

V-8
(2011)

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067 C 0116 G DATED DECEMBER 16, 2008.

NOV 11 2010

ZONING NOTE:

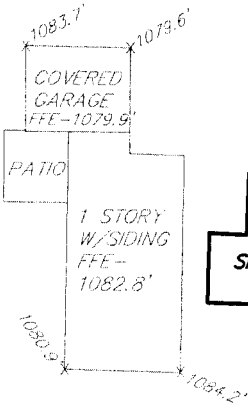
UTILITIES NOTE:

*ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND, VISIBLE EVIDENCE ONLY.

ZONED R-20:
SETBACKS
-FRONT 35'
-SIDE 10'
-REAR 35'

LEGEND

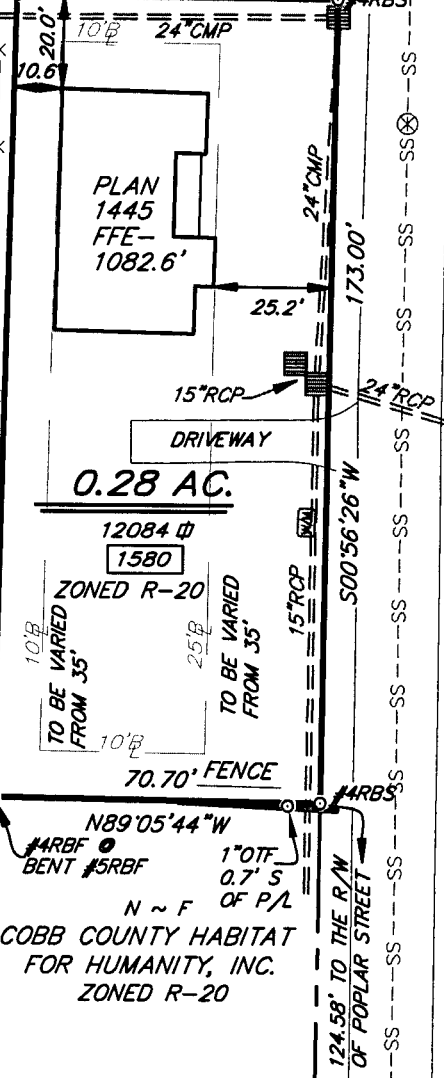
⊕	P.P. - POWER POLE
FFE	FINISHED FLOOR ELEVATION
CTF	CRIMP TOP PIPE FOUND
⊗	M.H. - SANITARY SEWER MANHOLE
(W/M)	W.M. - WATER METER
(G/M)	G.M. - GAS METER
---	TYPE OF FENCE



SCALE IN FEET

N ~ F
DOUGLAS JOSEPH PRUITT
ZONED R-20
69.20'
S89°29'33"E

N ~ F
JEAN E. DARNELL
ZONED R-20
172.53'
N01°26'22"E



N ~ F
COBB COUNTY HABITAT
FOR HUMANITY, INC.
ZONED R-20

PINE STREET 40' R/W

REF: D.B. 14775, PG. 4645

NORTH- GEORGIA WEST ZONE

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/19,454; ANGULAR ERROR: 4" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/255,489. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 10-14-10	REVISIONS
SCALE	: 1" = 40'	10-25-10 MOVE HOUSE
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 459	

HOUSE LOCATION PLAN FOR:

**HABITAT FOR HUMANITY OF
NW METRO ATLANTA
1580 PINE STREET**

LOCATED IN L.L. 297
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd
Marietta, Georgia 30064

www.gscsurvey.com

Phone: (770) 424-7168
Fax: (770) 424-7593

APPLICANT: Habitat for Humanity of Northwest **PETITION NO.:** V-8
PHONE: Metro Atlanta, Inc. 770-432-7954 **DATE OF HEARING:** 01-12-11
REPRESENTATIVE: J. Kevin Moore **PRESENT ZONING:** R-20
PHONE: 770-429-1499 **LAND LOT(S):** 297
PROPERTY LOCATION: On the west side of Pine **DISTRICT:** 17
Street, north of Poplar Street **SIZE OF TRACT:** .28 acre
(1580 Pine Street). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 25 feet; and 2) waive the rear setback from the required 35 feet to 10 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case conditions in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: A significant portion of this lot is located below the downstream road elevation. This area is drained by several existing grated inlets which have a potential for clogging during heavy rainfall events. An elevation certificate should be required for this lot to verify that the proposed finished floor elevation is met.

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**

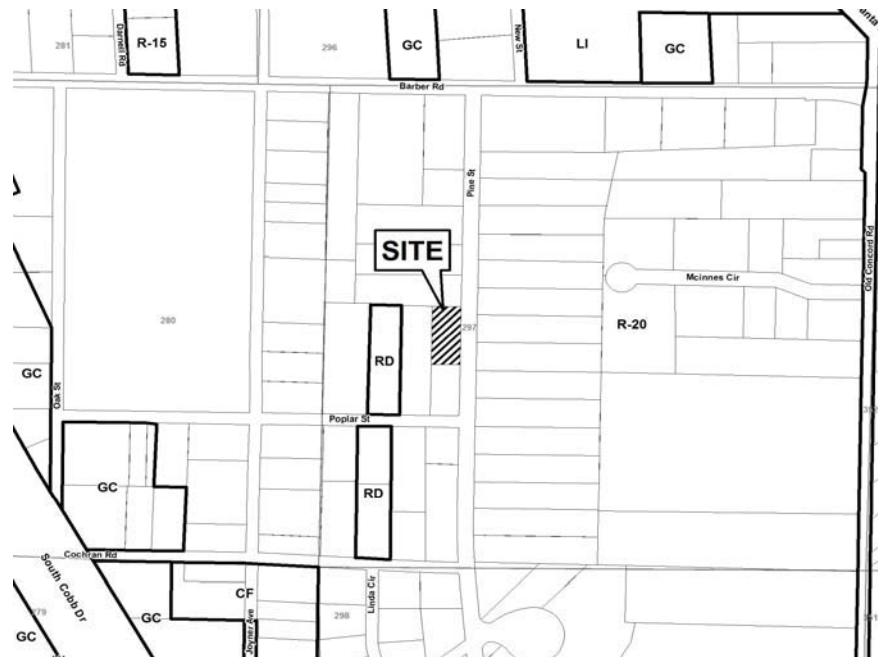
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

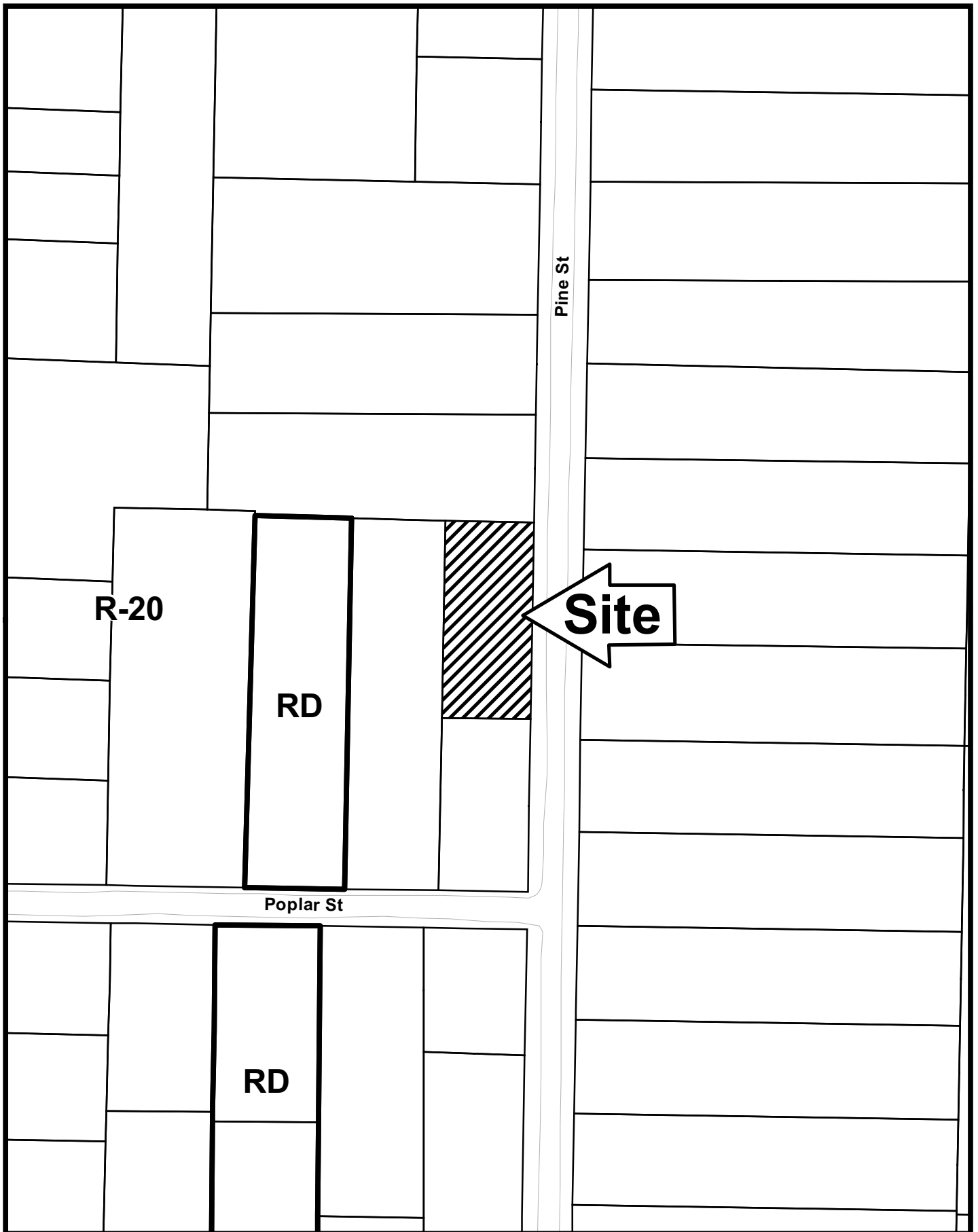
REJECTED **SECONDED**

HELD **CARRIED**

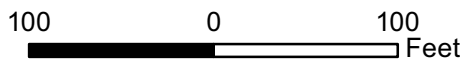
STIPULATIONS:





V-8



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

NOV 11 2010

PLANNING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. v- 8 (2011)
Hearing Date: 01/12/2011

Habitat for Humanity of Northwest

Applicant Metro Atlanta, Inc. Phone # (770) 432-7954 E-mail 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] Phone # (770) 429-1499 E-mail (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

Habitat for Humanity of Northwest

Titleholder Metro Atlanta, Inc. Phone # (770) 432-7954 E-mail Not Applicable
Signature BY: [Signature] Address: 1625 Spring Road, Smyrna, GA 30080-3774
(attach additional signatures, if needed) (street, city, state and zip code)
John R. Kerwood, President

My commission expires: January 10, 2011

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-20

Location 1580 Pine Street
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 297 District 17th 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 X Shape of Property X Topography of Property _____ Other X

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: (1) Waiver of minimum lot size from 20,000 square feet to 12,084 square feet; (2) and (3) Waiver of minimum front setback from 35 feet to 25.2 feet and rear setback from 35 feet to 10 feet. (See § 134-197(4)(a)(d)).

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 8 (2011)
Hearing Date: January 12, 2011

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Property Owner: Habitat for Humanity of Northwest Metro
Atlanta, Inc.**

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

The Subject Property, an existing subdivided lot, contains approximately 0.28 acres, or 12,084 square feet, and is rectangular in shape, with approximately 173 feet of frontage along the westerly side of Pine Street. The existing R-20 zoning classification allows for one single-family home to be constructed on the Property; however, the Subject Property does not meet the required minimum lot size of 20,000 square feet. Additionally, due to the shape of the Property, it is necessary to seek a waiver of the required minimum front and rear setbacks to allow for proper placement of the residence on the Subject Property.

Applicant requests a waiver of the minimum front setback from the required thirty-five (35) feet to 25.2 feet, and a waiver of the minimum rear setback from the required thirty-five (35) feet to ten (10) feet. This request is necessitated due to the size, shape, and location of the Subject Property. By waiving the required minimum front and rear setbacks, as well as reducing the minimum required lot size, Applicant will be able to build a new residence which will better utilize the Subject Property for residential purposes. To deny the requested variance would leave the Property unusable pursuant to the provisions set forth within the R-20 zoning classification. The variance requested herein is not substantial and would allow an otherwise reasonable use of the Subject Property; especially, given that adjoining properties are zoned to the R-20 zoning category and contains lot sizes of less than the required 20,000 square feet.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE
PAGE TWO

Application No.: V-8 (2011)
Hearing Date: January 12, 2011

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Property Owner: Habitat for Humanity of Northwest Metro
Atlanta, Inc.**

List types of variance requested:

- (1) Waiver of minimum lot size for an R-20 zoned property from the required 20,000 square feet to 12,084 square feet (See 134-197(4)(a));
- (2) Waiver of required minimum front setback from thirty-five (35) feet to 25.2 feet (See § 134-197(4)(d)); and
- (3) Waiver of required minimum rear setback from thirty-five (35) feet to 10.6 feet (See § 134-197(4)(d)).