

DAWSON ENGINEERING CONSULTANTS, LTD.
1569 CHESTNUT HILL ROAD
CONLEY, GEORGIA 30094
678-465-9610 FAX: 770-679-2839

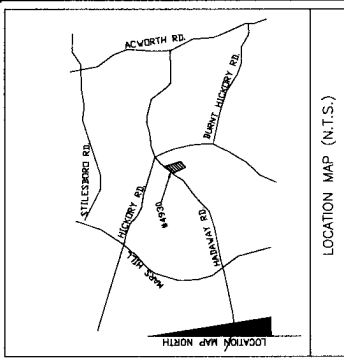
APPROVED	DATE



LEVEL II CERTIFIED DESIGN PROFESSIONAL
TONY DAWSON
CERTIFICATION NUMBER 0000009605
ISSUED 3/17/2007 EXPIRES 3/17/2010

SITE PLAN
FOR
CLARA CONNER
LOCATED AT
4930 HADWAY ROAD
LI 262 20TH DISTRICT
COBB COUNTY, GA

SITE



APPROX. STARTING DATE: 1-20-10
APPROX. COMPLETION DATE: 03-20-10

ITEM	DESCRIPTION	START DATE	END DATE
1	SOIL TESTING AND ANALYSIS	01-20-10	01-20-10
2	PERMITS AND REGULATORY	01-20-10	01-20-10
3	CONTRACTOR BIDDING	01-20-10	01-20-10
4	CONTRACTOR SELECTION	01-20-10	01-20-10
5	CONSTRUCTION	01-20-10	01-20-10
6	INSPECTION	01-20-10	01-20-10
7	COMPLETION	01-20-10	01-20-10
8	FINAL REPORT	01-20-10	01-20-10
9	PROJECT CLOSURE	01-20-10	01-20-10
10			
11			
12			
13			

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION.

GRANDER SCHEDULE

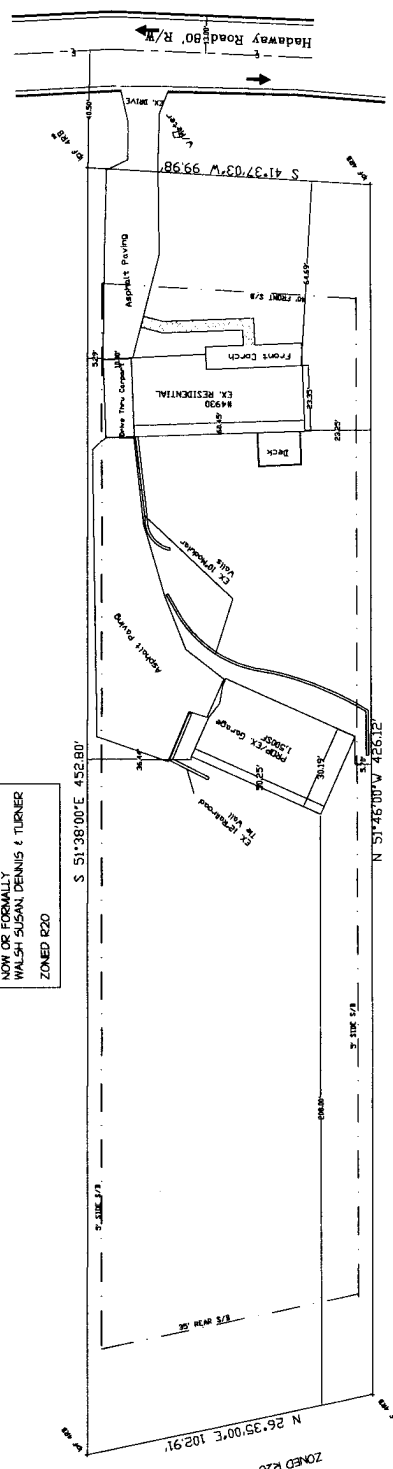
ITEM	DESCRIPTION	START DATE	END DATE
1			
2			
3			
4			
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12			
13			

SEDIMENT CONTROL PRACTICES

CODE	DESCRIPTION	APPROVAL
1		
2		
3		
4		
5		
6		
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8		
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11		
12		
13		



NOW OR FORMALLY
WALSH, SUSAN, DENNIS & TURNER
ZONED R20



NOW OR FORMALLY
BRADLEY HADDAD
ZONED R20

AREA:
44,034 SQ. FT.
1.01 ACRES
ZONED R-20



24HR CONTACT/DEVELOPER
CLARA A CONNER
4930 HADWAY ROAD
KENNESAW, GA 30152
770-426-1259
ZONED R20

APPLICANT: Greg S. Conner **PETITION NO.:** V-15
PHONE: 678-294-5597 **DATE OF HEARING:** 03-10-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 262
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 20
Hadaway Road, east of Lenora Drive **SIZE OF TRACT:** 1.1 acres
(4930 Hadaway Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (existing 1,500 square foot garage) from the required 100 feet to 5 feet adjacent to the western property line and 36 feet adjacent to the east property line; and 2) waive the side setback for the primary structure adjacent to the east property line from the required 10 feet to 5 feet (existing).

COMMENTS

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

DEVELOPMENT & INSPECTIONS: The Building Division issued a Notice of Violation for building without a permit on 11/04/09. A Citation to Court was issued and on 01/07/10, the property owner plead guilty and paid a fine for building without a permit. If the variance is approved a permit will be required and all issues of work concealed will need to be addressed with the Inspection Division. If this variance request is approved, a plat revision must be recorded showing all improvements. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes a portion of the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No significant stormwater impacts are anticipated. Garage drains across wooded lot to well-defined on-site conveyance channel.

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.

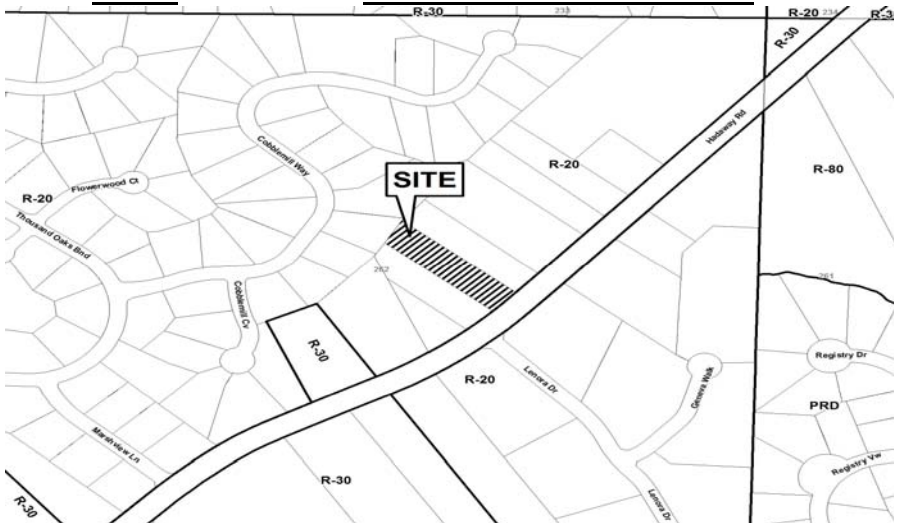
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

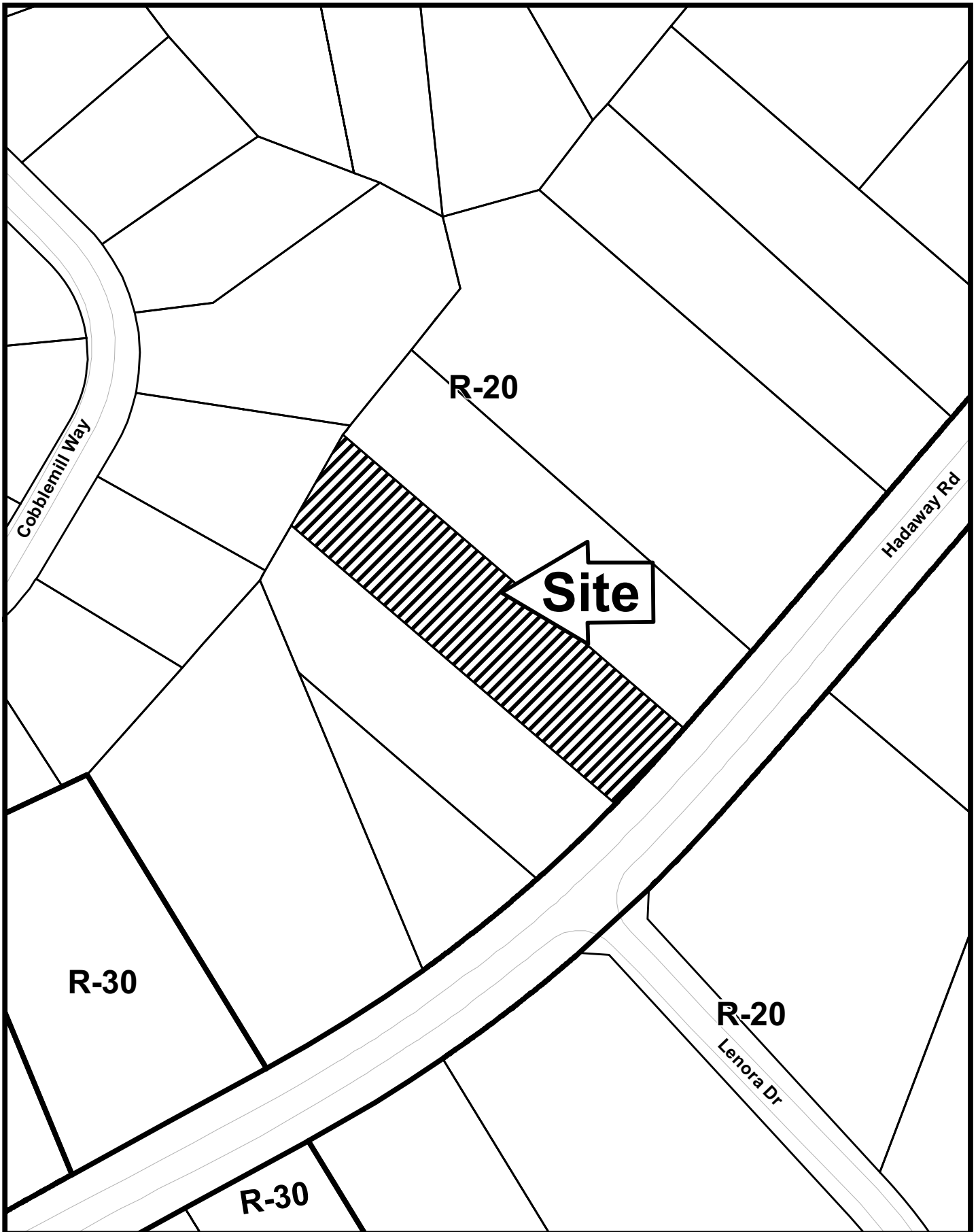
SEWER: Sewer not available to property.

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

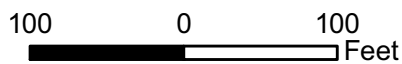
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





V-15



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-15

Hearing Date: 5-10-10

Applicant Greg S. Conner Business Phone 678-294-5597 Home Phone 770-424-1235

Address 4930 Hadaway Road
(representative's name, printed) (street, city, state and zip code)

Greg S. Conner Business Phone _____ Cell Phone _____
(representative's signature)

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

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

Titleholder _____ Business Phone _____ Home Phone _____

Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property R-20

Location 4930 Hadaway Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 262 District 20 Size of Tract 1.1 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.

Building needs are larger than code in area

List type of variance requested: WAVE THE SETBACK FOR AN ACCESSORY
STRUCTURE OVER 650 SQ FT (EXISTING GARAGE @ 1500 SQ FT)
FROM REQUIRED 100 FT TO 5 FT ADJACENT TO SOUTHERN
PROP. LINE, 36 FT ADJACENT TO NORTHERN PROP. LINE