



REVISIONS



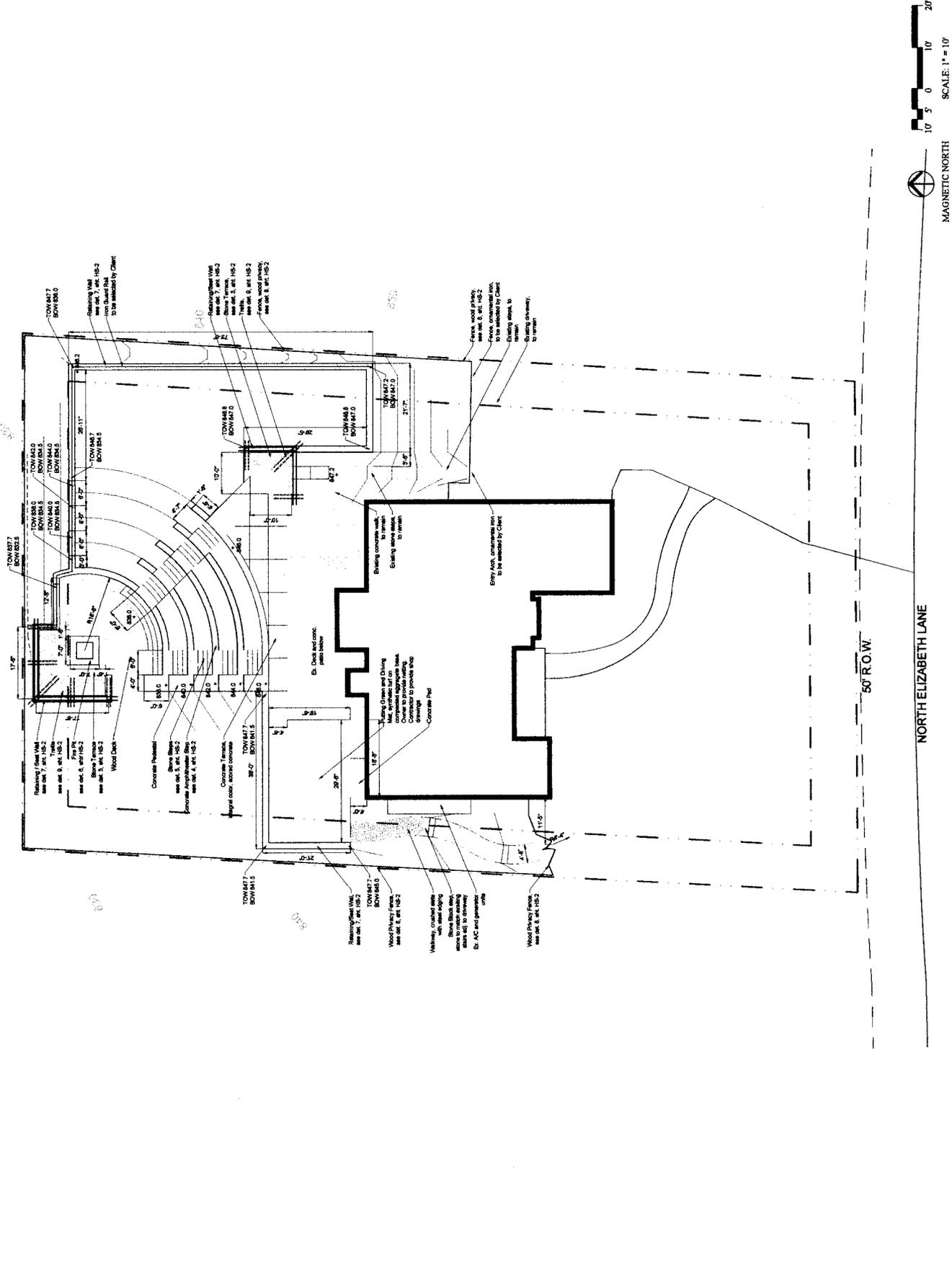
**V-25
 (2011)**

BYRNE RESIDENCE
 COBB COUNTY, GEORGIA

DATE: 12/12/11
 JOB NO.: 11001
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JCH
 CHECKED BY: JCH

HS-1
 SHEET 1 OF 1

THIS DRAWING IS THE PROPERTY OF RAA DESIGN LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.



NORTH ELIZABETH LANE

50' R.O.W.

APPLICANT: Kevin T. Byrne **PETITION NO.:** V-25
PHONE: 404-966-2440 **DATE OF HEARING:** 04-13-11
REPRESENTATIVE: Ray Myers/Gray Kiser **PRESENT ZONING:** R-30
PHONE: 404-352-2200 **LAND LOT(S):** 890
PROPERTY LOCATION: On the north side of **DISTRICT:** 17
North Elizabeth Lane, east of I-285. **SIZE OF TRACT:** 0.57 acre
(4291 North Elizabeth Lane). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure (proposed 250 square-foot trellis) from the required 40 feet to 2 feet adjacent to the north property line; 2) allow a retaining wall 12 feet high to be 10 feet from the property line in lieu of the required 15 feet to the property line adjacent to the north property line; 3) allow a retaining wall 11.7 feet high to be 6 feet from the property line in lieu of the required 15 feet to the property line adjacent to the northeast property line; 4) allow a retaining wall 6.2 feet high to be 3 feet from the property line in lieu of the required 10 feet to the property line adjacent to the west property line; 5) allow a proposed fence on the side of the primary structure to be 6.5 feet in height in lieu of maximum 6 feet in height.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: If the variance is approved building permits will be required prior to construction of the trellis and retaining wall and all applicable inspections will need to be scheduled during the process of the construction. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion showing all improvements on the lot and referencing the variance case 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: The rear of this existing lot is very steep with an average slope of 25%. Construction of the proposed 4 – 12 foot retaining wall will significantly alter the existing drainage to the adjacent lot to the rear. If this variance is approved a drainage plan should be provided to show how lot drainage will be accommodated to not adversely impact the downstream property. Also, the existing impervious coverage for this lot is approximately 30%. It is unclear on the proposed plan how much of the improvements will be impervious surface. The total coverage cannot exceed 35%.
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** _____

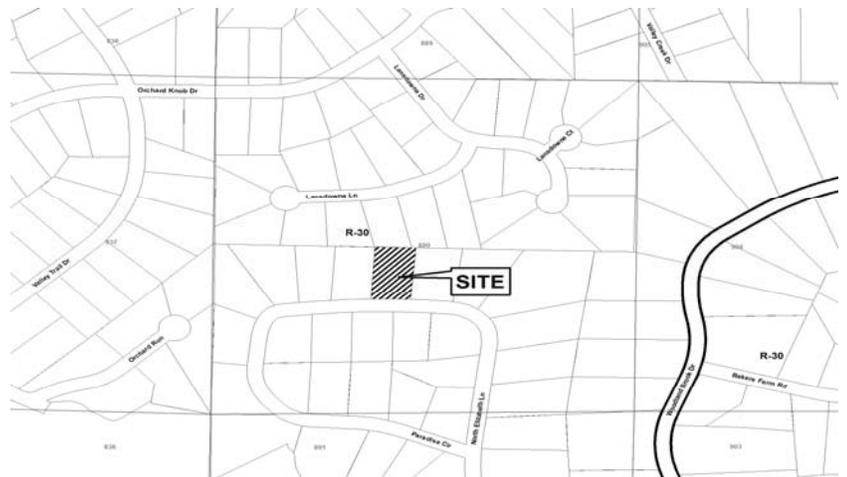
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: **Kevin Byrne**

Petition Number: V-25

Date: 3/25/2011

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-25



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-25
Hearing Date: 4-13-11

Applicant KEVIN BYRNE Phone # 404-966-2440 E-mail Kevinbyrne@mindspring.com

Ray Myers/Gray Kiser Address RAA design 451-B Bishop Street Atlanta, GA
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-352-2000 E-mail rmyers@raa-design.com
(representative's signature) (street, city, state and zip code)

My commission expires: 3-29-2014

Signed, sealed and delivered in presence of:
Katherine H. Smith
Notary Public
My Commission Expires 3-29-2014
Cobb County, Georgia

Titleholder Kevin Byrne Phone # 404-966-2440 E-mail Kevinbyrne@mindspring.com

Signature [Signature] Address: 4291 N. Elizabeth Ln SE, Atlanta, GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-29-2014

Signed, sealed and delivered in presence of:
Katherine H. Smith
Notary Public
My Commission Expires 3-29-2014
Cobb County, Georgia

Present Zoning of Property RESIDENTIAL R-30

Location 4291 NORTH ELIZABETH LANE ATLANTA GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 890 District 17 Size of Tract 0.57 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.

DESIGN INTENT
- WALL HEIGHTS NOT ACHIEVABLE DUE TO NORMAL TERMS OF THE ORDINANCE

List type of variance requested: ZONING - VARIANCE AFFECTING SETBACKS
WALL HGT. RELATIVE TO PROPERTY LINE
STRUCTURES RELATIVE TO PROPERTY LINE