

V-56
(2011)

TRACT AREA = 0.756 ACRES (32,949.130 S.F.)
 CURVE RADIUS ARC CHORD CHORD BEARING
 C1 50.00' 63.19' 59.07' N 45°58'37"E

ALL BEARINGS ARE CALCULATED
 FROM THE 1983 MAGNETIC OBSERVATION

GENERAL NOTES:

1. OWNER: GARY YOUNG
 150 CHERRY HILL DRIVE
 MARIETTA, GA. 30067
2. PROPERTY ZONED R - 30 TO REMAIN
3. ALL IMPROVEMENTS SHOWN EXIST
4. THERE ARE NO LAKES OR STREAMS,
 CEMETERIES, OR WETLANDS ON THIS LOT.
5. PROPOSED VARIANCES:
 A) AMEND REAR SETBACK 12.5' SOUTH TO
 CLEAR THE COVERED PORCH.
 B) ALLOW 43.5% IMPERVIOUS COVERAGE
 AS SHOWN.

SITE ADDRESS:
 150 CHERRY HILL DR
 MARIETTA, GEORGIA 30067

LEGEND
 A/C - AIR COMPRESSORS
 B/L - BUILDING LINE
 CTH - CRIMP TOP PIN FOUND
 I/P - IRON PIN FOUND
 R/P - REBAR IRON PIN FOUND
 P/L - PROPERTY LINE
 L/L - LAND LOT LINE
 N/F - NOW OR FORMERLY
 B/C - BACK OF CURB
 R/W - RIGHT OF WAY
 D/B - DEED BOOK
 L/P - LOT PIN
 L/C - LOCATION

RECEIVED
JUN 1 2011
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

THIS PLAT IS A LEGAL INSTRUMENT WHICH IS NOT VALID UNLESS IT IS REGISTERED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF THE STATE OF GEORGIA IN THE COUNTY OF COBB. THIS PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE DATA SHOWN ON THIS PLAT IS THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN ON THIS PLAT. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOT BEEN ADVISED BY ANY PERSON AS TO THE EXISTENCE OF ANY ENCUMBRANCES OR INTERESTS IN THE PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES OR INTERESTS IN THE PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES OR INTERESTS IN THE PROPERTY.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT FURNISHED BY THE TITLE INSURANCE COMPANY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES OR INTERESTS IN THE PROPERTY.

GRAPHIC SCALE IN FEET
 0 50 100 150

COMP. NO. 0900
 JOB. NO. 0900

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
 PH. (770) 935-2576 - FAX (770) 943-6912

LOT 4 BLOCK F THE ATLANTA COUNTRY CLUB 2ND SECTION
 LAND LOT 1090 11TH DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA
 DATE: 05/25/2011 SCALE: 1" = 50'

VARIANCE PLAN FOR
GARY W. YOUNG

APPLICANT: Gary Young **PETITION NO.:** V-56
PHONE: 770-365-8400 **DATE OF HEARING:** 08-10-11
REPRESENTATIVE: Parks F. Huff **PRESENT ZONING:** R-30
PHONE: 770-422-7016 **LAND LOT(S):** 1090
PROPERTY LOCATION: On the east side of **DISTRICT:** 17
Cherry Hill Drive, east of Pine Valley Drive **SIZE OF TRACT:** 0.756 acre
(150 Cherry Hill Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the impervious coverage from a maximum of 27% (per previous variance) to 43.23%; and 2) reduce the rear building setback from 40 feet to 12 feet (existing).

COMMENTS

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

DEVELOPMENT & INSPECTIONS: The building department has not issued a Certificate of Occupancy on the property. If the variance is approved a final inspection will be required to issue a Certificate of Occupancy. In addition, the permit will need to be renewed prior to requesting the final inspection. Also the plat will need to be recorded if the rear setback is amended per the variance request.

STORMWATER MANAGEMENT: Per Rob Hosack, the applicant has agreed to remove or replace impervious coverage with permeable pavement sufficient to meet the 35% maximum limit.

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:



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Cobb County Fire and Emergency Services

Fire Marshal Comments

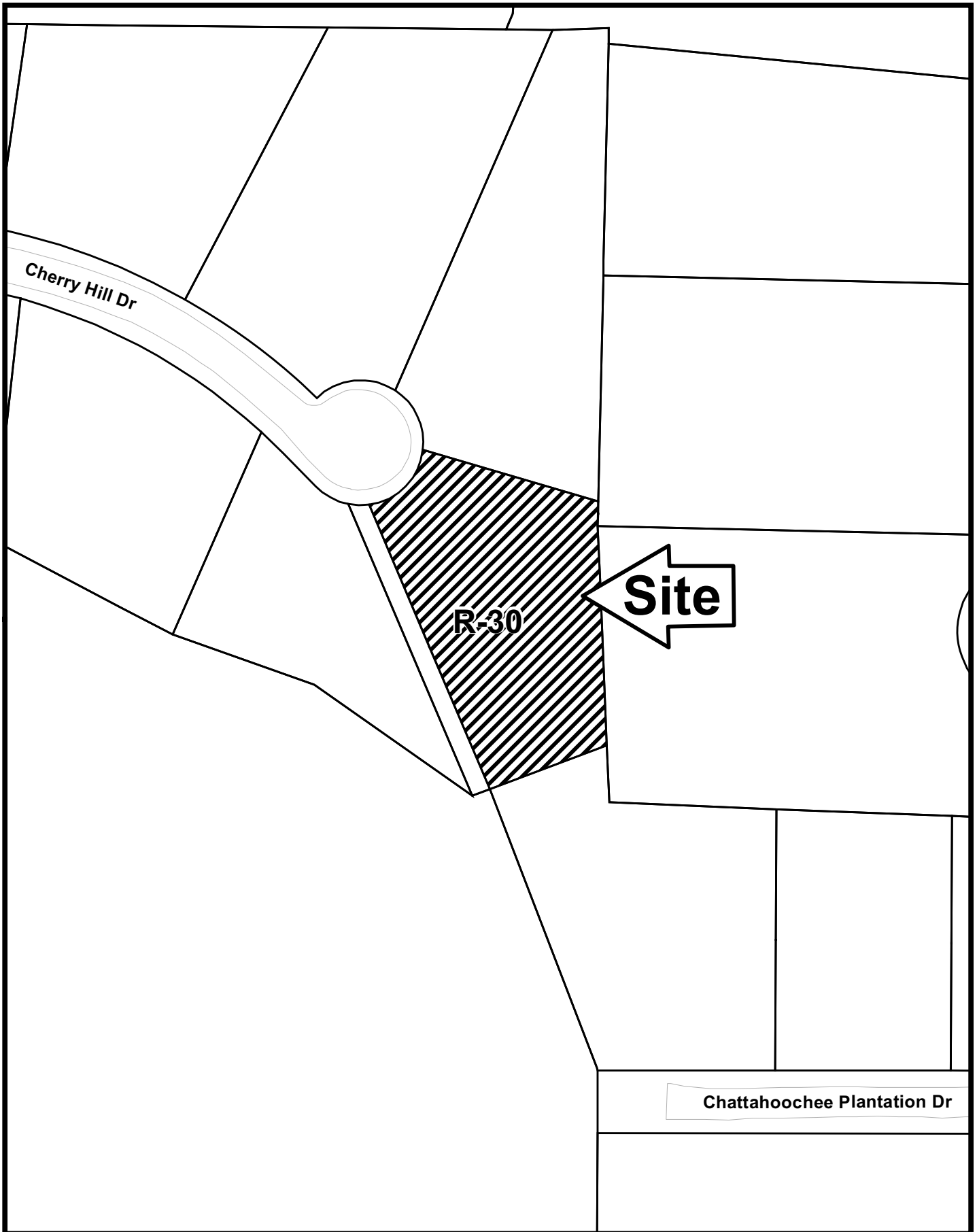
Applicant Name: **Gary Young**

Petition Number: V-56

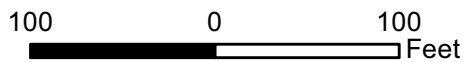
Date: 8/1/2011



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-56



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- 56
Hearing Date: 8/10/11

Applicant Gary Young Business Phone (770) 365-8400 E-mail: n/a
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Parks F. Huff Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

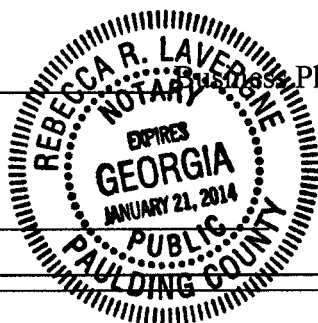
Phone (770) 422-7016 E-mail: phuff@samslarkinbuff.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: _____



Titleholder SEE ATTACHED Business Phone _____ E-mail: _____

Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-30

Location 150 Cherry Hill Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1090 District 17 Size of Tract .756 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.

Because of the size, shape and topography of the lot and the grading elevations necessary to accommodate the proper conveyance of existing stormwater, positive drainage away from the house requires impervious ground cover. To make up for this extra impervious coverage, the Applicant has created on-site detention.

List type of variance requested: Section 134-196 (11) increase impervious from 35% to 43.23%.