

V-38
(2010)

NOTE: THE DESCRIBED PROPERTY IS PARTIALLY IN A FLOOD HAZARD AREA AS SHOWN, HOWEVER THE IMPROVEMENTS ARE NOT.

13067C0209G ZONE X
DATED DECEMBER 16, 2008

ZONE X - OTHER FLOOD AREAS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, THUS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 3 FEET. AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 3 FEET. AREAS OF 0.05% ANNUAL CHANCE FLOOD AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

IMPERVIOUS CALCULATIONS:
EXISTING IMPERVIOUS 40%
5360 SF \ 12305.43 LOT = 0.4757 x 100= 48%
PROPOSED IMPERVIOUS 5.35%
658.789 \ 12305.43 = 0.0536 x 100=5.35%

PROJECT BENCH IS
TOP OF SS/MH
ELEV. 780.80 FROM
COBB COUNTY GIS

SHANNON DOWNS S/D
PHASE ONE - BLOCK B
LOT 2
TAX# 18005200200
PLAT BOOK 127 PAGE 12
DEED REF: DEED BOOK 9011 PAGE 495
TOTAL ACRES: 0.282 - 12305.43 SQ.FT.

SITE PLAN FOR

SHIRLEY BATCHELOR

LAND LOT	52	18TH DISTRICT
COBB COUNTY		GEORGIA
SCALE	1" = 20'	DATE 03/11/2010

NOTES: scrip=f:\mechelle\cg_data\data\10-0013.dwg
crdf:f:\mechelle\su_data\glandor.crd JOB NO: 10-0013

P.O.B.
638.55' ALONG THE R/W OF GLANDOR
TO THE 60' R/W OF BUCKNER ROAD

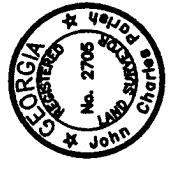
M/F
METHUEN BACHAWIRO
TAX# 18005200190
5700 Glandor Drive

M/F
LYDIA HOLMES
TAX# 18005200210
5704 Glandor Drive

M/F
JOEL HOLSINGER
TAX# 18005200670
1255 Stonecrest Farm Ct
mail address: 5403 Windsor Green Ct

1424 VETERANS DRIVE , SUITE 3
CONYERS, GEORGIA 30012
PH (770) 483-8471
FAX (770)918-9074

HOUSTON ENGINEERING, INC
DESIGN ENGINEERS & SURVEYORS
SINCE 1964



NOTES:
THE FIELD DATA USED TO CALCULATE THE AREA OF A CLOSED POLYGON AND THE ANGULAR ERROR OF THE TRIANGULAR ERROR OF THE SURVEY IS BY COMPARING BEARING AND ANGLE MEASUREMENTS TO THE PLAT HAS BEEN CALCULATED FOR ACCURACY AND HAS BEEN FOUND TO BE WITHIN ONE FOOT IN ALL P.S. ARE 1/4" OR RE-SIMS

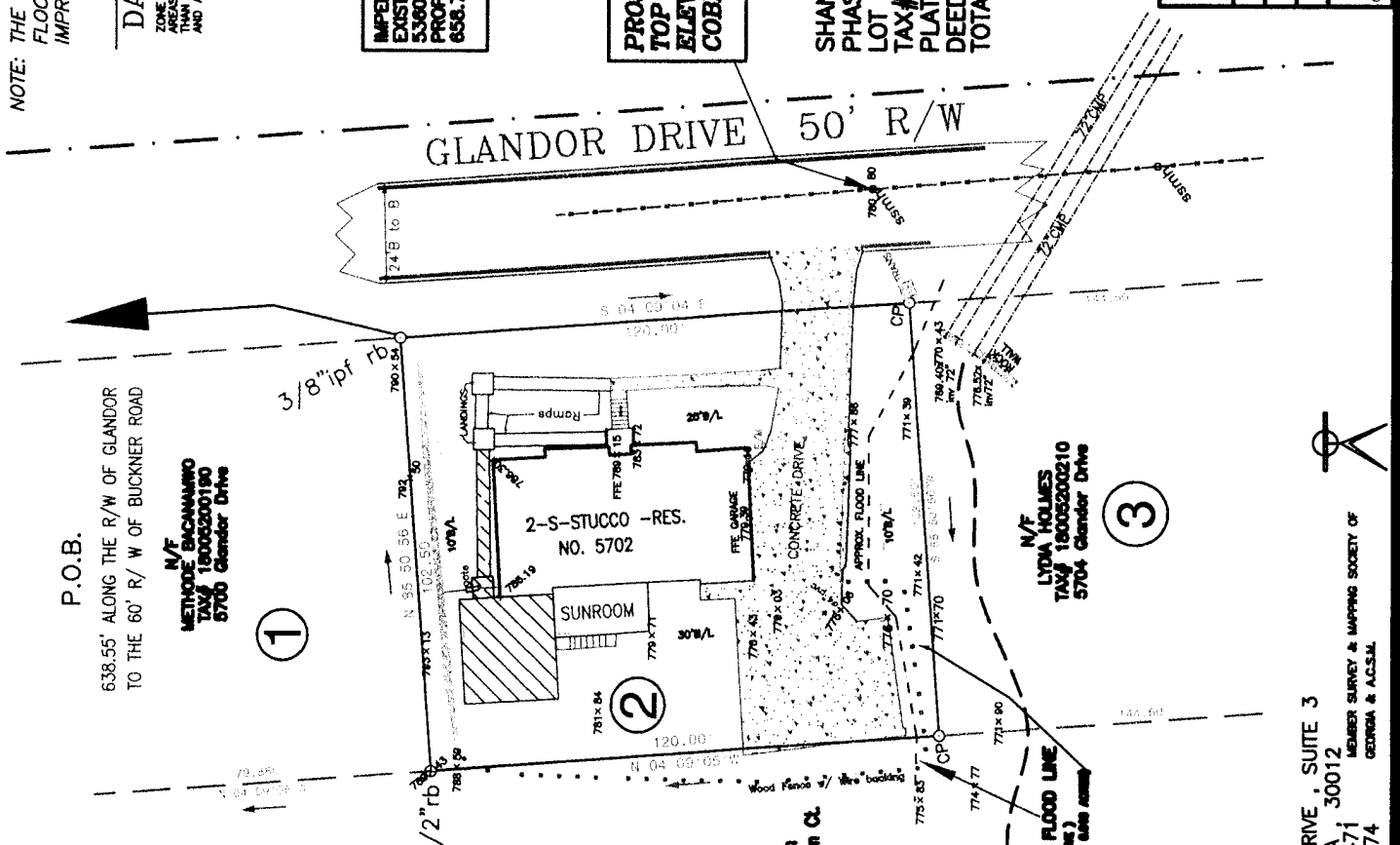
ALL SERVICE UTILITIES ARE UNDERGROUND

ZONING NOTE: RA-4
ALL SETBACKS ARE SHOWN PER THIS RECORDED PLAT FILED IN PLAT BOOK 127 PAGE 12
FRONT: 26 FT.
SIDE: 10 FT.
REAR: 30 FT.

- LEGEND
- PF--IRON PIN FOUND
 - PI--IRON PIN SET
 - P.O.B. POINT OF BEGINNING
 - LL.L. LAND LOT LINE
 - C.M.F.--CONCRETE MONUMENT FOUND
 - OT--OPEN TOP
 - CT--CRIMP TOP
 - PP--POWER POLE
 - R/W--RIGHT OF WAY
 - CMP--CORRUGATED METAL PIPE
 - E/M--ELECTRIC METER
 - TANS--TRANSFORMER PAD
 - PROPOSED STRUCTURES
 - CP--CALCULATED POINT



NORTH
MAGNETIC



APPLICANT: Latonia Y. Batchelor **PETITION NO.:** V-38
PHONE: 770-745-7422 **DATE OF HEARING:** 05-12-10
REPRESENTATIVE: Shirley J. Batchelor **PRESENT ZONING:** RA-4
PHONE: 770-745-7422 **LAND LOT(S):** 52
PROPERTY LOCATION: Located on the west side of Glandor Drive, east of Buckner Road (5702 Glandor Drive). **DISTRICT:** 18
SIZE OF TRACT: .28 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 9 feet adjacent to the northern property line; 2) waive the rear setback from the required 40 feet to 15 feet; and 3) waive the impervious surface from a maximum allowable of 40 percent to 49 percent.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: A permit will be required for the addition if the Variance is approved. If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes 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: This parcel is already over the 35% allowable impervious coverage limit by 1,053 square feet (43.6%). Construction of the proposed addition will increase the coverage to 48.9%. If this variance is approved, the large pavement area to the rear of the house should be removed to reduce the total impervious coverage to 4,752 square feet (38.6%).

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

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

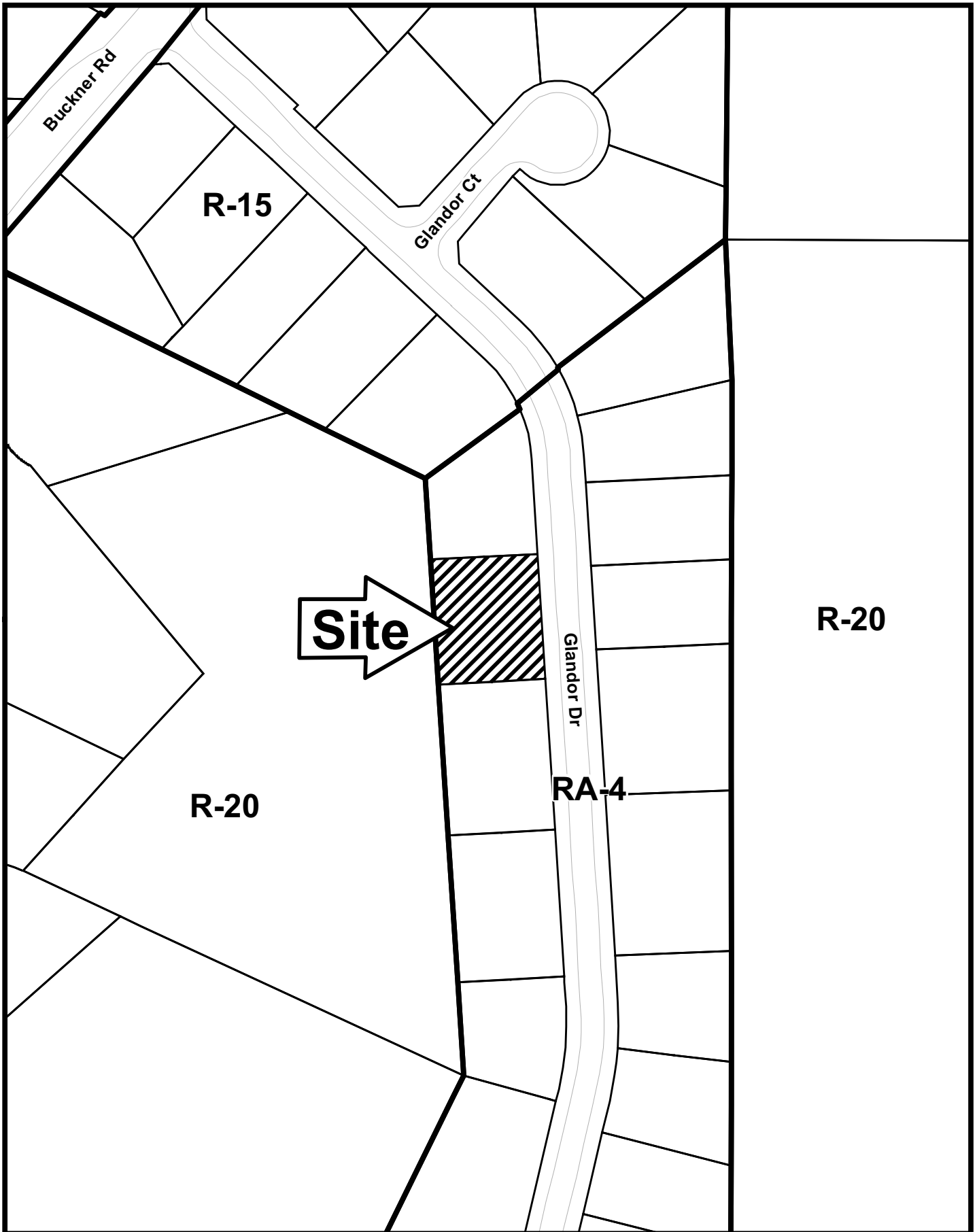
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

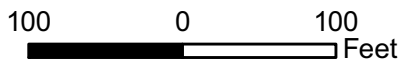
STIPULATIONS: _____





V-38



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-38

Hearing Date: 5-12-10

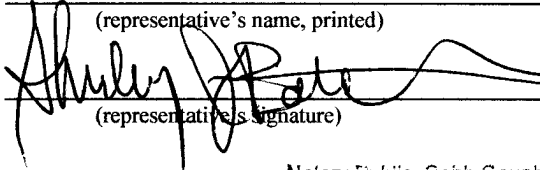
Applicant Latonia Y. Batchelor Business Phone [770] 745 7422 Home Phone [678] 705 4638

Shirley J. Batchelor

Address 5702 Glandor Drive, Mableton, Georgia 30216

(representative's name, printed)

(street, city, state and zip code)



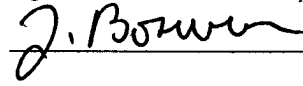
Business Phone [770] 745 7422

Cell Phone _____

(representative's signature)

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

Signed, sealed and delivered in presence of:



Notary Public

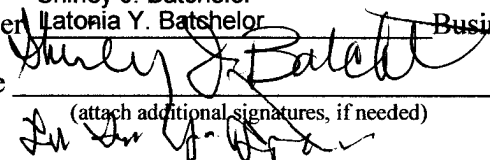
My commission expires: _____

Titleholder Shirley J. Batchelor
Latonia Y. Batchelor

Business Phone [770] 745 7422

Home Phone [770] 241 6555

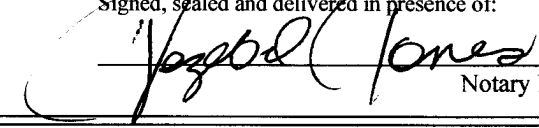
Signature



Address: 5702 Glandor Drive, Mableton, Georgia 30216

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

Notary Public, Fulton County, Georgia
My Commission Expires April 24, 2012

Present Zoning of Property ~~R-12~~

RA-4

Location 5702 Glandor Drive, Mableton, Georgia 30216

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 52 District 18th Size of Tract 0.28 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 12,300 SF Shape of Property Rectangle Topography of Property med. sloping 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.

[See Attachment A]

List type of variance requested: _____

Encroachment into setback

Maximum percentage of impervious surface

Footing Survey [Details of the footing and foundation walls will be provided when a building permit is requested]

Attachment A

Statement:

Latonia Y. Batchelor is a 100% Disable veteran of "Desert Storm." Unlike many veterans that were wounded on the field of battle, Latonia Y. Batchelor is fighting for her life because she was not properly protected from the deadly effects of chemical and biological agents as well as nuclear radiation from spent uranium ammunition.

Latonia has been approved for a "Specially Adapted Housing" grant administered by the Veterans Administration [VA]. These grants are used to retrofit existing homes or provide special adaptations for new home construction to meet the needs of these disabled veterans.

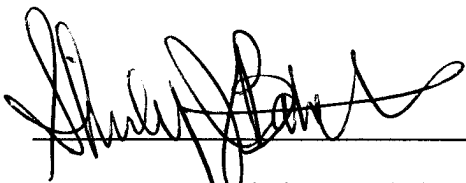
At the present time, Latonia, her two children and her mother live in the house located at 5878 Brookside Drive, SE, Mapleton, Georgia. This house was not designed to meet the challenges of a bedridden disable veteran. The room she now occupies is a small family area just off the kitchen and living room. The living room has a sunken finish floor level and the only means of egress from her room is through the kitchen [with undersized doorway], breakfast area, dining area to the front entrance. Her egress from the house is a temporary ramp from the front porch to the walkway and driveway. Her room is too small to accommodate her support equipment; mobile chairs and mechanical lifting device. This equipment is presently store in a screened-in rear porch.

These challenges poses a threat to her safety and life. This environment poses an even greater challenge to her caregiver [mother: Shirley Batchelor, also a Veteran]. The present situation poses an almost unbearable hardship on Latonia, her caregiver and her two children.

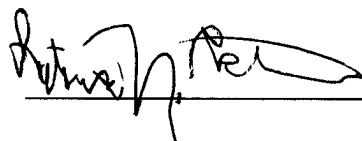
Latonia and her mother are requesting a variance for the construction of an additional bedroom to meet some of the their needs. The building lot is very small with marginal setbacks. In order to construct this new bedroom, we will need to extend the new construction into the setbacks established by this county for this size of building lot. This lot is presently classified as R-12. An extension into the setbacks is the only feasible means to construct the additional required bedroom.

We are requesting that our request for variance be favorably considered and that approval is granted. In this special case time is of the essence.

Thank you for your timely consideration.



Property Owner: Shirley J. Bachelor



Property Owner: Latonya Y. Batchelor