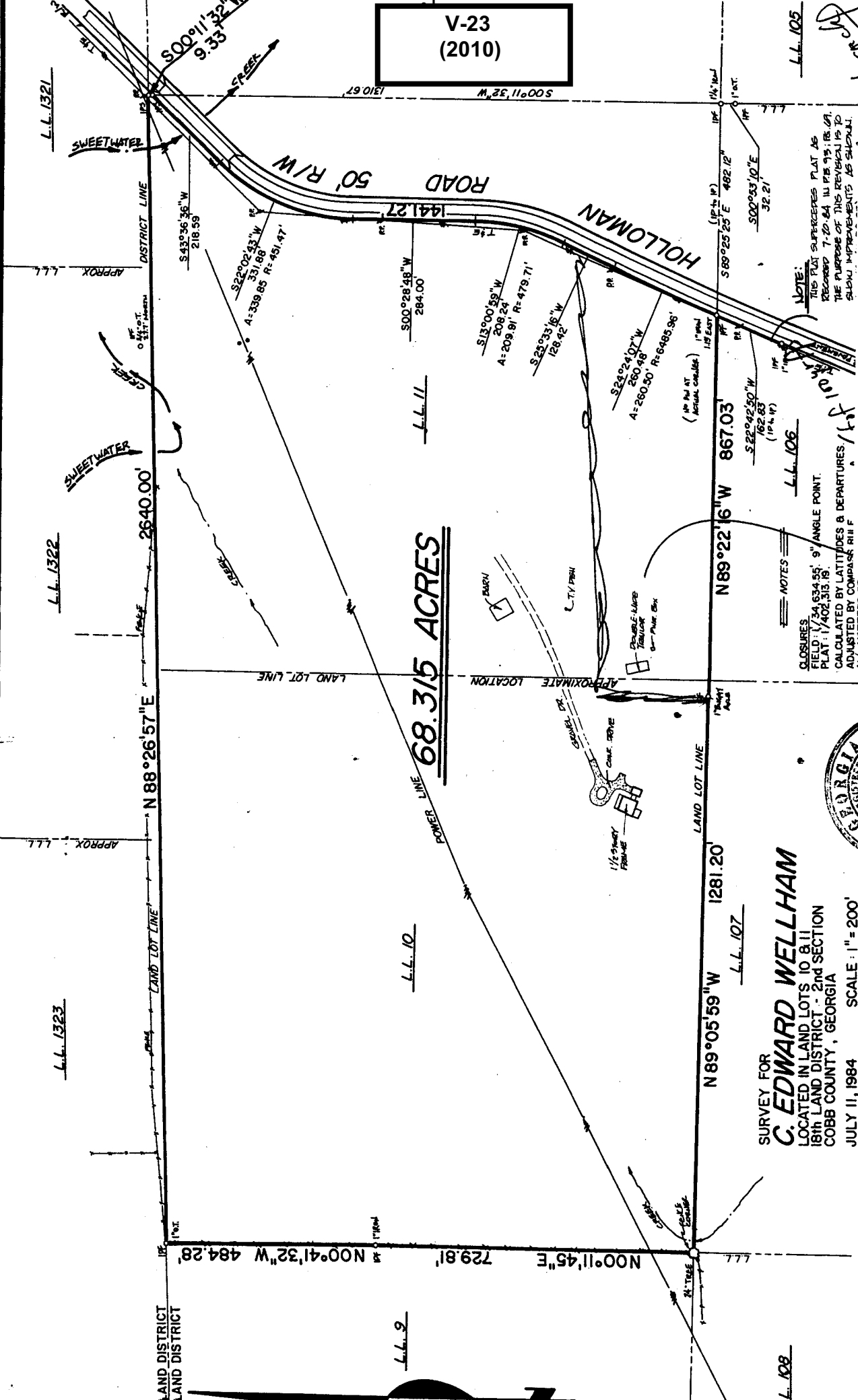


V-23
(2010)



L.L. 105
J.P.

NOTE:
THIS PLAN SUPERSEDES PLAT AS
RECORDED 7-20-84 IN FILE 915, RE. 07.
THE PURPOSE OF THIS REVISION IS TO
SHOW IMPROVEMENTS AS SHOWN.

NOTES:
CLOSURES
FIELD: 1/34, 634.95', 9" ANGLE POINT.
PLAT: 1/402, 318.75'.
CALCULATED BY LATITUDES & DEPARTURES.
ADJUSTED BY COMPASS RII F
AND MATTERS PE



SURVEY FOR
C. EDWARD WELHAM
LOCATED IN LAND LOTS 10 & 11
18th LAND DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA
JULY 11, 1984 SCALE: 1" = 200'
SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993
ATLANTA, GEORGIA 30339-0993
Ph: (404) 425-8677

APPLICANT: C. Edward Wellman **PETITION NO.:** V-23
PHONE: 770-434-2232 **DATE OF HEARING:** 04-14-10
REPRESENTATIVE: Jerrie Self **PRESENT ZONING:** R-30
PHONE: 770-405-1125 **LAND LOT(S):** 10,11
PROPERTY LOCATION: Located off of a private easement on the west side of Holloman Road, north of Sullivan Road (5850 Holloman Road). **DISTRICT:** 18
SIZE OF TRACT: 68.315 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow two accessory structures to the front of the primary structure; and 2) waive the minimum house size from the required 1,350 square feet to 1,160 square feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: This parcel is located adjacent to the floodplain of Sweetwater and Gothards Creeks. An elevation certificate will be required prior to the footing inspection to verify that the minimum finished floor of the structure is at or above elevation 905.5 feet Mean Sea Level.

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: No conflict.

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

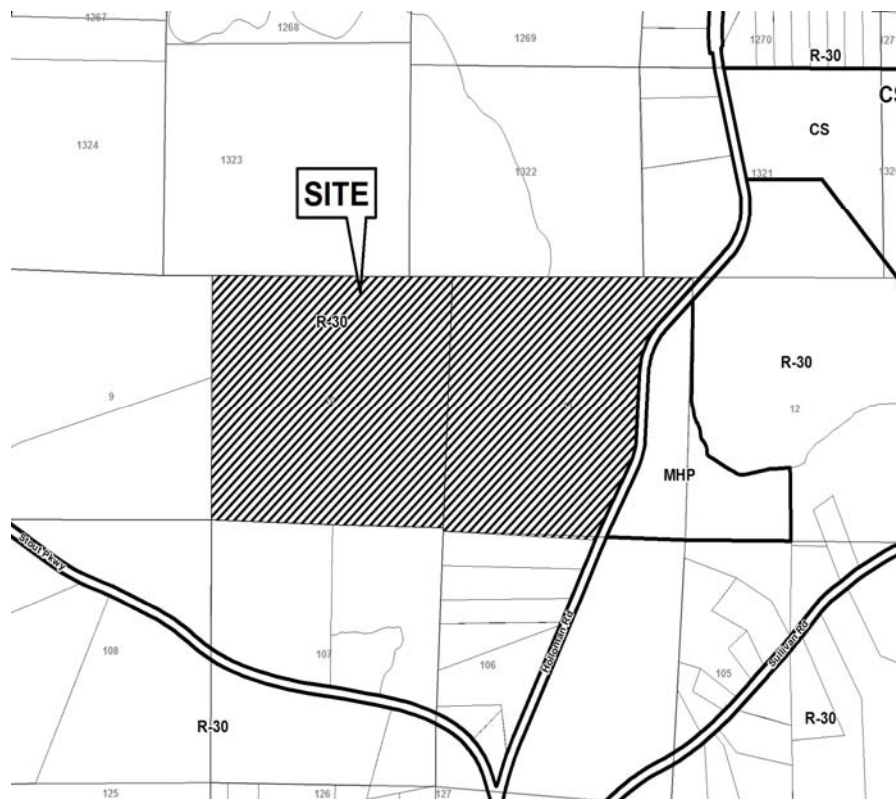
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Edward Wellman

Petition Number: V-23

Date: 4/1/2010

Fire Marshal Comments

- **Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.**
- **Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).**
- **Maximum grade shall not exceed 18%.**
- **Driveway must extend within 150' of the most remote portion of the structure.**
- **Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)**
- **Driveway must support 25 Tons (50,000 lbs.)**
- **Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width**
- **Hydrant within 500' of remote structure, minimum 6" main***
(Required Flow: 1000 gpm @ 20 psi)
- **Fire Flow Test from closest existing hydrant***
(Required Flow: 1000 gpm @ 20 psi)

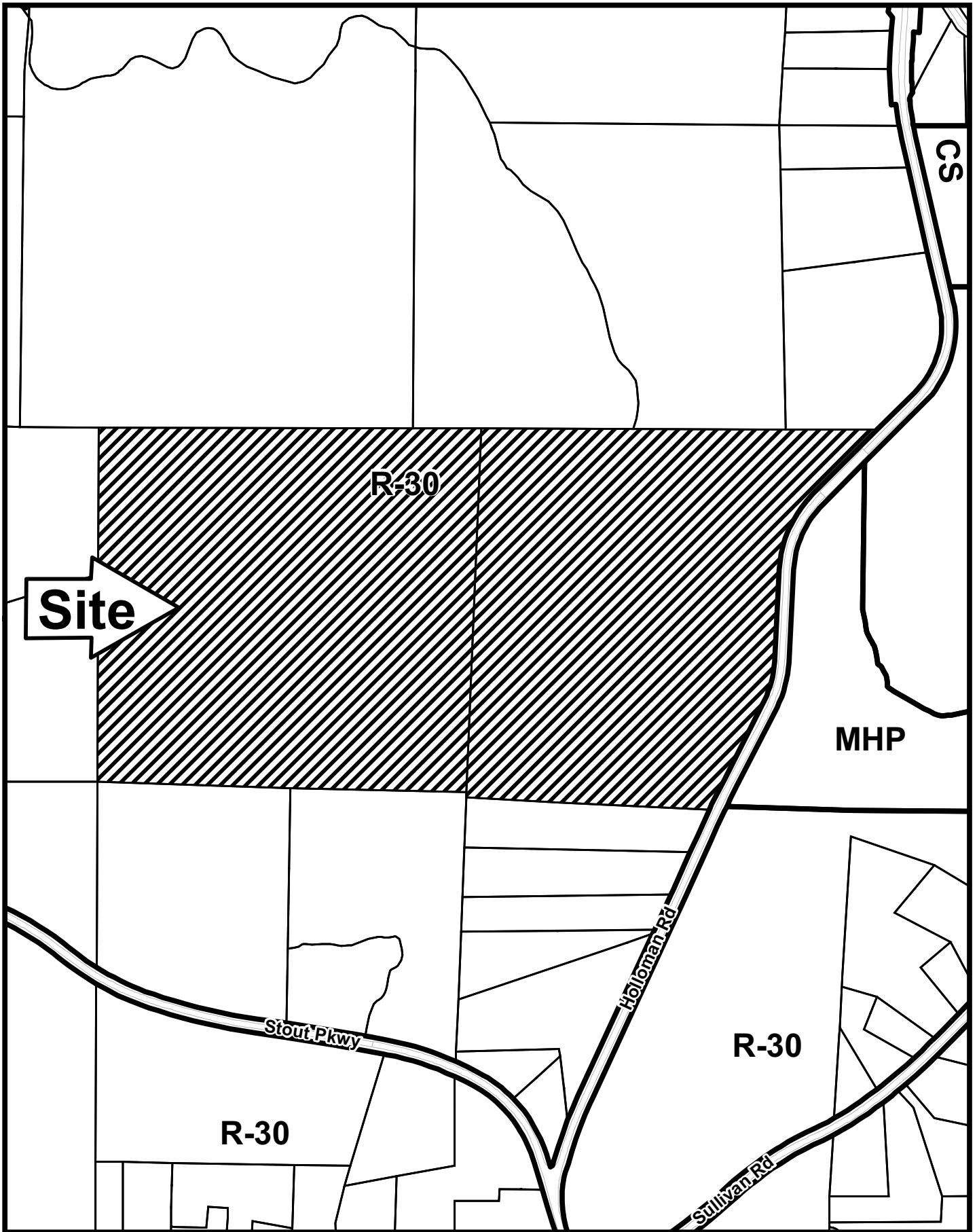
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

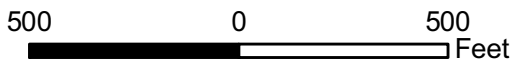
Note:



-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around.
Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

V-23



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-23
Hearing Date: 4-14-10

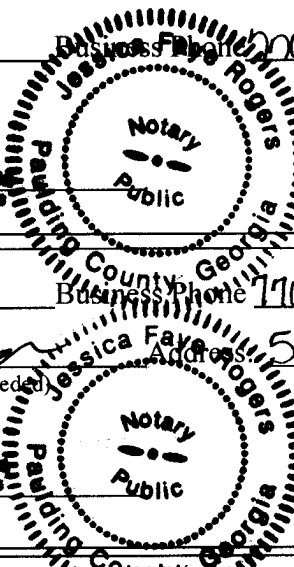
Applicant Edward Wellham Business Phone 770-434-2232 Home Phone 770-739-6968

Jervie Self Address 238 Oakmont Pass, Hiram, Ga. 30141
(representative's name, printed) (street, city, state and zip code)

Jervie Self Business Phone 405-1125 Cell Phone 678-446-2212
(representative's signature)

My commission expires: _____
Signed, sealed and delivered in presence of:
Jessica Faye Rogers Notary Public

Jessica Faye Rogers
Notary Public
Paulding County, Georgia
My Commission Expires
May 13, 2012

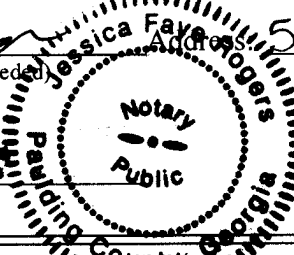


Titleholder Edward Wellham Business Phone 770-434-2232 Home Phone 770-739-6968

Signature Edward Wellham Business Address 5850 Holloman Road Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of:
Jessica Faye Rogers Notary Public

Jessica Faye Rogers
Notary Public
Paulding County, Georgia
My Commission Expires
May 13, 2012



Present Zoning of Property R-30 with a minimum sq.ft. requirement of 1,350

Location 5850 Holloman Road Powder Springs Ga 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 11 District 18th Size of Tract 69 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.

The Current zoning requires a min. sq.ft. of 1,350. The home we are trying to build to replace the home destroyed in the flood is only 1,160 sf. We only have funds to cover the cost of the home at 1,160 sf. To add an additional 190 sf would cost approx. \$15,000 more.

List type of variance requested: To reduce the minimum sq.ft. from 1,350 to 1,160.

2) ALLOW ACCESSORY STRUCTURES TO THE FRONT OF THE PRIMARY STRUCTURE.