

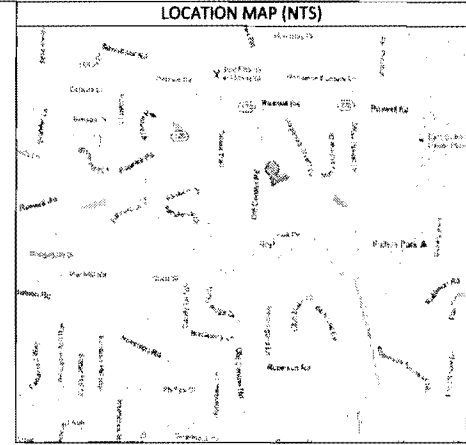
**RECEIVED**  
**JUL 11 2012**  
**COBB CO. COMM. DEV. AGENCY**  
**ZONING DIVISION**

	Lot 1	Lot 2
Zoning	R-20	
Lot Area	20750 s.f.	26700 s.f.
Impervious Area	4873 s.f.	9104.0 s.f.
Percent Impervious	23%	34%
Front Setback	40.00'	
Rear Setback	35.00'	
Side Setback	10.00'	
Frontage	84.00'	26.00'

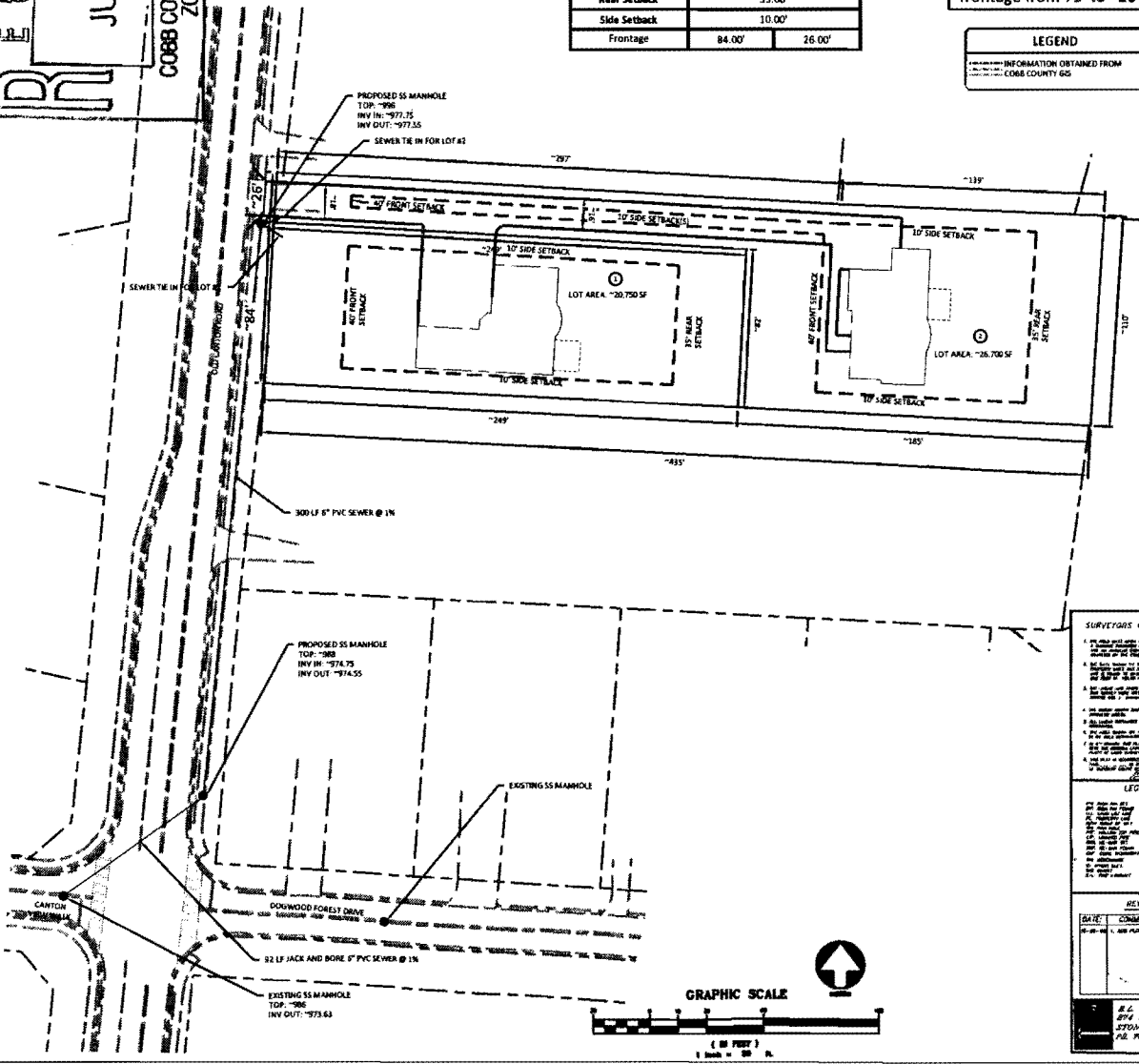
**Site Information**  
 Address: 1060 Old Canton Road, Marietta, GA  
 Current Zoning: R-20  
 Total Area: 1.069 Ac

**Variance requested: Reduce public road frontage from 75' to ~26' for Lot #2 (Flag Lot)**

**LEGEND**  
 - - - - - INFORMATION OBTAINED FROM  
 - - - - - COBB COUNTY GIS



1060 Old Canton Road  
 Marietta, GA  
 Luj Erskine, LLC  
 2100 Marietta Road, Suite 100  
 Marietta, GA 30067



**N-65 (2012)**

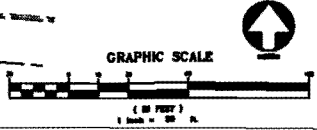
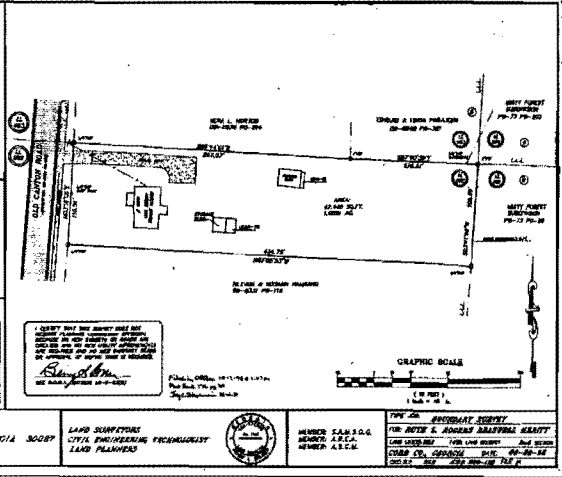
**SURVEYORS CERTIFICATION**

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the applicant, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia, and that the same is a true and correct copy of the original as shown to me by the applicant, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia.

**LEGEND**  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**REVISIONS**

DATE	REVISION



**Lot Layout**  
**A&R Engineering Inc.**  
 2100 Marietta Road, Suite 100  
 Marietta, GA 30067  
 Tel: (770) 426-4400

DATE: 07-11-12

**REVISIONS**

NO.	DATE

CAG

**APPLICANT:** Lily Estates, LLC **PETITION No.:** V-65  
**PHONE:** 770-690-9255 **DATE OF HEARING:** 09-12-12  
**REPRESENTATIVE:** Abdul K. Amer **PRESENT ZONING:** R-20  
**PHONE:** 404-610-1431 **LAND LOT(S):** 982  
**TITLEHOLDER:** Lily Estates, LLC **DISTRICT:** 16  
**PROPERTY LOCATION:** On the east side of Old Canton Road, south of Roswell Road **SIZE OF TRACT:** 1.089 acres  
**COMMISSION DISTRICT:** 2  
(1060 Old Canton Road).

**TYPE OF VARIANCE:** 1) Waive the minimum lot width at front setback from the required 75 feet to 26 feet in order to allow for subdivision of property to create second lot; and 2) waive the minimum public road frontage from the required 75 feet to 26 feet in order to allow for subdivision of property to create second lot.

**OPPOSITION:** No. **OPPOSED** \_\_\_\_\_ **PETITION No.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Lily Estates, LLC

**PETITION No.:**

V-65

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend one shared driveway for the proposed subdivided lots.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a lot split plat must be recorded. 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 lot split will meet minimum zoning lot size and not exceed the maximum impervious coverage limitation. No adverse stormwater management issues are anticipated.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

\*\*\*\*\*

**FIRE DEPARTMENT:**

**Fire Apparatus access shall meet the following:**

- Driveway must have a minimum 12 feet driving surface width (CCDS 402.07.01) with minimum 25 feet inside turning radius.
- Driveway must have a minimum 12 feet driving surface width (CCDS 402.07.01) with minimum 25 feet inside turning radius.
- Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 feet clear width) and 13 feet 6 inches vertical clearance.
- Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.
- Driveway must extend within 150 feet of the most remote portion of the structure.
- Driveway is limited to 1000 feet maximum from roadway unless an approved turn-around is provided
- a) Residential cul-de-sac without an island shall have a 38-foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to [www.cobbfire.org](http://www.cobbfire.org) for dimensions.
- b) Hammerhead turn-around: total of 102 feet needed (45 feet + 12 feet drive + 45 feet) with the turn-around leg to be a minimum of 20 feet wide.
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access through all gates securing Fire Department access with a minimum 12 feet 0 inches clear width and approved means of operation ( [www.knoxbox.com](http://www.knoxbox.com) )

**Fire Hydrant access and flow shall meet the following:**

- Hydrant location within 500 feet of the most remote portion of the structure\*
- Fire Flow Test from closest existing hydrant shall be provided meeting the minimum\*  
(Required Flow: 1000 gpm @ 20 psi)

V-65



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



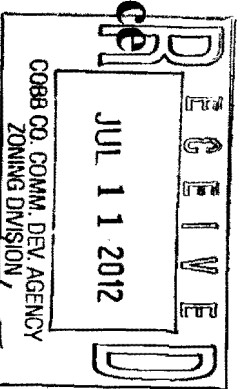
City Boundary



Zoning Boundary

# Application for Variance

## Cobb County



(type or print clearly)

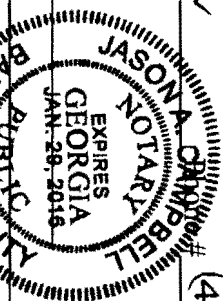
Application No. V-605  
 Hearing Date: 9/12/12

Applicant LILY ESTATES, LLC Phone # 770-690-9255 E-mail awmer@areng.com

ABDUL K. AMER Address 2160 KINGSTON CT, STE D, MARIETTA, GA 30067  
(representative's name, printed) President, Lily Estates, LLC (street, city, state and zip code)

Abdul K. Amer # (404) 610-1431 E-mail awmer@areng.com  
(representative's signature)

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



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
 Notary Public

Titleholder LILY ESTATES LLC Phone # 770-690-9255 E-mail awmer@areng.com

Signature Abdul K. Amer Address: 2160 Kingston Ct, Ste D, Marietta GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

GA DL 042594495

My commission expires: AK

Signed, sealed and delivered in presence of:  
Jason A. Campbell  
 Notary Public

Present Zoning of Property R20

Location 1060 Old Canton Rd

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 982 District 16th Size of Tract 1.0891 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.

The subject property zoned R20 has adequate square footage (size), setbacks and will meet all code requirements for 2 lots in R20 category except the street frontage due to elongated rectangular shape of the lot (110' x 435' approximately). Therefore the flag lot will not have the minimum required street frontage.

List type of variance requested: Street Frontage Requirement (Sec 134-261)  
It is requested that the minimum street frontage requirement of 75 ft be decreased to 26 ft for the flag lot (proposed)