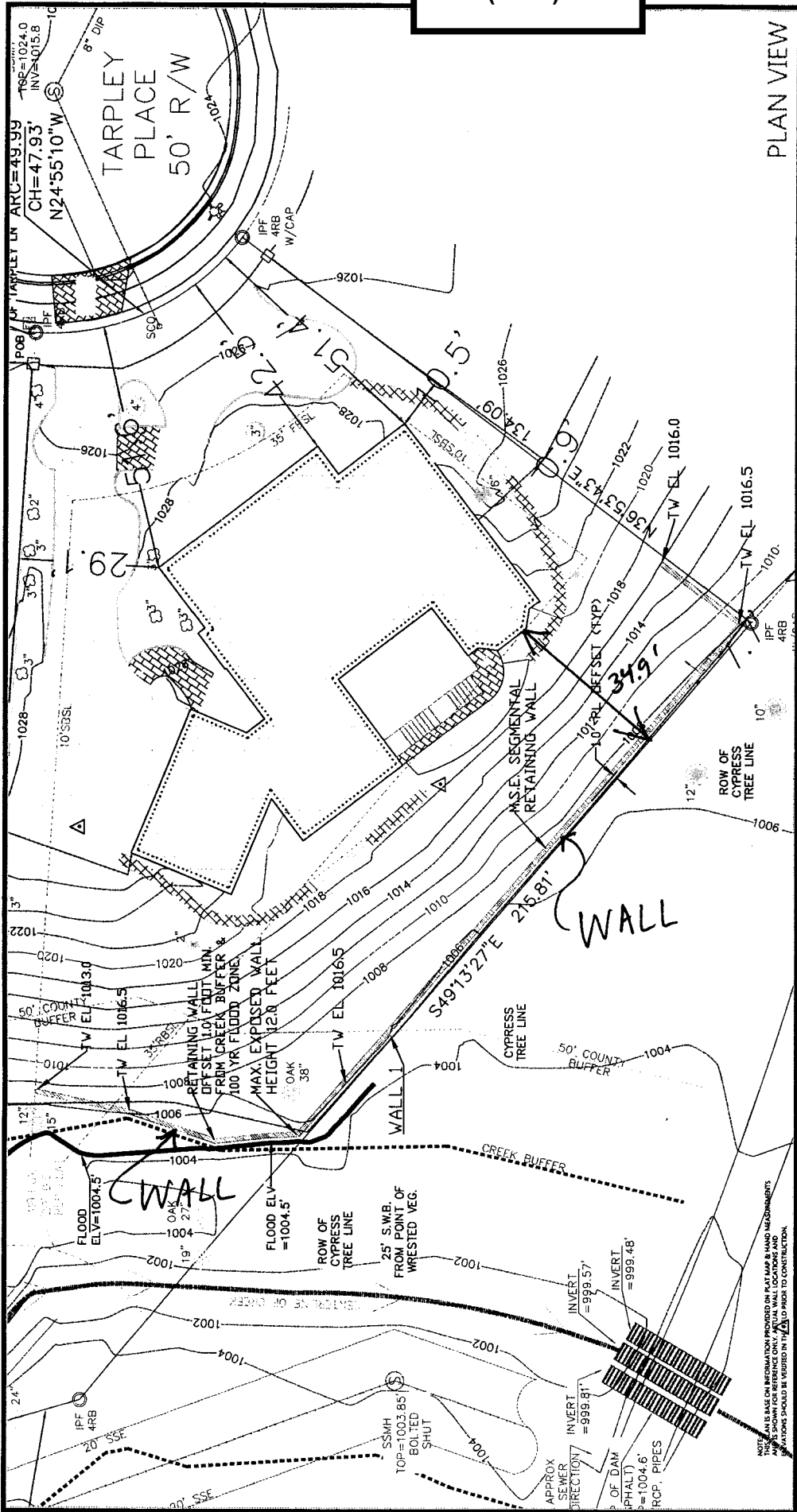


V-52
(2011)



PLAN VIEW

SEGMENTAL RETAINING WALL PLAN
SCALE: 1" = 20' (11/21/17)

REV	DATE	DESCRIPTION	BY
0	5-9-11	SUBMITAL FOR WALL VARIANCE	RD

GeoServices Express, LLC
413 Trail Finders Way
Canton, Georgia 30114
PH: 770 980-0088
www.geoservicesexpress.com

CONTRACTOR:
North GA. Earth Solutions
BRAD SMITH
KENNESAW, GA
PHONE: 678-401-0593

SEGMENTAL RETAINING WALL DESIGN
BEARDEN RESIDENCE
2801 TARPLEY PLACE
KENNESAW, COBB CO., GEORGIA 30133

DRAWN	RD
CHECKED	RD
DATE	MAY 4, 2011
SCALE	AS SHOWN
DRAWING NO.	210015

MAY 19 2011
NORTH GEORGIA EARTH SOLUTIONS
2801 TARPLEY PLACE
KENNESAW, GA 30133

John
2-20

R2

APPLICANT: Steve and Debbie Bearden **PETITION NO.:** V-52
PHONE: 770-420-0588 **DATE OF HEARING:** 07-13-11
REPRESENTATIVE: Steve Bearden **PRESENT ZONING:** R-20
PHONE: 770-265-2631 **LAND LOT(S):** 279
PROPERTY LOCATION: On the west side of **DISTRICT:** 20
Tarpley Place, west of Tarpley Lane **SIZE OF TRACT:** 0.5 acre
(2801 Tarpley Place). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the height of a retaining wall from the maximum of 6 feet to 12 feet within 5 feet of the property line; 2) waive the required landscape buffer for the retaining wall; and 3) waive the rear setback from the required 35 feet to 34.9 feet (existing).

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, new setbacks and reference to 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 proposed retaining wall appears to be outside the 100-year floodplain, but within the 50-foot undisturbed County Stream Buffer. A buffer variance will be required if this plan is approved.

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 conflict.

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

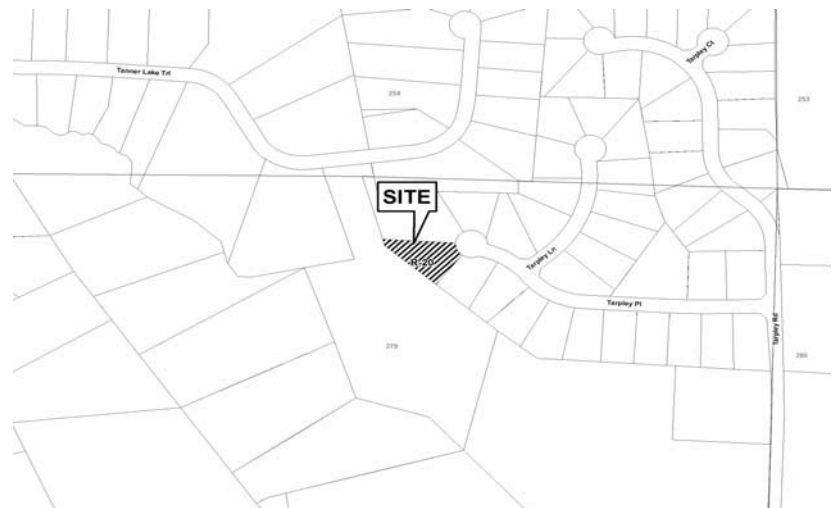
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

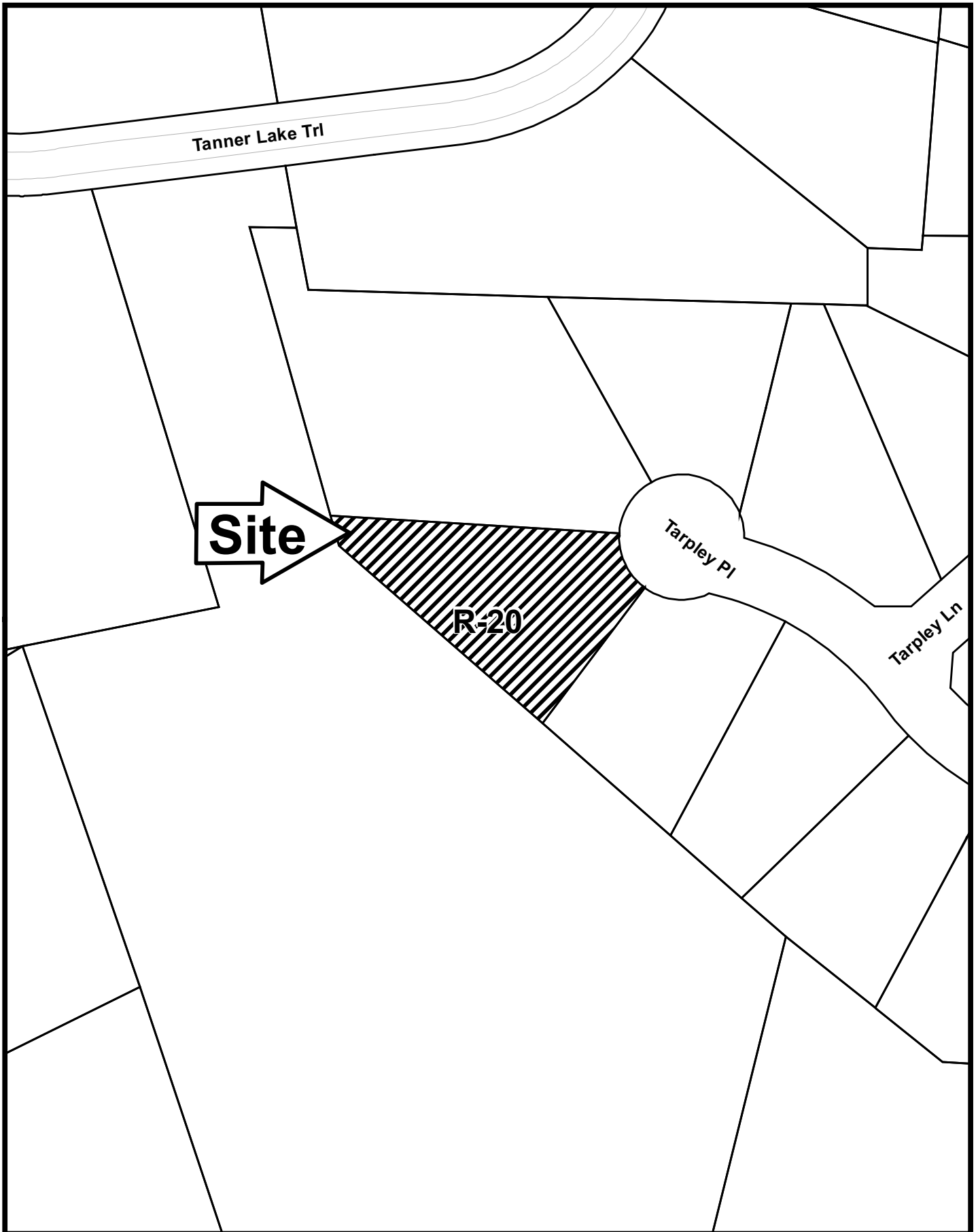
Applicant Name: **Steve and Debbie Bearden**

Petition Number: V-52

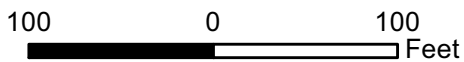
Date: 7/5/2011



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.

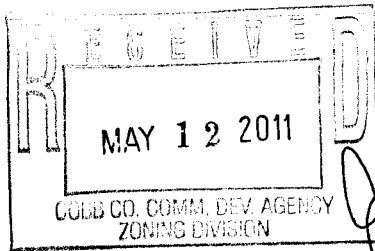
V-52



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-52
Hearing Date: 7-13-11

Applicant Steve & Debbie Bearden Phone # 770-420-0588 E-mail stevebearden@bellsouth.net

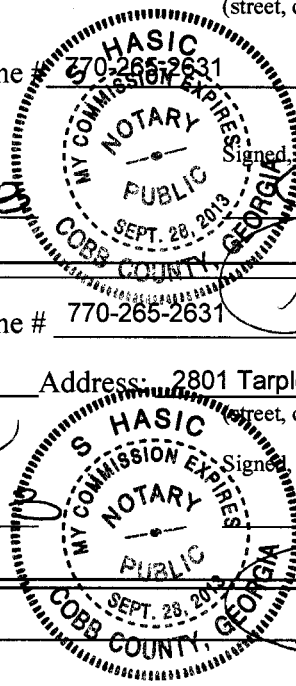
Steve Bearden Address 2801 Tarpley Place Kennesaw, GA 30152

(representative's name, printed)

(street, city, state and zip code)

Steve Bearden
(representative's signature)

Phone # 770-265-2631 E-mail stevebearden@bellsouth.net



Signed, sealed and delivered in presence of:

My commission expires: SEPT. 28, 2013

[Signature]
Notary Public

Titleholder Steve & Debbie Bearden Phone # 770-265-2631 E-mail stevebearden@bellsouth.net

Signature Steve Bearden Address: 2801 Tarpley Place, Kennesaw, GA 30152

(attach additional signatures, if needed)

(street, city, state and zip code)

Debbie Bearden

Signed, sealed and delivered in presence of:

My commission expires: SEPT. 28, 2013

[Signature]
Notary Public

Present Zoning of Property R-20

Location 2801 Tarpley Place
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District 20 Size of Tract .5 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 X 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.

DUE TO SEVERE SLOPE, MAINTENANCE IS DIFFICULT & DETRIMENT TO OVERALL VALUE TO RESIDENCE. PROPOSED WALL LANDSCAPING WILL ALLOW MAINTENANCE OF PROPERTY, MITIGATE SETTLEMENT, IMPROVE EROSION CONTROL & ENHANCE PROPERTY VALUE. SEE ADDITIONAL INFORMATION.

List type of variance requested: 1) Land disturbance within 50 ft. of county stream buffer with fill and retaining wall per the attached drawings showing wall footings, proposed wall height and fill area.

2) Retaining wall on lot line over 6'.

3) VARIANCE FOR LANDSCAPE BUFFER AREA