

V-8  
(2012)

NEW RESIDENCE FOR  
JEAN A COUTINHO

ARCHITECTURE DESIGN DETAILING

11/22/11  
JEAN A COUTINHO  
ARCHITECTURE DESIGN DETAILING  
NEW RESIDENCE FOR  
JEAN A COUTINHO

DATE	11/22/11
SCALE	AS SHOWN
CHECKED BY	JAC
DRAWN BY	JAC
PROJECT NO.	11/22/11
DATE	11/22/11

A0

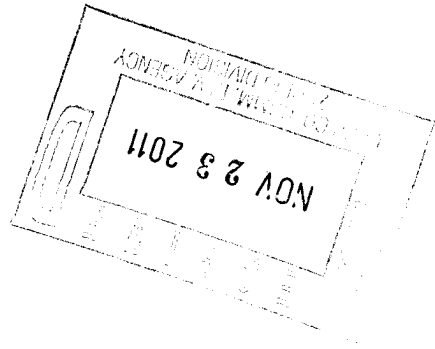
- LEGEND
- CMP CORRUGATED METAL PIPE
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - STL STRUCTURE
  - REB REBAR
  - IPP IRON PIN PLACED
  - OTF OPEN TOP FOUND
  - CTF CRIMP TOP FOUND
  - RB REBAR
  - CB CATCH BASIN
  - UC UNDERGROUND
  - HW HEAD WALL
  - POB POINT OF BEGINNING
  - MH MAN HOLE
  - R/W RIGHT-OF-WAY
  - PP POWER POLE
  - LL LAND LOT
  - M MEASURED
  - P PLUG

505' ALONG R/W TO  
R/W KENWOOD ROAD,  
AS PER PB 14, PG 26;  
NO MONUMENT FOUND

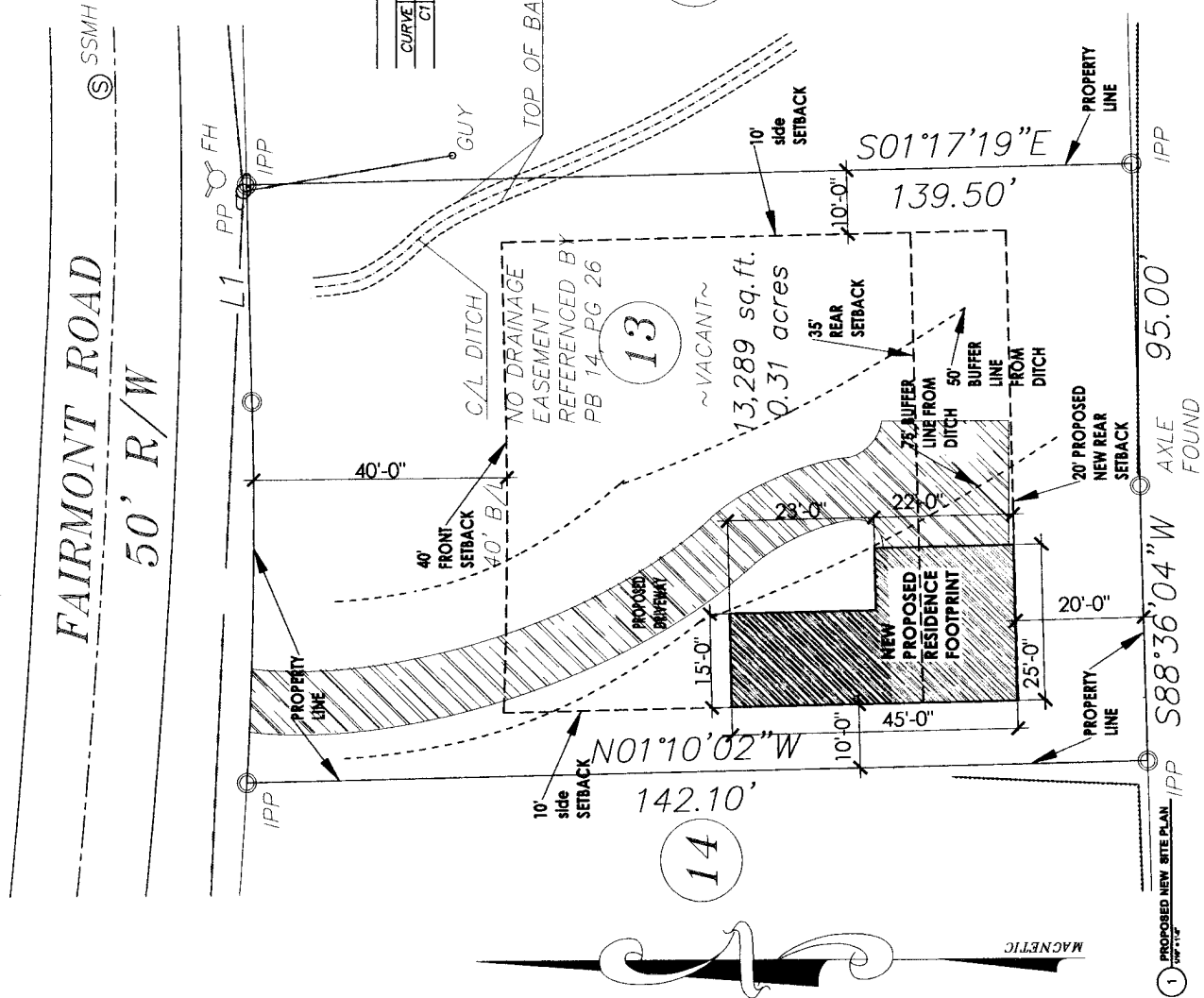
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	60.53	757.57	60.51	S88°59'59"E

LINE TABLE	
LINE	BEARING
L1	N88°42'41"E



Originally plotted in  
Kenwood subdivision 02/10/1956  
P.B. 14 P.G. 26



1 PROPOSED NEW SITE PLAN

**APPLICANT:** Jean A. Coutinho **PETITION NO.:** V-8  
**PHONE:** 404-566-0177 **DATE OF HEARING:** 02/08/12  
**REPRESENTATIVE:** Michael P. Landry **PRESENT ZONING:** R-20  
**PHONE:** 770-425-1465  
**TITLEHOLDER:** Jean A Coutinho **LAND LOT(S):** 689  
**PROPERTY LOCATION:** On the south side of **DISTRICT:** 17  
Fairmont Road, south of Kenwood Road **SIZE OF TRACT:** 0.31 acre  
(5077 Fairmont Road). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 20 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** 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 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:** This is a currently vacant platted lot in an older subdivision (platted in 1955). The County's stream buffer ordinance creates a hardship for development of this lot to meet both the rear setback and the undisturbed buffer requirements. A separate variance from Community Development will also be required to allow the driveway encroachment into the impervious setback.

**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**

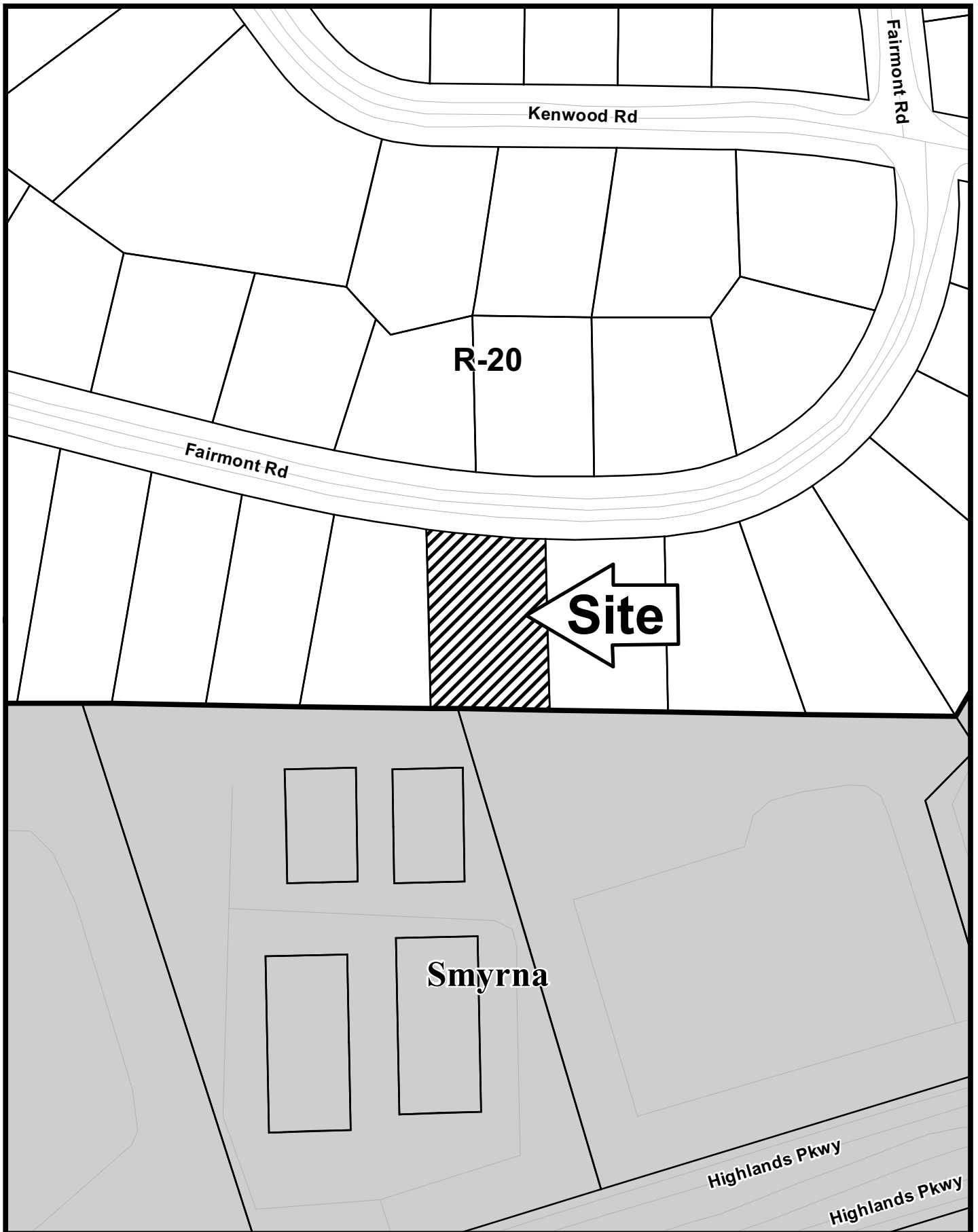
Applicant Name: **Jean A. Coutinho**

Petition Number: V-8

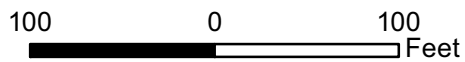
Date: 1/26/2012



**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.

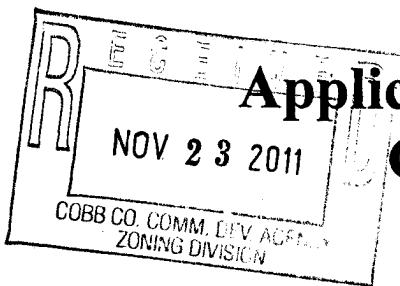
# V-8



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

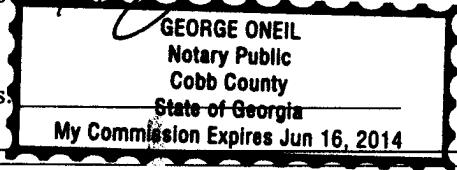
(type or print clearly)

Application No. V-8  
Hearing Date: 2-8-11

Applicant JEAN A. COUTINHO Phone # 404 566 0177 E-mail JEAN@MICHAELPLANDRY.COM

MICHAEL P. LANDRY Address 2655 DALLAS HWY, SUITE 220, MARIETTA GA 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-425-1465 E-mail MLANDRY@MICHAELPLANDRY.COM  
(representative's signature)



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

My commission expires: \_\_\_\_\_

Titleholder N/A Phone # N/A E-mail N/A

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

Signed, sealed and delivered in presence of:  
My commission expires: N/A N/A  
Notary Public

Present Zoning of Property R20

Location 5077 FAIRMONT ROAD<sup>SE</sup>, SMYRNA GA 30082  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 689 District 17TH Size of Tract 0.31 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 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.

BECAUSE OF THE STATE OF THE WATERS IMPOSED ON THIS LOT, IT RENDERS THE FOOTPRINT OF THE BUILDING TO A LESSER & NEAR IMPOSSIBLE PLAN FOR THE TRADITIONAL NEIGHBORHOOD. & PRESENTS AN UNDUH HARDSHIP ON THIS LOT OWNER

List type of variance requested: REAR SETBACK, (BUILDING), FROM 35' TO 20'