

BARN DESIGNS OF  
CARROLLTON  
300 KINNEY LAKE  
RD. CARROLLTON,  
GA. 30116  
(404)860-4789

REVISION:

NO.	DATE	BY	DESCRIPTION

BENCHMARK DEVELOPERS, INC.  
2266 DOUGL  
V-11  
(2010)

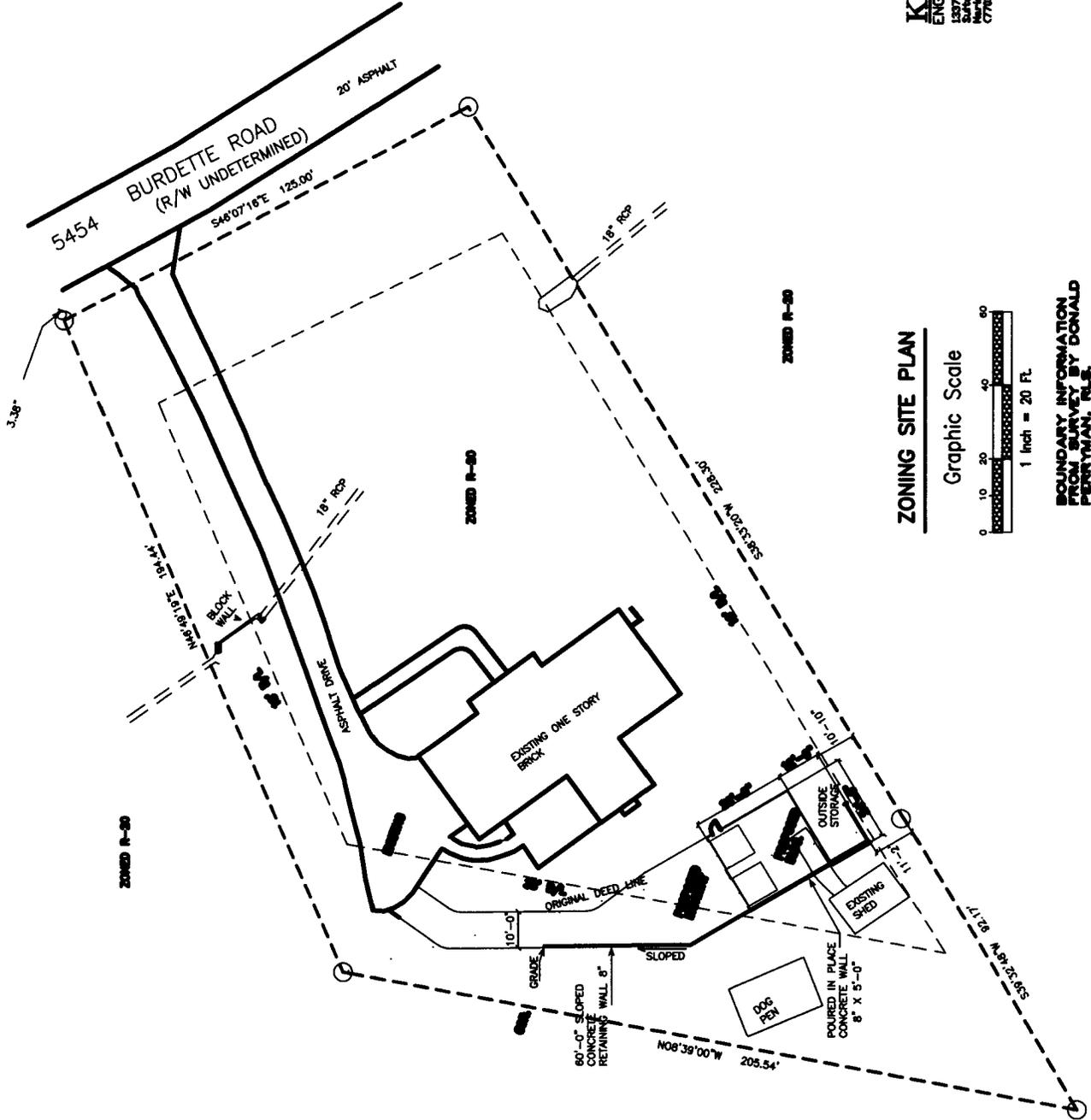
GERALD POINTER  
5454 BURDETTE ROAD  
MABLETON, GEORGIA

SHEET:  
Z-1 OF  
1



KV VICKREY  
ENGINEERS & LAND SURVEYORS  
1337 Curban Road  
Suite A  
Mableton, Georgia 30655  
770-482-9955 Fax 770-487-0863

DATE:  
12/11/09



ZONING SITE PLAN

Graphic Scale



BOUNDARY INFORMATION FROM SURVEY BY DONALD PERRYMAN, R.L.S.

**APPLICANT:** Benchmark Homes, Inc. **PETITION NO.:** V-11  
**PHONE:** 770-949-3006 **DATE OF HEARING:** 02-10-10  
**REPRESENTATIVE:** L. Kirk Boggs **PRESENT ZONING:** R-20  
**PHONE:** 770-949-3006 **LAND LOT(S):** 395  
**PROPERTY LOCATION:** Located on the west side of **DISTRICT:** 17  
Burdette Road, west of Pebblebrook Road **SIZE OF TRACT:** .75 acre  
(5454 Burdette Road). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 650 square feet (proposed 912 square foot garage) from the required 100 feet to 10 feet adjacent to the southern property line and 35 feet from the rear property line.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If Variance is approved, a Building Permit will be required for the new addition.

**STORMWATER MANAGEMENT:** Proposed location will require significant grading as well as construction of a concrete retaining wall. Provision must be made to convey runoff from hillside around new wall and structure.

**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.

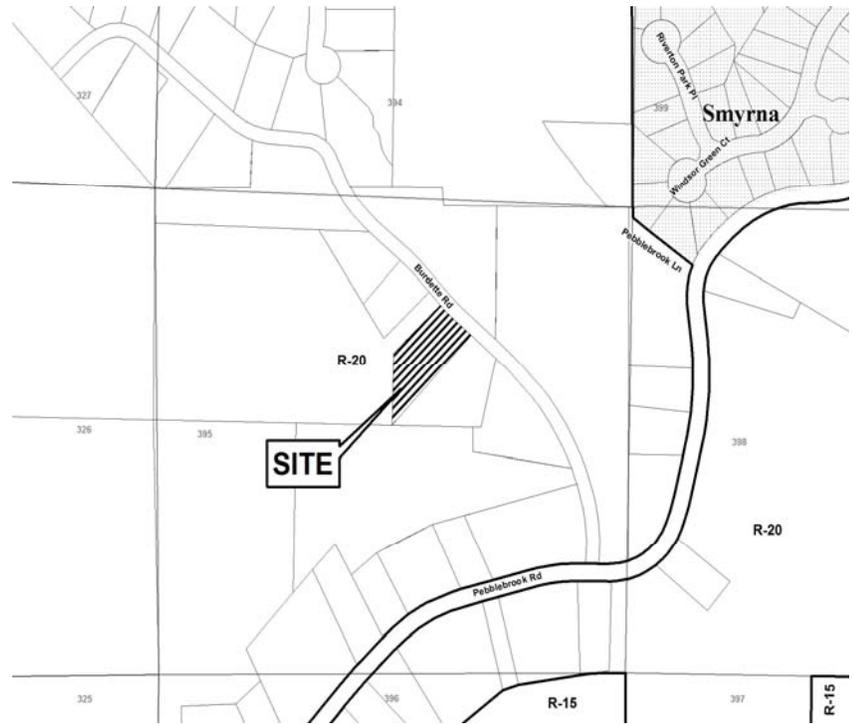
**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this or adjacent land lot.

**WATER:** No conflict.

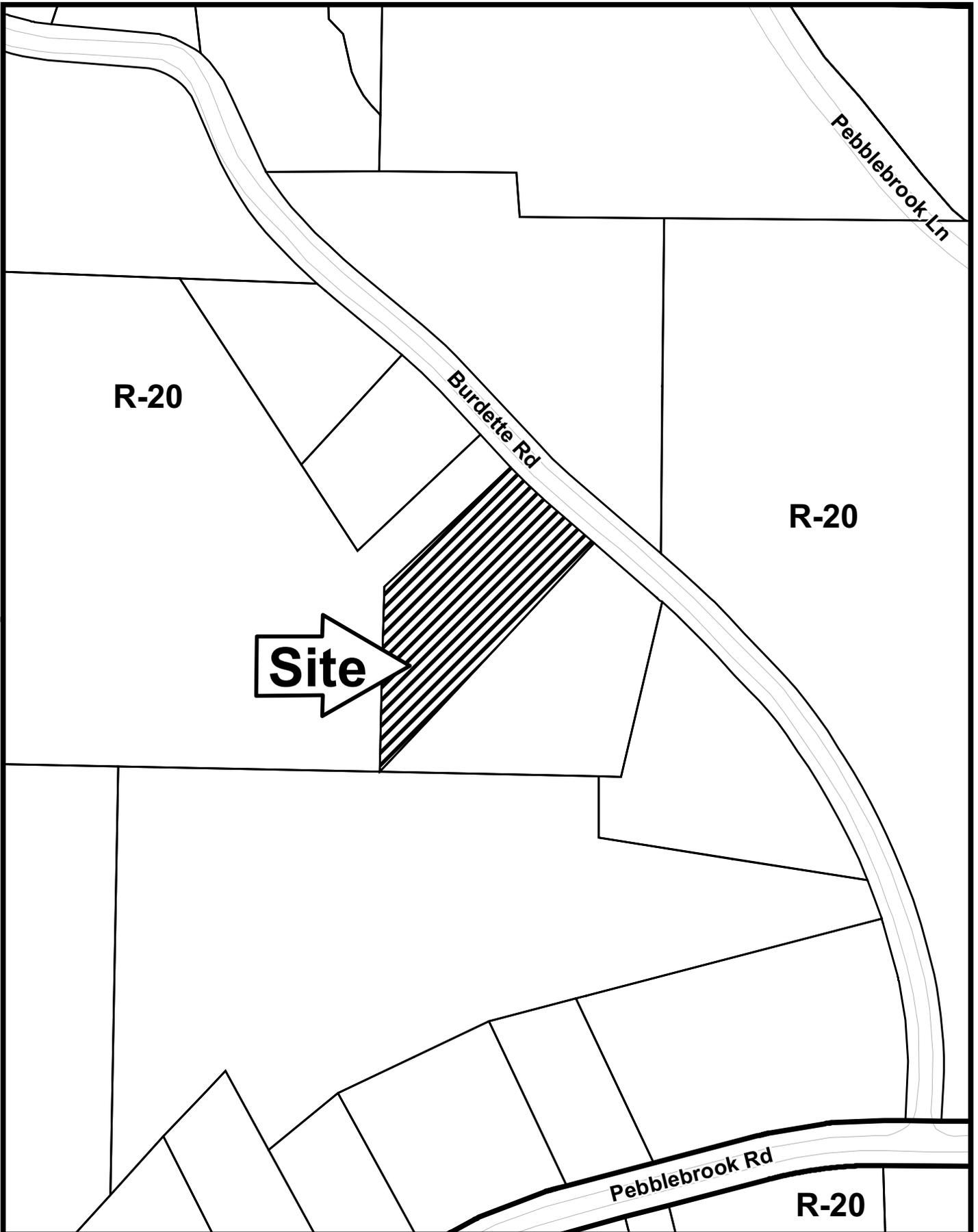
**SEWER:** Sewer not available to property.

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

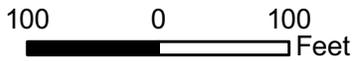
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



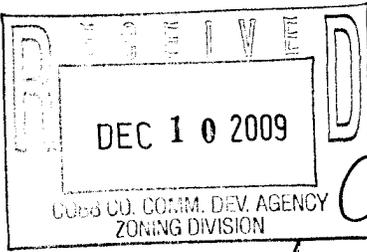
# V-11



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-11

Hearing Date: 2-10-10

Applicant Benchmark Homes, Inc Business Phone 770 949-3006 Home Phone 770 920-2374

L. Kirk Boggs Address 2266 Fairburn Road, Douglasville, GA  
(representative's name, printed) (street, city, state and zip code) 30135

[Signature] Business Phone 770 949-3006 Cell Phone 770 577-3000  
(representative's signature)

ELIZABETH ANN LEACH  
Notary Public Douglas County, Georgia  
My Commission Expires Sept. 24, 2013

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

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder Gerald Poynter Business Phone 404 680-9789 Home Phone 404 680-9789

Signature [Signature] Address: 5454 Burdette Road, Mableton, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30126

[Signature]  
My commission expires: 9/10/10

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property R-20

Location 5454 Burdette Rd, Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0395 District 17 Size of Tract 3/4 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.

Apply for Variance to enlarge garage from 624 sq. Ft. to 912 sq. Ft. in order to store boat that is 36' long inside out of view

List type of variance requested: Increase the maximum garage size to 912 sq. Ft.