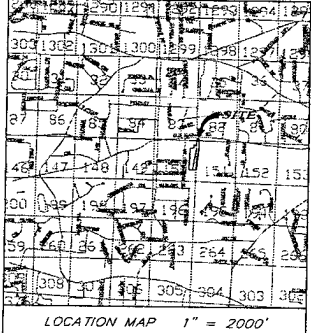


# V-64 (2010)

LEGEND	
—	P.P. - POWER POLE
—	L.P. - LIGHT POLE
—	F.H. - FIRE HYDRANT
—	M.H. - SANITARY SEWER MANHOLE
—	W.M. - WATER METER
—	G.M. - GAS METER
—	R.B.S. - REINFORCING BAR SET
—	R.B.F. - REINFORCING BAR FOUND
—	C.T.P. - CRIMP TOP PIPE FOUND
—	O.T.P. - OPEN TOP PIPE FOUND
—	R.W.M. - RIGHT-OF-WAY MONUMENT
—	— TYPE OF FENCE
—	J.B. - JUNCTION BOX
—	D.I. - DROP INLET / YARD INLET
—	C.B. - CATCH BASIN
—	R.C.P. - REINFORCED CONCRETE PIPE
—	C.M.P. - CORRUGATED METAL PIPE
—	F.F.E. - FINISHED FLOOR ELEVATION
—	W.V. - WATER VALVE
—	S.C.O. - SEWER CLEAN OUT
—	T.M. - TELEPHONE MANHOLE
—	O.P.L. - OVERHEAD POWER LINES
—	H.W. - HEADWALL
—	P.B. - POWERBOX
—	S.A. - STREET ADDRESS
—	W.L. - WATER LINE
—	U.T.L. - UNDERGROUND TELEPHONE LINE
—	G.L. - GAS LINE
—	E.L. - UNDERGROUND ELECTRICAL LINE

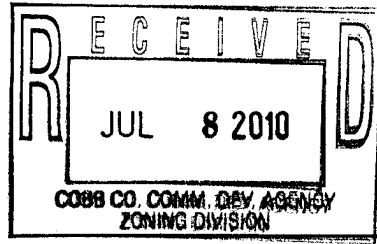
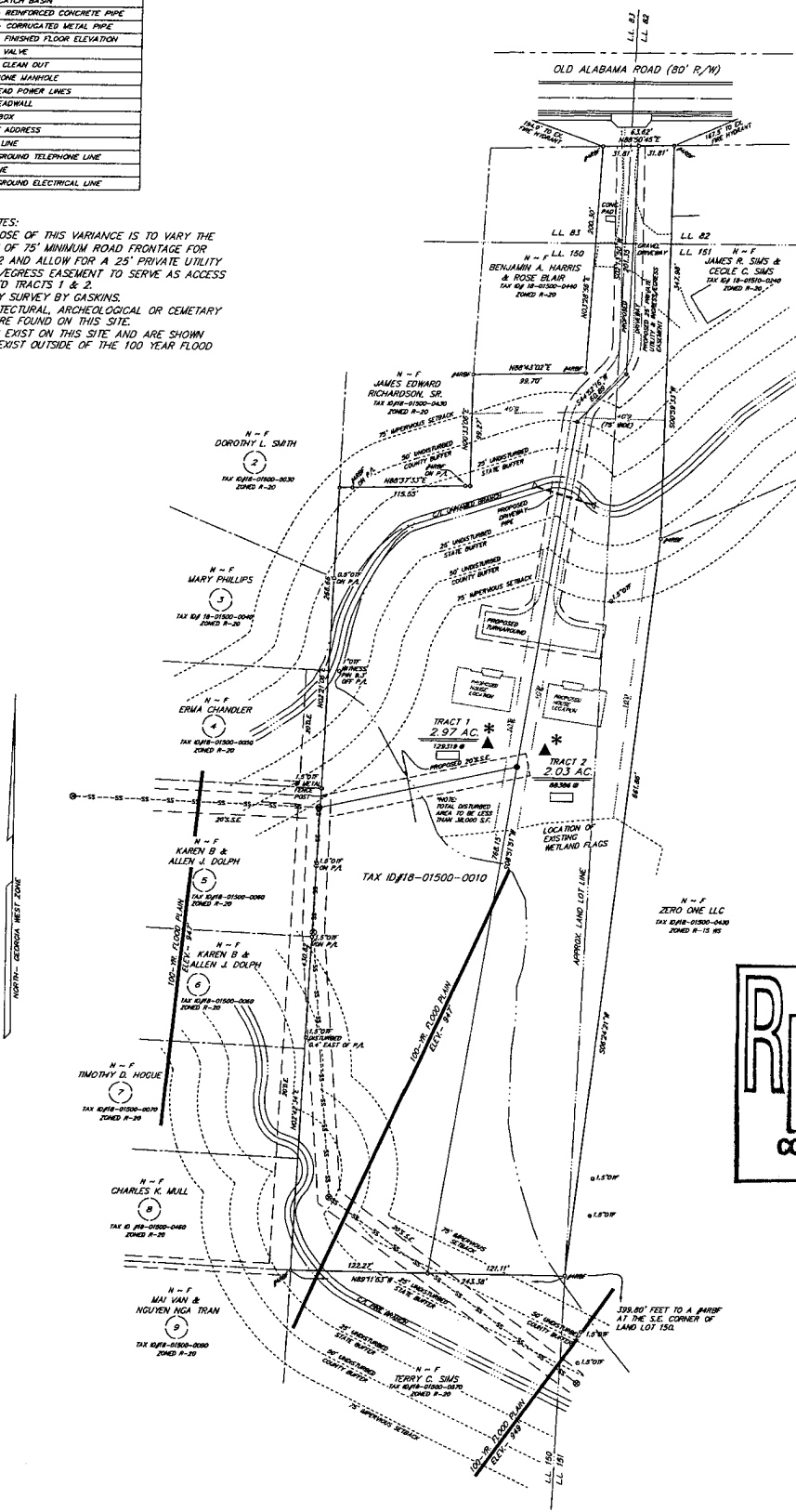
**VARIANCE NOTES:**  
 1.) THE PURPOSE OF THIS VARIANCE IS TO VARY THE REQUIREMENT OF 75' MINIMUM ROAD FRONTAGE FOR TRACTS 1 & 2 AND ALLOW FOR A 25' PRIVATE UTILITY AND INGRESS/EGRESS EASEMENT TO SERVE AS ACCESS FOR PROPOSED TRACTS 1 & 2.  
 2.) BOUNDARY SURVEY BY GASKINS.  
 3.) NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETARY FEATURES WERE FOUND ON THIS SITE.  
 4.) WETLANDS EXIST ON THIS SITE AND ARE SHOWN WHERE THEY EXIST OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

ALL LOT SITE PLAN PREPARED ACCORDING TO THE ACTS OF THE COBB COUNTY CODE SEC. 58-4803 MUST BE AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS NO LESS THAN THREE (3) FEET ABOVE THE 100 YEAR FLOOD AREA. AN ELEVATION CERTIFICATION PREPARED BY A LICENSED SURVEYOR, IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



**TRACT 1 PROPERTY LINE DESCRIPTION**  
 ALL THAT TRACT OF PARCELS OF LAND LYING AND BEING IN LAND LOT 82, 83, 150 & 151 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1/4 REBAR FOUND ON THE COMMON LINE OF LAND LOTS 150 & 151, SAID POINT BEING 398.80 FEET NORTH OF THE SOUTHWESTERN CORNER OF LAND LOT 150 AND THE SOUTHWESTERN CORNER OF LAND LOT 151;  
 THENCE NORTH 89 DEGREES 11 MINUTES 53 SECONDS WEST, 123.27 FEET TO A 1/4 REBAR FOUND;  
 THENCE NORTH 89 DEGREES 42 MINUTES 34 SECONDS EAST, 430.82 FEET TO A 1/4 REBAR FOUND;  
 THENCE NORTH 89 DEGREES 27 MINUTES 03 SECONDS EAST, 268.68 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 31 MINUTES 33 SECONDS EAST, 115.85 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 31 MINUTES 03 SECONDS EAST, 89.27 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS EAST, 200.70 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST, 200.70 FEET TO A 1/4 REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD (10' R.O.W.);  
 THENCE FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD NORTH 89 DEGREES 30 MINUTES 45 SECONDS EAST, 31.21 FEET TO A 1/4 REBAR FOUND;  
 THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD SOUTH 89 DEGREES 11 MINUTES 50 SECONDS EAST, 200.35 FEET TO A POINT;  
 THENCE SOUTH 48 DEGREES 03 MINUTES 16 SECONDS WEST, 768.15 FEET TO A POINT;  
 THENCE SOUTH 08 DEGREES 51 MINUTES 51 SECONDS WEST, 768.15 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.  
 SAID TRACT 1 CONTAINS 2.87 ACRES (126,319 SQUARE FEET).

**TRACT 2 PROPERTY LINE DESCRIPTION**  
 ALL THAT TRACT OF PARCELS OF LAND LYING AND BEING IN LAND LOT 82, 150 & 151 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1/4 REBAR FOUND ON THE COMMON LINE OF LAND LOTS 150 & 151;  
 SAID POINT BEING 398.80 FEET NORTH OF THE SOUTHWESTERN CORNER OF LAND LOT 150 AND THE SOUTHWESTERN CORNER OF LAND LOT 151 AND BEING THE POINT OF BEGINNING;  
 THENCE LEAVING SAID LAND LOT LINE NORTH 89 DEGREES 11 MINUTES 53 SECONDS WEST, 123.27 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 42 MINUTES 34 SECONDS EAST, 430.82 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 27 MINUTES 03 SECONDS EAST, 268.68 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 31 MINUTES 33 SECONDS EAST, 115.85 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 31 MINUTES 03 SECONDS EAST, 89.27 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS EAST, 200.70 FEET TO A POINT;  
 THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST, 200.70 FEET TO A 1/4 REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD (10' R.O.W.);  
 THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD SOUTH 89 DEGREES 11 MINUTES 50 SECONDS EAST, 200.35 FEET TO A POINT;  
 THENCE SOUTH 48 DEGREES 03 MINUTES 16 SECONDS WEST, 768.15 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.  
 SAID TRACT 2 CONTAINS 2.03 ACRES (88,308 SQUARE FEET).



LOCATION OF WETLIES EXISTING ON OR SURROUNDING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVING EVIDENCE. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT HOUSING OF RECORD, THIS DRAWING BEING UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE2, ACCORDING TO FEMA (FEMA) COMMUNITY NUMBER 13052. MAP NUMBER 1. CONSTRUCTION DATE: DECEMBER 16, 2008.

THIS DRAWING IS PREPARED FROM A FIELD SURVEY USING A SECOND ORDER THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF THIS SURVEY IS: 1" PER POINT. THE DIAGONAL HAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/244,711". MATTERS OF TITLE ARE EXCEPTED.

ZONING	
TOTAL AREA = 5.00 ACRES	
TOTAL NO. OF LOTS = 2	
DENSITY / YIELD = 0.40 LOTS PER ACRE	
PRESENT ZONING = R-20	
MIN. HOUSE SIZE = 1,200 SQ. HEATED AREA	
MIN. LOT SIZE = 20,000 SQ.	
FRONT SETBACKS = 40' (MAJOR COLLECTOR)	
SIDE SETBACKS = 10' (MINOR) 25' (MAJOR)	
REAR SETBACKS = 35'	
MAX. IMPERVIOUS SURFACE: 35% PER LOT	



DATE: 6-21-10 REVISIONS:  
 SCALE: 1" = 50'  
 DRAWN BY: LAM  
 CHECKED BY: CAE  
 FIELD BOOK: N/A

**Gaskins**  
 1284 Peach Springs Rd  
 Marietta, Georgia 30064 Phone: (770) 512-7148  
 Fax: (770) 512-7129

VARIANCE PLAN FOR:  
 NW METRO ATLANTA  
 HABITAT FOR HUMANITY  
 OLD ALABAMA ROAD  
 LOCATED IN L.L. 82, 83, 150 & 151  
 18TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GA.

**APPLICANT:** Habitat for Humanity of Northwest      **PETITION NO.:** V-64  
**PHONE:** Metro Atlanta, Inc. 770-432-7954      **DATE OF HEARING:** 09-08-10  
**REPRESENTATIVE:** J. Kevin Moore      **PRESENT ZONING:** R-20  
**PHONE:** 770-429-1499      **LAND LOT(S):** 82, 83, 150, 151  
**PROPERTY LOCATION:** Located on the south side of      **DISTRICT:** 18  
Old Alabama Road, east of Thunderwood Road.      **SIZE OF TRACT:** 5 acres  
\_\_\_\_\_  
**COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the public road frontage from the required 75 feet to 31 feet for tracts 1 and 2.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**STORMWATER MANAGEMENT:** No objection to the creation of two large estate-sized lots. Per Cobb County Code, no stormwater management will be required. However, elevation certificates will be required to verify the minimum finished floor elevations above the adjacent floodplain.

**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:** No permanent structures shall be constructed within 10 feet of the edge of a permanent water or sewer easement on front and rear setbacks, or within 2 feet on side setbacks, per Code 122-123.

**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: Habitat for Humanity

Petition Number: V-64

Date: 8/18/2010

## *Fire Marshal Comments*

(Location: Between 1365 and 1347 Old Alabama Rd)

- 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)

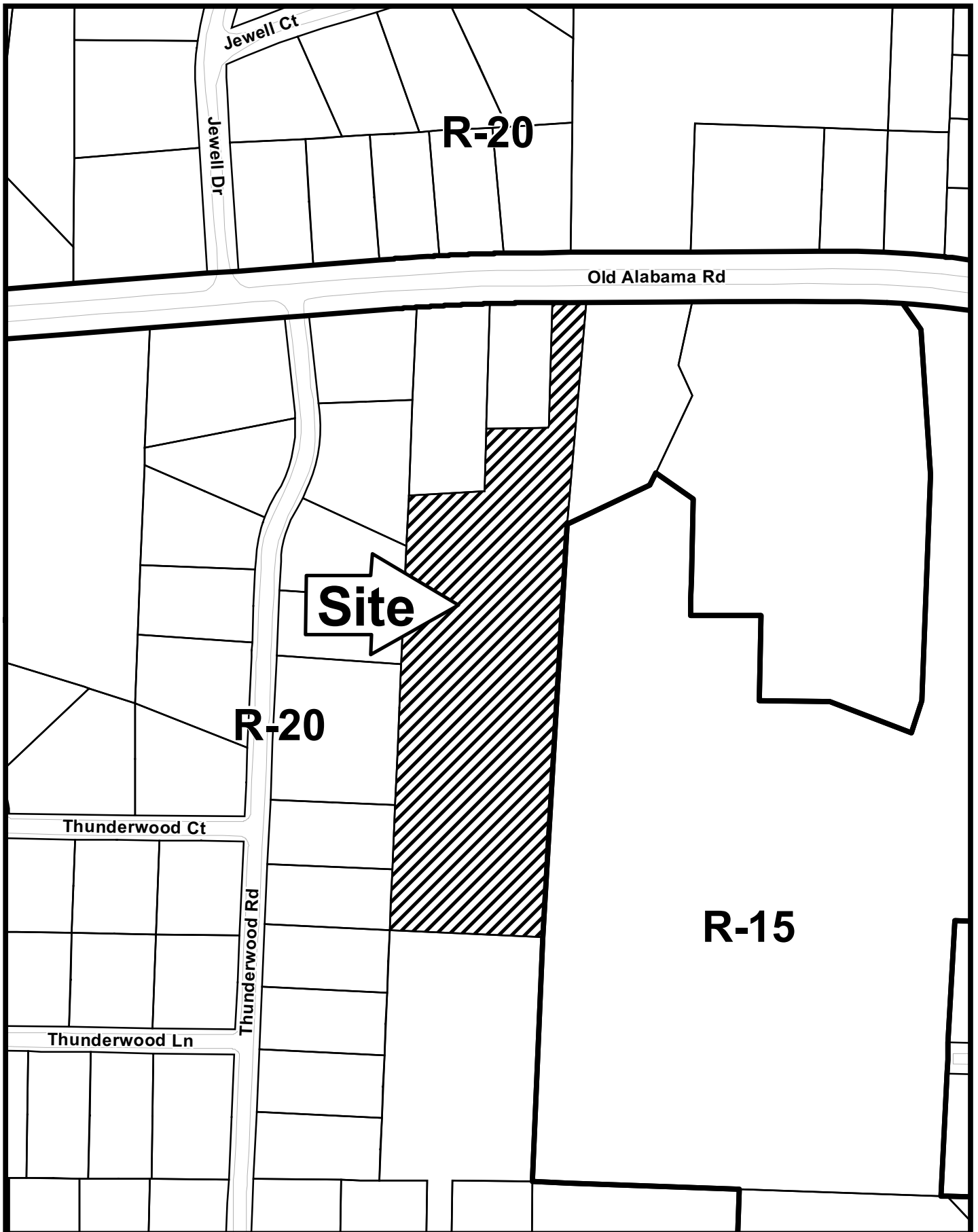
**\* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:**

- 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.**

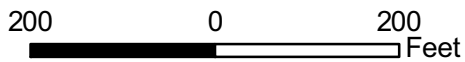
### Note



**-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-64



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-64 (2010)  
Hearing Date: 09/08/2010

**Habitat for Humanity of Northwest**  
Applicant Metro Atlanta, Inc. Business Phone (770) 432-7954 Home Phone Not Applicable  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Business Phone (770) 429-1499 Cell Phone (678) 516-1609  
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2011  
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder John Kerwood Business Phone (770) 432-7954 Home Phone \_\_\_\_\_  
Signature [Signature] Address: 1625 Spring Road, Smyrna, GA 30080-3774  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: January 10, 2011  
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property R-20

Location Southerly side of Old Alabama Road, easterly of James Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 82, 83, 150, 151 District 18th Size of Tract 5.0 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 X Shape of Property X 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.  
See Exhibit "A" attached hereto and incorporated herein by reference

List type of variance requested: To reduce the required minimum road frontage for two single-family residential lots from seventy-five (75) feet to 31.81 feet.  
(See § 134-197(4)c)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V-64 (2010)  
Hearing Date: September 8, 2010

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant: Habitat for Humanity of Northwest Metro Atlanta, Inc.**  
**Owner: John Kerwood**

Please state what hardship would be created by following the normal terms of the ordinance:

The Subject Property contains approximately 5.00 acres and is zoned R-20. Reasonable use and development would suggest that three or more residential lots meeting the minimum lot size requirements for R-20 would be possible. Applicant proposes to construct only two single-family homes on the Property, with access to the homes through a shared driveway. The Subject Property is limited in public road frontage to a total of 63.62 feet. The requested variance is not substantial and would allow otherwise reasonable use of the Subject Property; especially, given that adjoining properties are zoned R-20 and R-15.