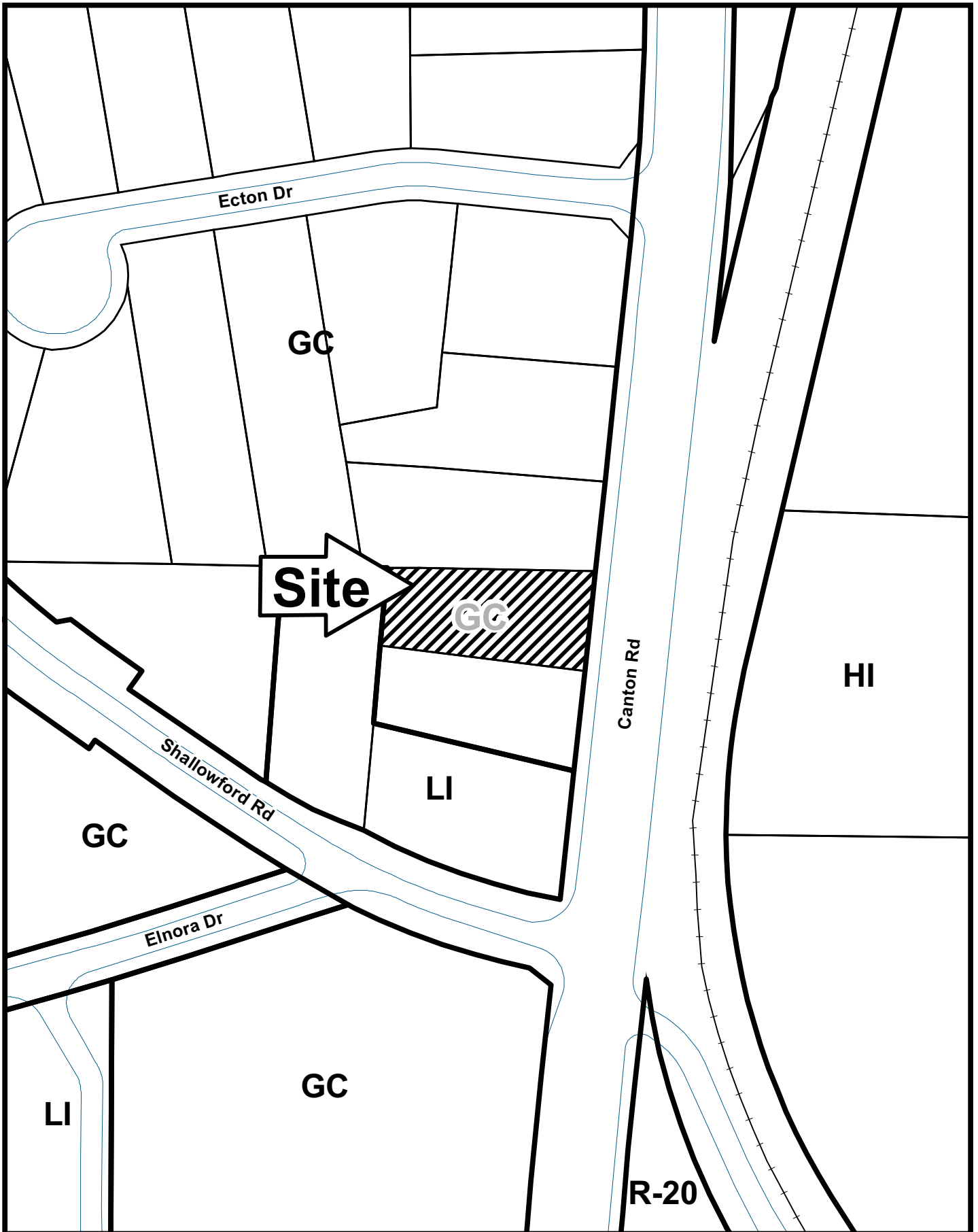
Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

### Fire Hydrant

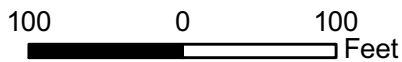
Commercial: Fire hydrant within 500 feet of most remote part of structure.

Residential: Fire hydrant within 500 feet of structure.

# V-16



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



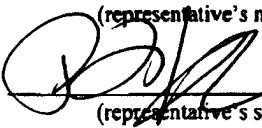
- City Boundary
- Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

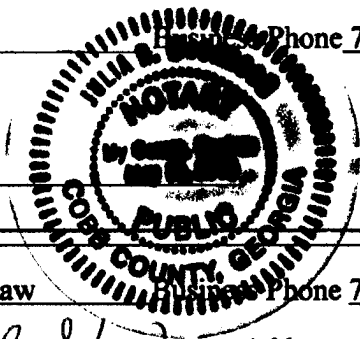
Application No. V- 16  
Hearing Date: 2/11/09

Applicant Tom D'Anna Business Phone 770/448-5515 Home Phone 770/527-6651  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100  
Parks F. Huff, Esq. Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)

Business Phone 770/422-7016 Cell Phone 770/426-6583

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

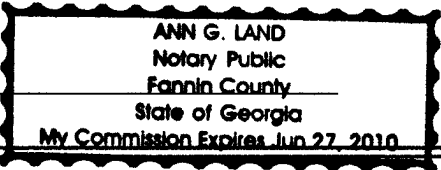


Signed, sealed and delivered in presence of:  
Julia B. McCarson  
Notary Public

Titleholder Mary Landsiedel Shaw Business Phone 706/258-2607 Home Phone 706/258-2607

Signature Mary Landsiedel Shaw Address: 450 STILLWATER RD Blue Ridge GA. 30513  
(attach additional signatures, if needed) (street, city, state and zip code)

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



Signed, sealed and delivered in presence of:  
Ann G. Land  
Notary Public

Present Zoning of Property GC

Location formerly 4647 Canton Road — Current 4655 CANTON ROAD mes  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 132 District 16 Size of Tract 17,348 sq. ft/ 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 X 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.  
This is a non-conforming subdivided lot.

List type of variance requested: Reduce the size of tract required from 20,000 square feet to 17,348 square feet to allow for a rezoning application to the NRC zoning category.