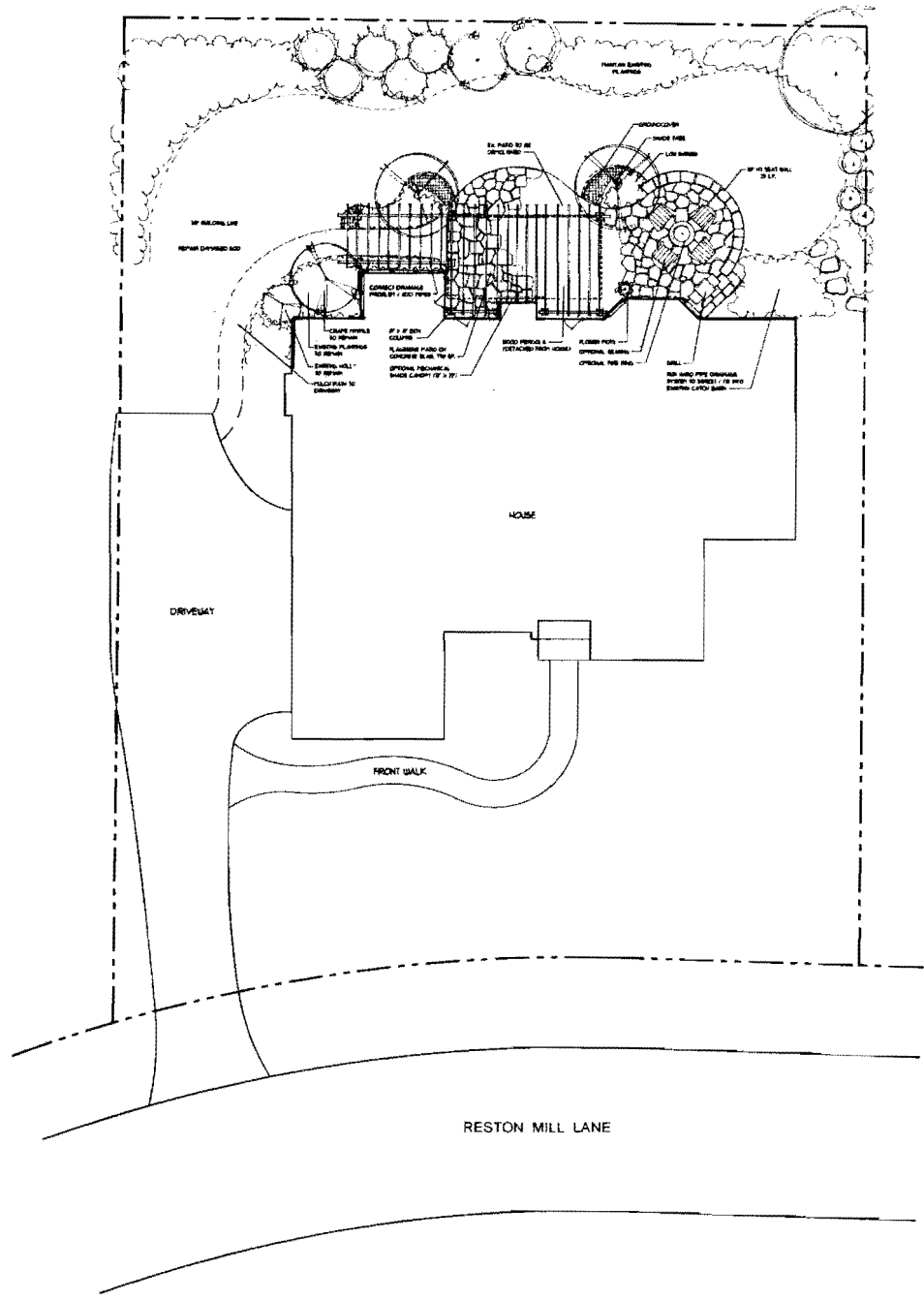


V-72 (2012)

RECEIVED
 JUL 12 2012
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

LOT AREA: 8,803 sf
EXISTING IMPERVIOUS SURFACE AREAS:
 HOUSE 3645 sf
 DRIVEWAY 858 sf
 FRONT WALK 480 sf
 EXISTING REAR PATIO 348 sf
 (TO BE DEMOLISHED)
 TOTAL IMPERVIOUS SURFACE 6,871 sf
 6,871 / 8,803 = 48% IMPERVIOUS SURFACE COVERAGE

PROPOSED IMPERVIOUS SURFACE AREAS:
 HOUSE 3645 sf
 DRIVEWAY 858 sf
 FRONT WALK 480 sf
 PROPOSED REAR PATIO 716 sf
 TOTAL IMPERVIOUS SURFACE 6,452 sf
 6,452 / 8,803 = 43.8% IMPERVIOUS SURFACE COVERAGE
 PROPOSED PLAN INCREASES IMPERVIOUS SURFACE COVERAGE BY 436 sf OR 1.2%



Project No: 1001
 Title: Shaw Residence
 Date: 10/10/11
 Scale: 1/8" = 1'-0"
 Drawn By: [Name]
 Checked By: [Name]
 The drawing is the property of [Company Name] and shall remain confidential. It is to be used only for the project and site specifically identified herein. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of [Company Name].

Revision:
 No. Date Remarks

CONCEPT PLAN
Shaw Residence
 512 RESTON MILL LANE
 MARIETTA, GEORGIA 30067

401 Summer Center Parkway
 Suite 85
 Marietta, Georgia 30067-1227
 Phone: 770.493.9720
 Fax: 770.493.9720
 WWW.RHF.COM



APPLICANT: Glenn and Kristin Shaw
PHONE: 770-384-1760
REPRESENTATIVE: J. Kevin Moore
PHONE: 770-429-1499
TITLEHOLDER: Glenn and Kristin Shaw
PROPERTY LOCATION: On the west side of Reston
Mill Lane, north of Paper Mill Road
(512 Reston Mill Lane).

PETITION No.: V-72
DATE OF HEARING: 09-12-12
PRESENT ZONING: R-20
LAND LOT(S): 1043
DISTRICT: 17
SIZE OF TRACT: 0.32 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (proposed 512 square foot pergola) from the required 35 feet to 25 feet; and 2) waive the maximum impervious surface limit of 35% to allow 43%.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

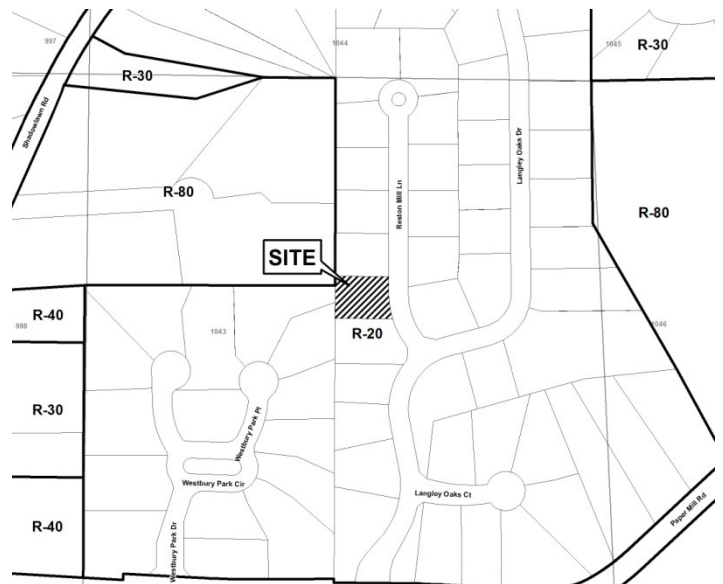
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Glenn and Kristin Shaw

PETITION No.: V-72

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

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: The existing site conditions exceed the allowable impervious coverage limit by 5.1% (40.1%). The proposed new rear patio will increase the coverage to 43%. If pervious pavers are used for the new rear patio, the impact would be reduced to 41%. By replacing the front entry walk with the same pavers, the overall site impervious coverage could further be reduced to 39.4%. This would result in an improvement over the as-built conditions.

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.

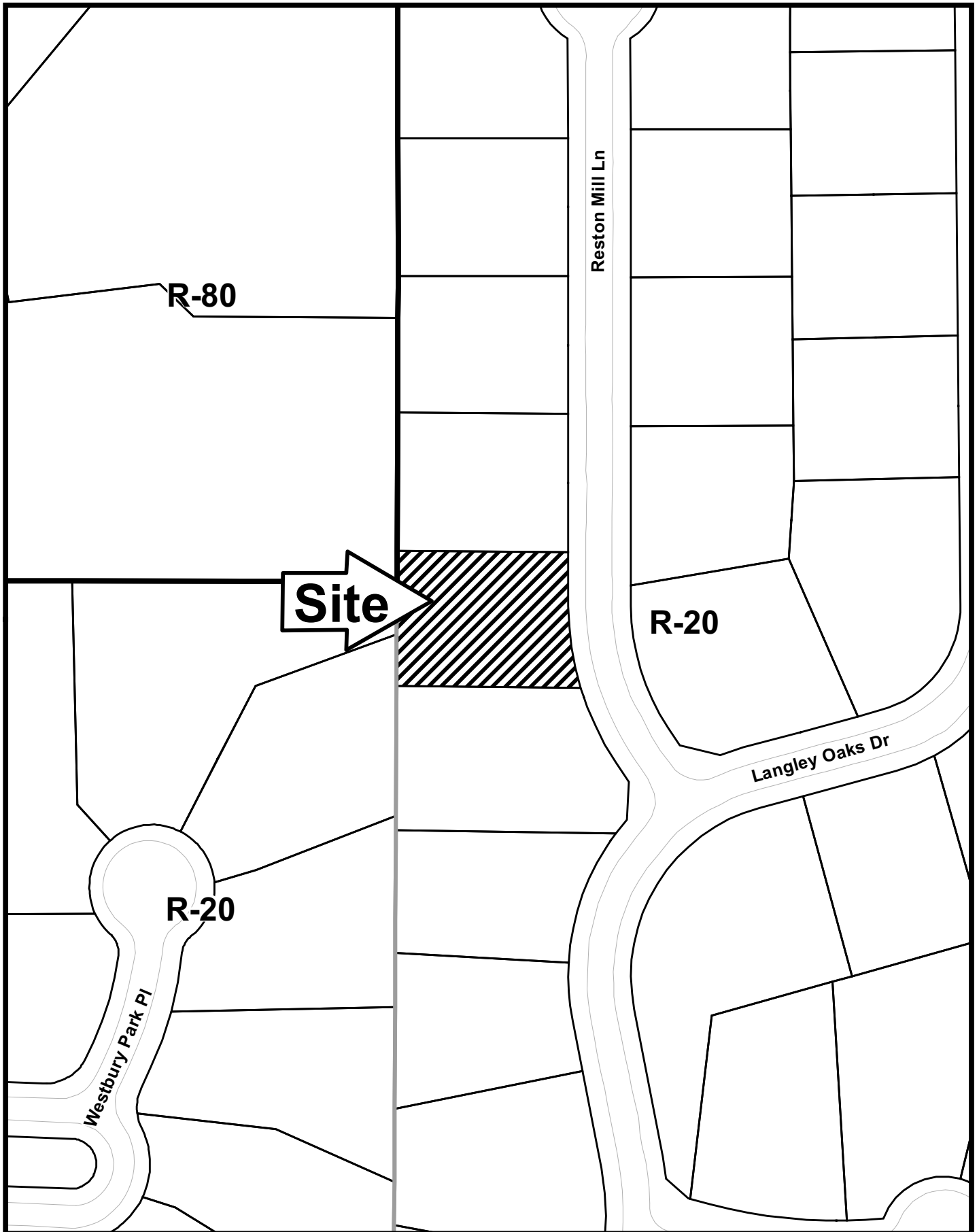
WATER: No conflict.

SEWER: No conflict with the existing sanitary sewer easement along the south side of the property (easement not shown on application).

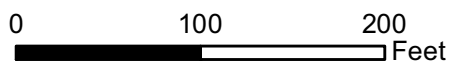
APPLICANT: Glenn and Kristin Shaw **PETITION No.:** V-72



FIRE DEPARTMENT: 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-72

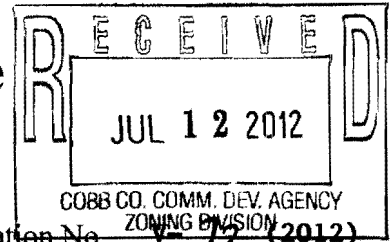


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. V-12 (2012)
Hearing Date: 09/12/2012

Applicant Glenn Shaw and Kristin Shaw Phone # (770) 384-1760 E-mail kristinshaw@comcast.net
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) J. Kevin Moore w7@mijs.com
Georgia Bar No. 519728

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of [Signature]

Titleholder Glenn Shaw and Kristin Shaw Phone # (770) 384-1760 E-mail kristinshaw@comcast.net
See Exhibit "A" for Applicants/
Signature Titleholders' Signatures Address: 512 Reston Mill Lane, S.E., Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

Signed, sealed and delivered in presence of: _____
My commission expires: _____
Notary Public

Present Zoning of Property R-20

Location 512 Reston Mill Lane
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1043 District 17th Size of Tract 0.32 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.
See Exhibit "B" attached hereto and made a part hereof by reference.

List type of variance requested: (1) Waiver of required rear setback from 35 feet to 25 feet (see § 134-197(4)(d)); and (2) Increase the maximum impervious surface area from 35 percent to 43 percent (see § 134-197(11)(f)).

THIS

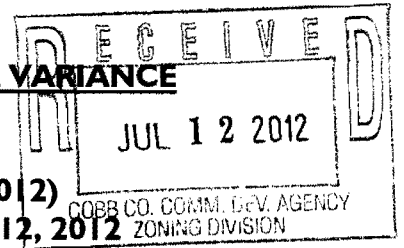
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EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 72 (2012)
Hearing Date: September 12, 2012

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants/Property Owners: Glenn Shaw and Kristin Shaw

Please state what hardship would be created by following the normal terms of the ordinance:

Pursuant to the R-20 zoning classification, Applicants request a waiver of the required minimum rear setback from thirty-five (35) feet to twenty-five (25) feet; and additionally, to increase the required maximum impervious surface area of 35 percent to 43 percent, as more particularly shown and reflected on the Concept Plan submitted with the Application for Variance. Applicants propose the expansion of their existing outdoor patio area and the construction of a pergola. The pergola will be an outdoor passage way constructed of columns supporting a top of trelliswork on which climbing plants will be trained to grow. The pergola will include power for outdoor fans and lighting. The landscaping for the entire patio and pergola areas will be professionally designed, implemented, and maintained.

To allow the proposed expansion of the patio into the rear setback area would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties. The reduction of the rear setback by ten (10) feet is very minor. Additionally, the waiver of the required impervious surface area due to the expansion of the patio and construction of the pergola is also minimal in that substantial and planned landscaping to not only the newly constructed area, but also the existing area, will be completed which will enhance and appropriately utilize the remaining pervious areas. The Subject Property presently has an existing impervious surface area of 40 percent, which will increase to approximately 43 percent if the Applicants are allowed the proposed patio expansion and construction of the pergola.