

SURVEY FOR  
**J. SCOTT HOUGH &  
 JENNIFER P. HOUGH**  
 PROPERTY IN LAND LOT 274,  
 20th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA

2432.CRD 4130-1.DWG

FLOOD INSURANCE RATE MAP 13067C0081 G  
 DATED 12-16-2008 SHOWS THIS PROPERTY  
 IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR)  
 EXCEPT AS SHOWN.

FIELD TRAVERSE:  
 CLOSURE; ONE FOOT IN 20,000 FEET  
 USING A LIETZ SET 3.  
 ANGULAR ERROR; 0°00'02"PER ANGLE  
 POINT USING A LIETZ SET 3.  
 ADJUSTED; USING THE COMPASS RULE.

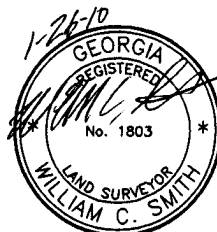
SMITH & SMITH LAND SURVEYORS, P.C.  
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120  
 PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS LP- LIGHT POLE
IPP	IRON PIN PLACED	-X-X-	FENCE
IPF	IRON PIN FOUND	---	LAND LOT LINE
CM	CONCRETE MARKER	⊕	CENTER LINE
CH	CHORD	---	POWER LINE
L OR A	LENGTH OF CURVE	PP	POWER POLE

PLAT CLOSURE;  
 ONE FOOT IN  
 349,000 FEET.

MARCH 17, 1994  
 REVISED 8-25-94  
 REVISED 1-26-95  
 REVISED 1-26-10



0 20 100  
 10 50 150  
 SCALE 1"=100'  
 FILE 4130-1

**APPLICANT:** John Scott Hough and Jennifer Page Hough      **PETITION NO.:** V-26  
**PHONE:** 404-819-6252      **DATE OF HEARING:** 04-14-10  
**REPRESENTATIVE:** same      **PRESENT ZONING:** R-30  
**PHONE:** same      **LAND LOT(S):** 274  
**PROPERTY LOCATION:** Located off of a private      **DISTRICT:** 20  
easement on the south side of Burnt Hickory Road      **SIZE OF TRACT:** 2.988 acres  
(4221 Burnt Hickory Road).      **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 800 square feet (proposed 2,234 square foot garage) from the required 100 feet to 98 feet adjacent to the western property line and 95 feet adjacent to the eastern property line; and 2) allow aforementioned accessory structure to be to the side of the primary structure.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If variance is approved, a Building Permit will be required. Note: If living space is approved for the upper level, the garage will need to be fire protected as specified in International Residential Code R309.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts anticipated. Existing garage runoff drains overland through a wooded area to a well-defined stream.

**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:** Applicant's survey indicates no encroachment into County Sanitary Sewer Easement 2 foot setback (required at side of property).

**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: John and Jennifer Hough

Petition Number: V-26

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)

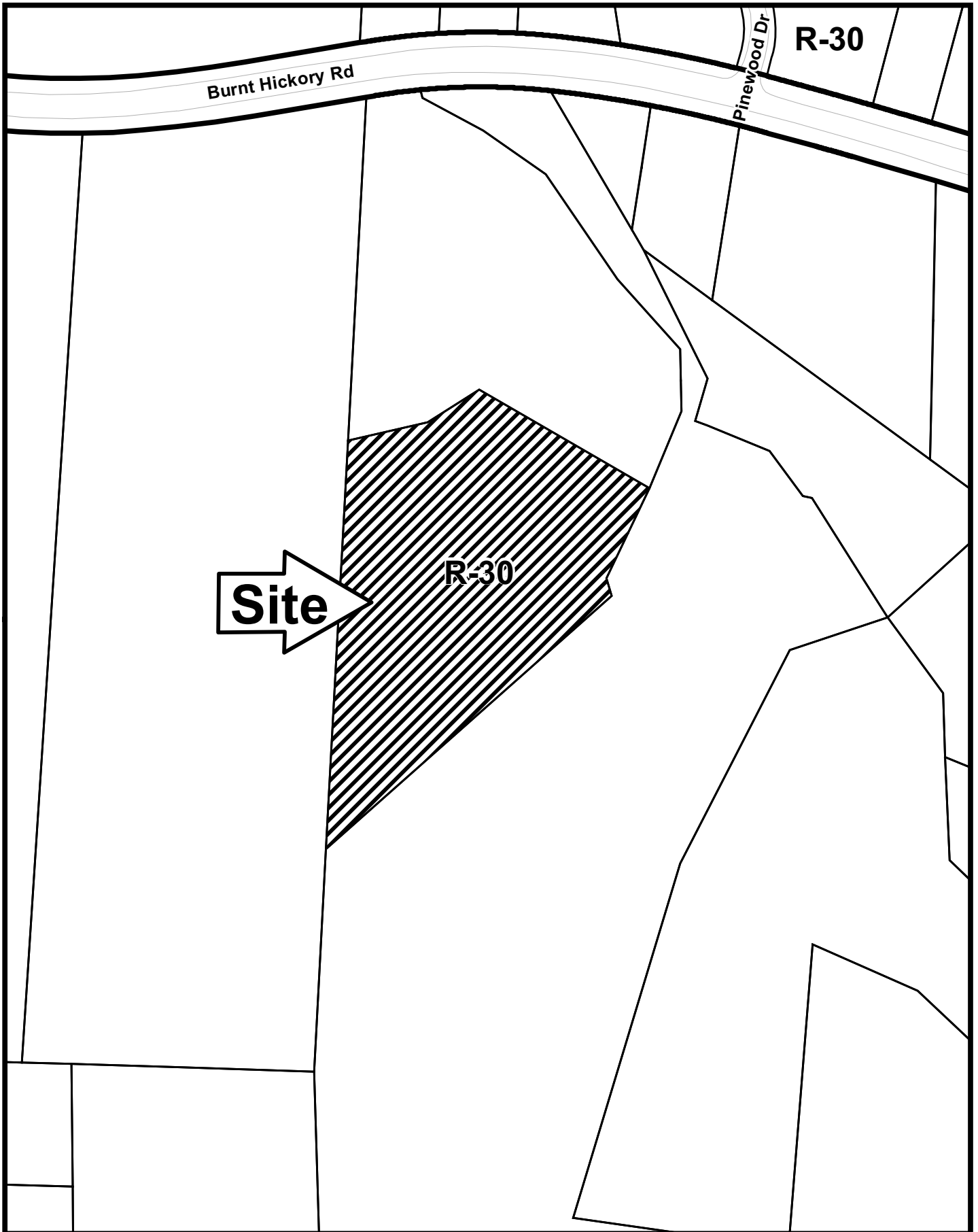
\* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 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.

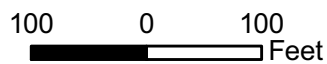
### Note:

-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-26



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

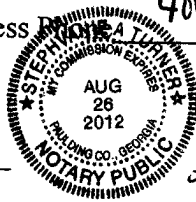
(type or print clearly)

Application No. V-26  
Hearing Date: 7-14-10

Applicant John Scott and Jennifer Page Hough Business Phone 404-819-6252 Home Phone 404-663-1446

John S. Hough Address 4221 Burnt Hickory Rd. Marietta, GA  
(representative's name, printed) (street, city, state and zip code) 30064

+ John S. Hough Business Phone 404-819-6252 Cell Phone 404-663-1446  
(representative's signature)

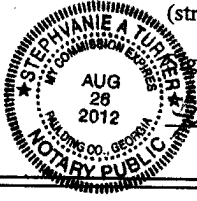


Signed, sealed and delivered in presence of:  
Stephanie Turner  
Notary Public

My commission expires: Aug 26, 2012

Titleholder John Scott and Jennifer Page Hough Business Phone 404-819-6252 Home Phone 404-663-1446

Signature John S. Hough Address: 4221 Burnt Hickory Rd. Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30064



Signed, sealed and delivered in presence of:  
Stephanie Turner  
Notary Public

My commission expires: Aug 26, 2012

Present Zoning of Property R-30

Location 4221 BURNT HICKORY ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 274 District 20 Size of Tract 2.988 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.

We own three vehicles, one of which remains exposed to the elements year round. The variance will permit the storage of the third vehicle in an enclosed area. We presently have an existing unfinished two car garage.

List type of variance requested: Variance allowing a 3 car detached garage to be located on the side of the primary house structure in lieu of the rear, which will have in excess of 800 SF. Variance allowing the proposed garage to be less than 100 feet from one or more property lines.

Revised: December 6, 2005

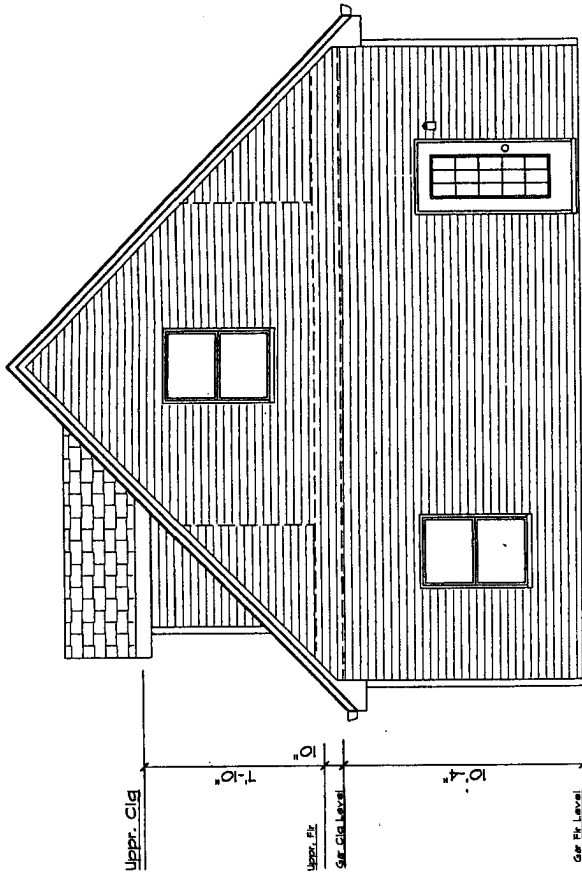
Note: See Exhibit "A" for building rendering

PREVIOUS VARIANCE V-81 OF 1994  
(3rd House off private easement)

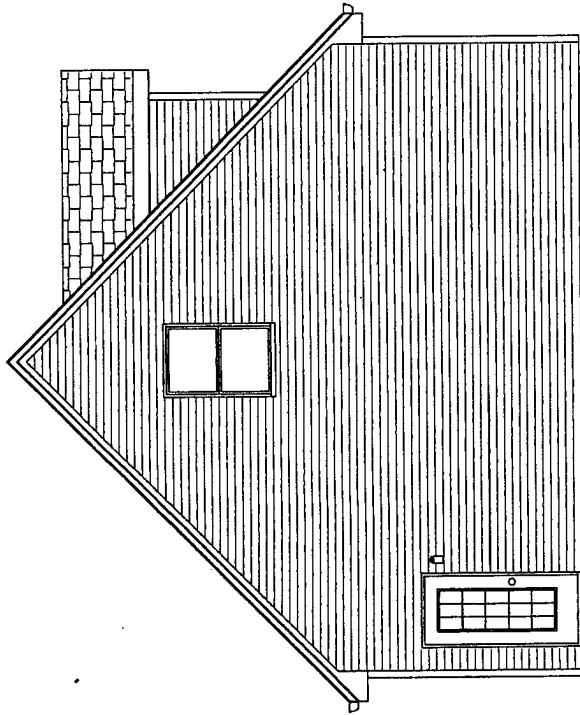
V-26/2010

Exhibit "A"

1 of 2



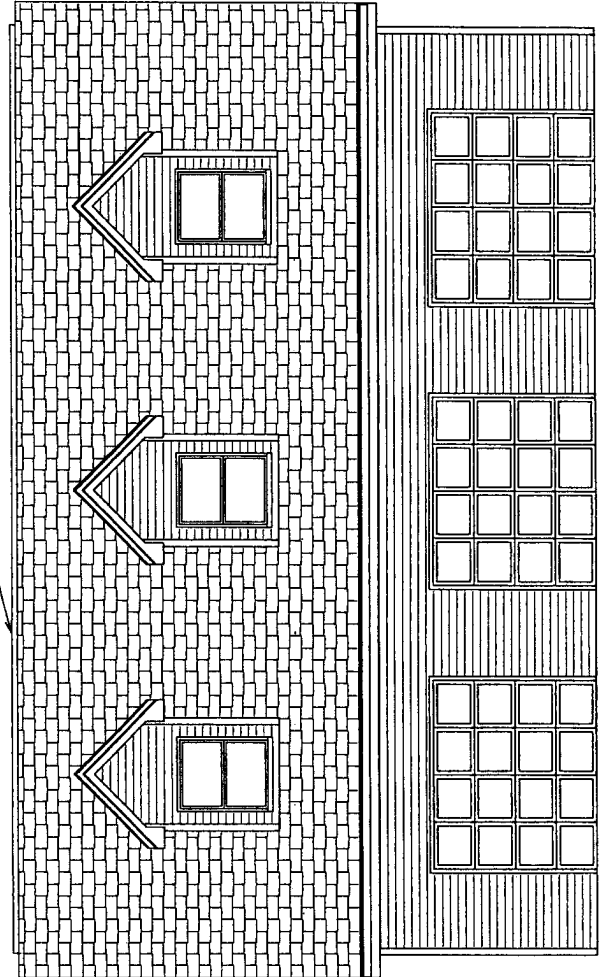
Right Side



Left Side

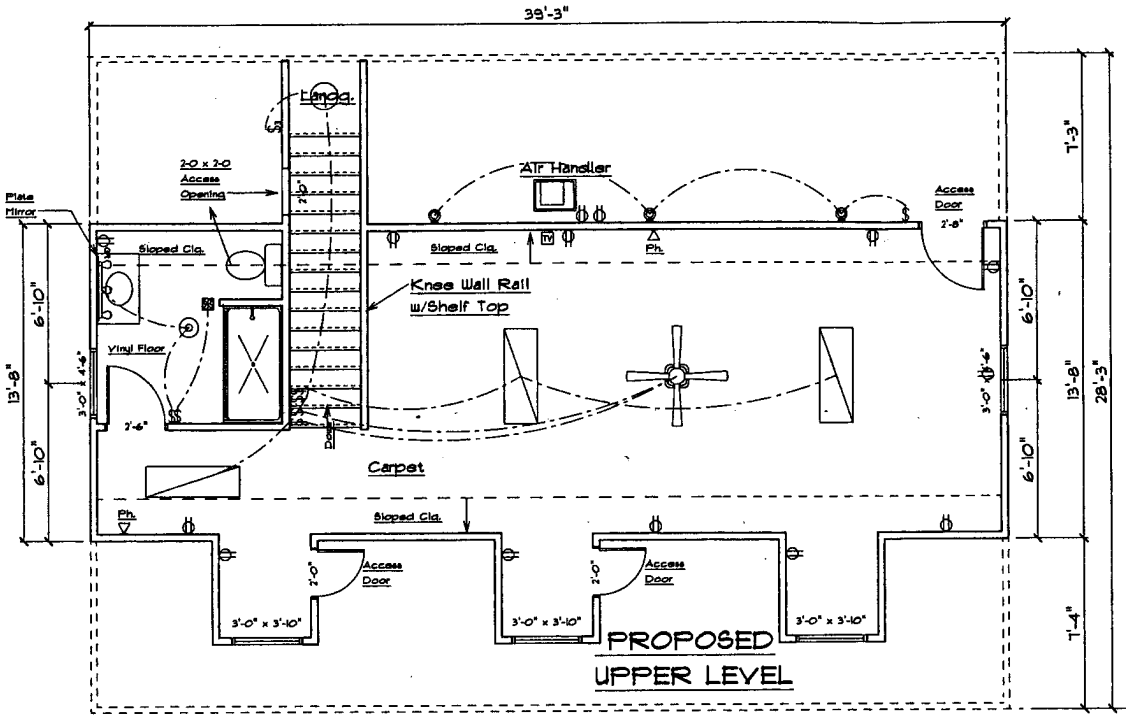
Note: Existing Roofing to be Replaced Front & Rear

Ridge Vent

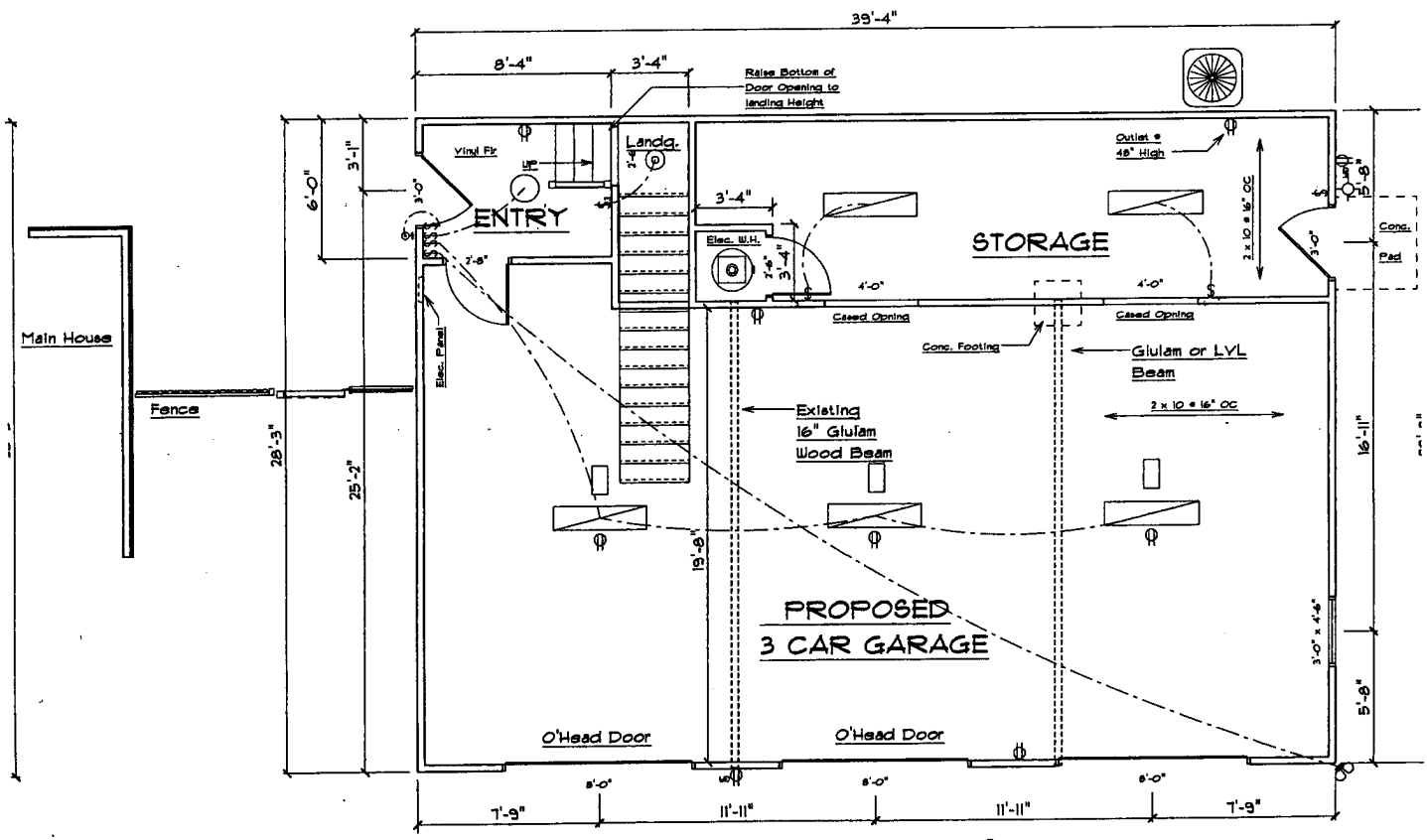


PROPOSED

Scale 3/16" = 1'-0"



January 05, 2010  
 Scale 3/16"=1'-0"



January 05, 2010  
 Scale 3/16"=1'-0"