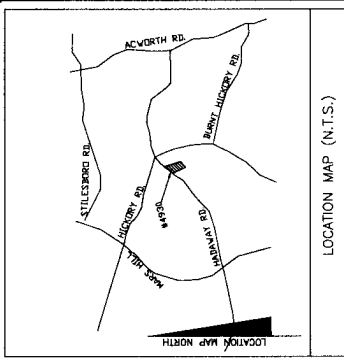
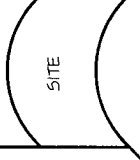


DAWSON ENGINEERING CONSULTANTS, LTD.  
1569 CHESTNUT HILL ROAD  
CONLEY, GEORGIA 30094  
678-465-9610 FAX: 770-679-2839

APPROVED	DATE



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



LOCATION MAP (N.T.S.)

LEVEL II CERTIFIED DESIGN PROFESSIONAL  
TONY DAWSON  
CERTIFICATION NUMBER 0000059605  
ISSUED: 3/17/2007 EXPIRES: 3/17/2010

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

ITEM	DESCRIPTION	START DATE	END DATE
1	SOIL REMEDIATION	01-20-10	02-15-10
2	ASPHALT PAVING	02-15-10	03-15-10
3	CONCRETE WORK	02-15-10	03-15-10
4	LANDSCAPING	02-15-10	03-15-10
5	UTILITY WORK	02-15-10	03-15-10
6	DEMOLITION	02-15-10	03-15-10
7	CONCRETE WORK	02-15-10	03-15-10
8	ASPHALT PAVING	02-15-10	03-15-10
9	LANDSCAPING	02-15-10	03-15-10
10	UTILITY WORK	02-15-10	03-15-10
11	DEMOLITION	02-15-10	03-15-10
12	CONCRETE WORK	02-15-10	03-15-10
13	ASPHALT PAVING	02-15-10	03-15-10

CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. ALL UTILITIES SHALL BE RELOCATED OR DELETED AS SHOWN ON THE CONSTRUCTION PLANS. ALL UTILITIES SHALL BE RELOCATED OR DELETED AS SHOWN ON THE CONSTRUCTION PLANS. ALL UTILITIES SHALL BE RELOCATED OR DELETED AS SHOWN ON THE CONSTRUCTION PLANS.

GRANDER SCHEDULE

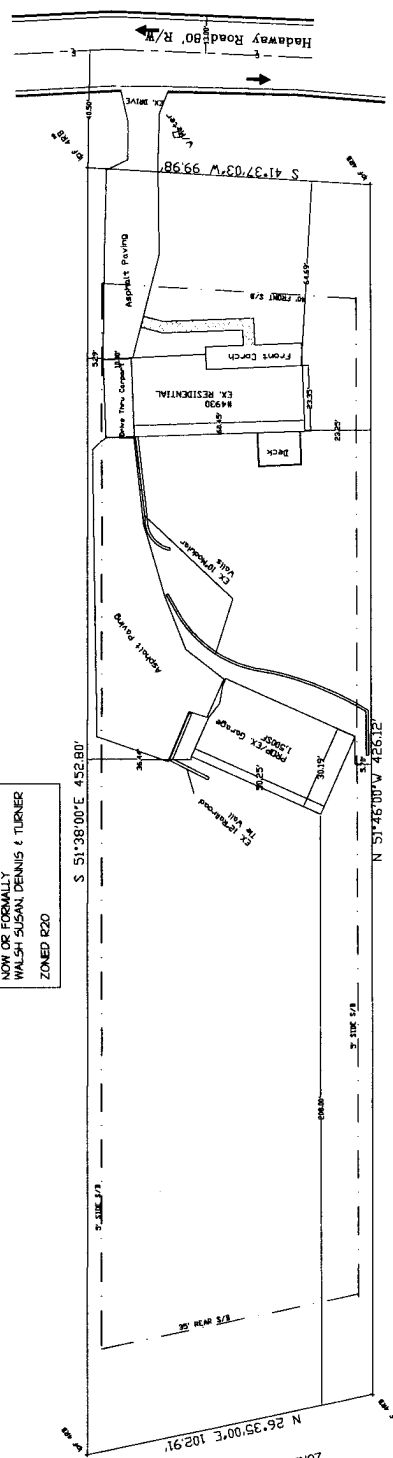
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12	CONCRETE WORK	02-15-10	03-15-10
13	ASPHALT PAVING	02-15-10	03-15-10

SEDIMENT CONTROL PRACTICES

CODE	SYMBOL	DESCRIPTION
1	(Symbol)	SEDIMENT BARRIERS
2	(Symbol)	VEGETATION
3	(Symbol)	STORMWATER DETENTION BASIN
4	(Symbol)	STORMWATER DETENTION BASIN

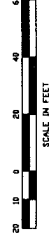


NOW OR FORMALLY  
WALSH, SUSAN, DENNIS & TURNER  
ZONED R20



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  
770-424-1259  
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.

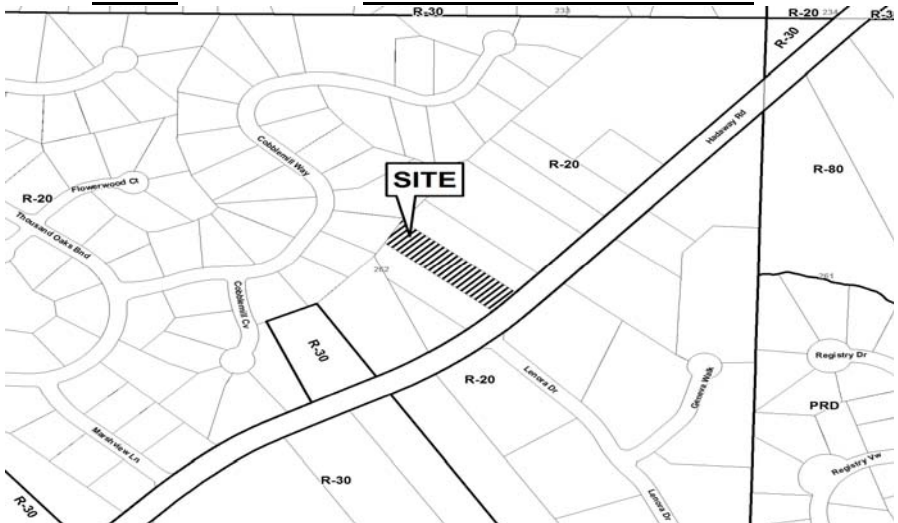
**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

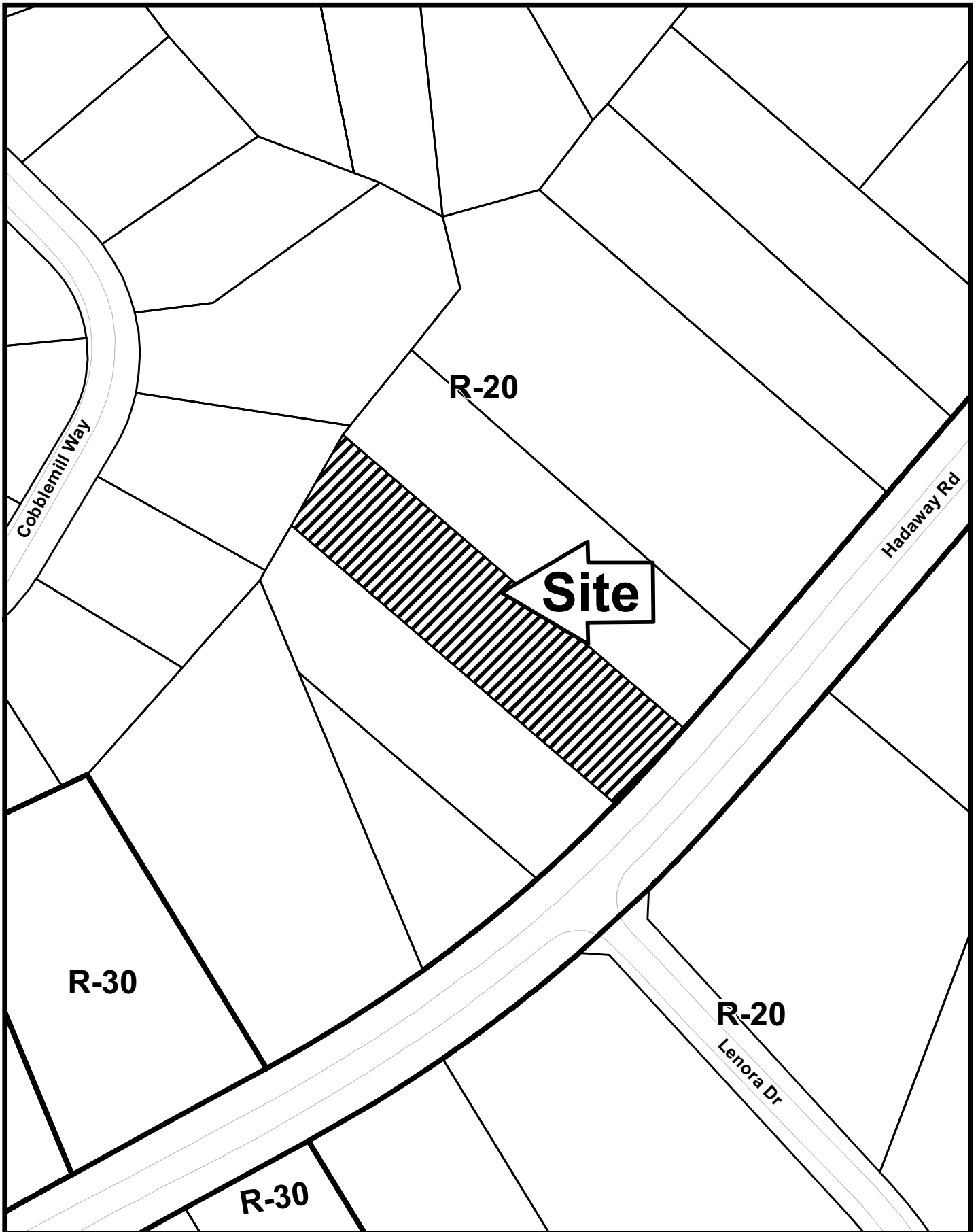
**SEWER:** Sewer not available to property.

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

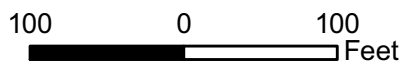
**BOARD OF APPEALS DECISION**  
**APPROVED**            **MOTION BY**             
**REJECTED**            **SECONDED**             
**HELD**            **CARRIED**             
**STIPULATIONS:**             
            
          





# 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