

C2.0

SHEET



1592 SANDPOINT DR.
ROSWELL, GA. 30075
(770) 655-5122

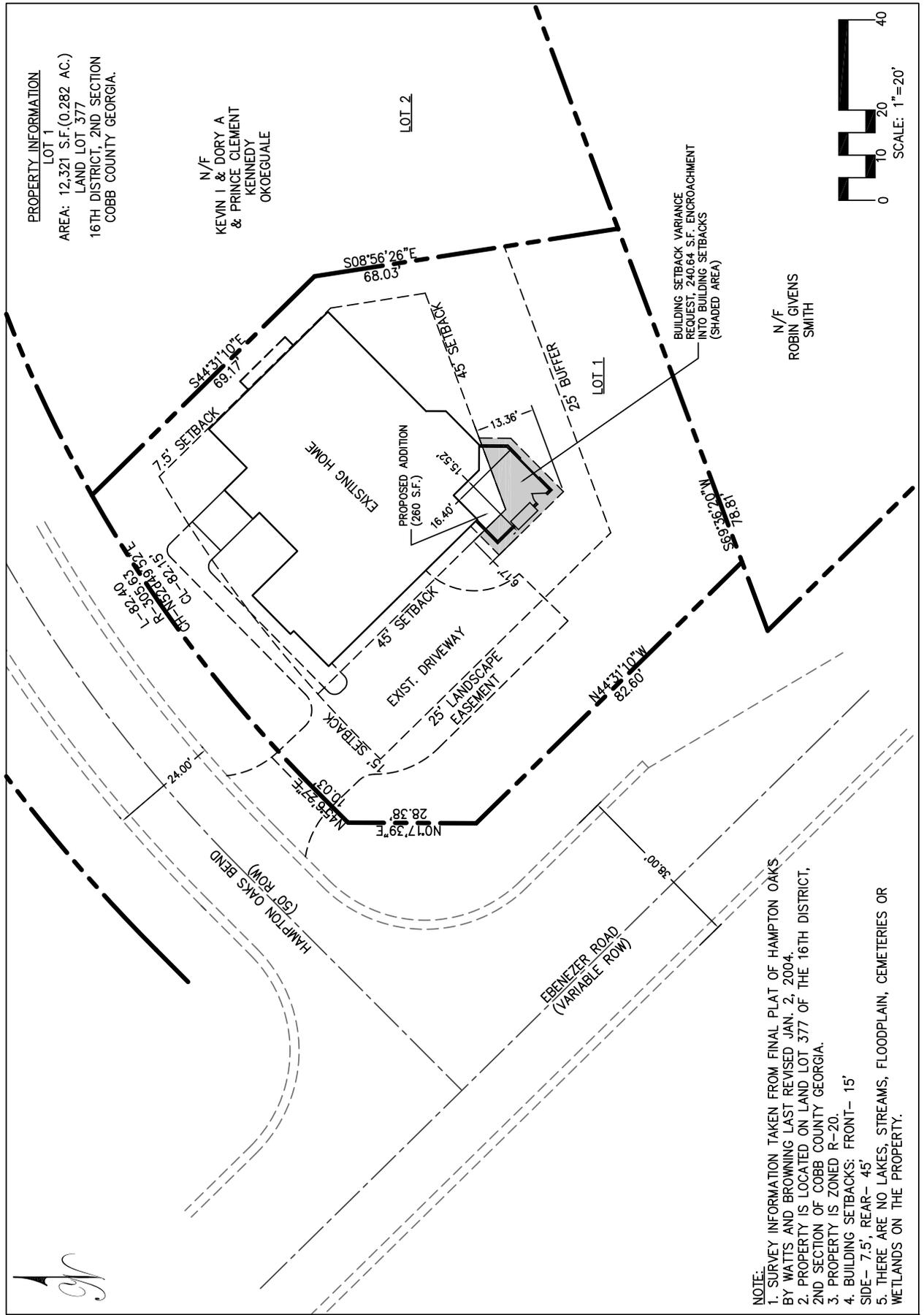
REVISION	DATE

DATE: 11-12-2012
PROJECT #
DESIGNED: SLR
DRAWN: JMR, SLR
CHECKED:

HARVEY RESIDENCE

1022 HAMPTON OAKS BEND, MARIETTA, GEORGIA

ADDITION SITE PLAN



PROPERTY INFORMATION
 LOT 1
 AREA: 12,321 S.F. (0.282 AC.)
 LAND LOT 377
 16TH DISTRICT, 2ND SECTION
 COBB COUNTY GEORGIA.

N/FE
 KEVIN J & DORY A
 & PRINCE CLEMENT
 KENNEDY
 OKOEGUALE

N/FE
 ROBIN GIVENS
 SMITH

- NOTE:**
1. SURVEY INFORMATION TAKEN FROM FINAL PLAT OF HAMPTON OAKS BY WATTS AND BROWNING LAST REVISED JAN. 2, 2004.
 2. PROPERTY IS LOCATED ON LAND LOT 377 OF THE 16TH DISTRICT, 2ND SECTION OF COBB COUNTY GEORGIA.
 3. PROPERTY IS ZONED R-20.
 4. BUILDING SETBACKS: FRONT- 15' SIDE- 7.5', REAR- 45'
 5. THERE ARE NO LAKES, STREAMS, FLOODPLAIN, CEMETERIES OR WETLANDS ON THE PROPERTY.

APPLICANT: Deborah A. Harvey

PETITION No.: V-8

PHONE: 770-579-5921

DATE OF HEARING: 01-09-13

REPRESENTATIVE: Jonna Rowe

PRESENT ZONING: R-20 OSC

PHONE: 770-655-5122

LAND LOT(S): 377

TITLEHOLDER: Deborah A. Harvey

DISTRICT: 16

PROPERTY LOCATION: At the southeast corner of Hampton Oaks Bend and Ebenezer Road (1602 Hampton Oaks Bend).

SIZE OF TRACT: 0.282 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 45 feet to 30 feet; and 2) waive the major side setback from the required 45 feet to 35 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Deborah Harvey

PETITION No.: V-8

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: No adverse stormwater management impacts are anticipated from this setback encroachment.

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.

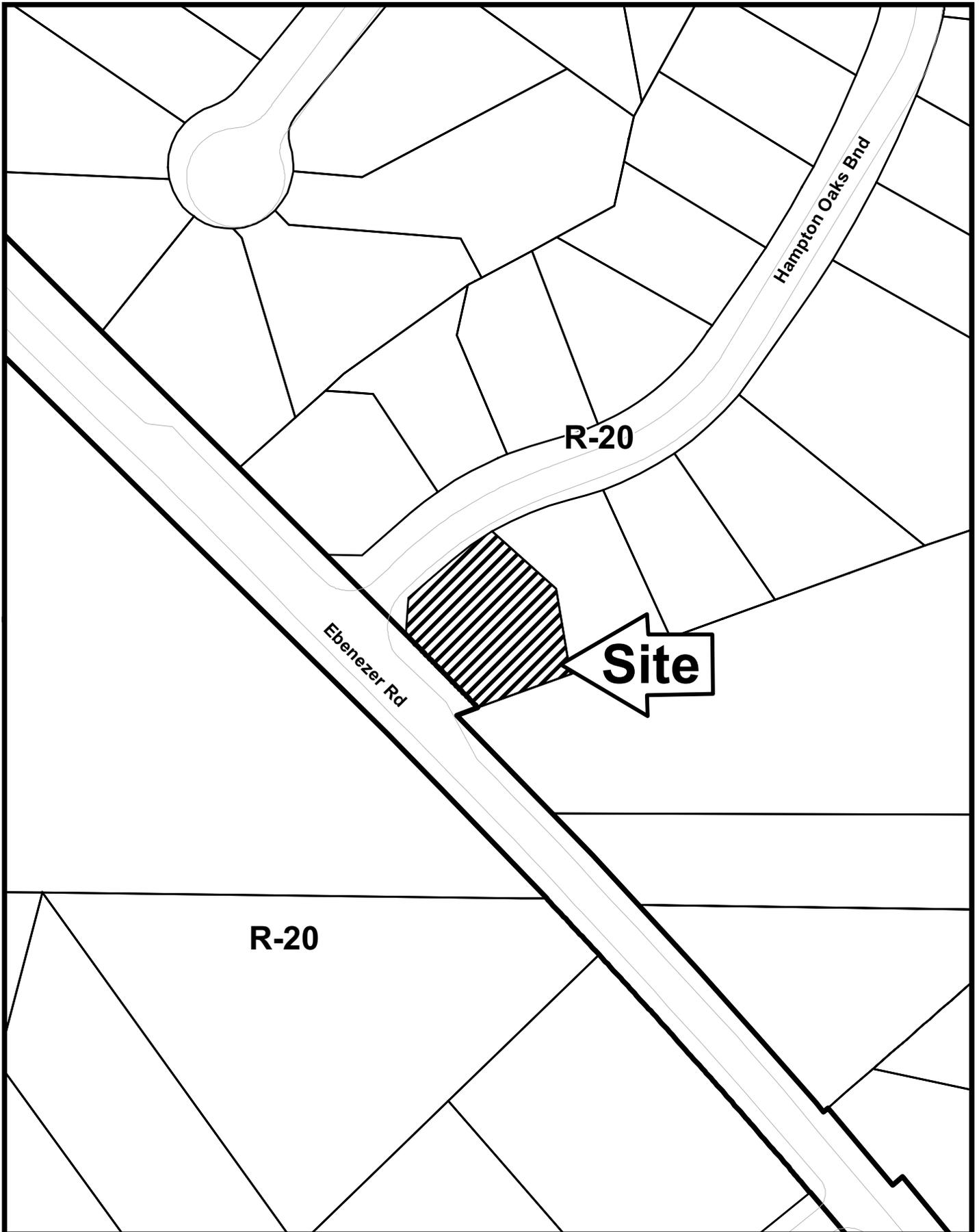
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Deborah Harvey **PETITION No.:** V-8

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-8

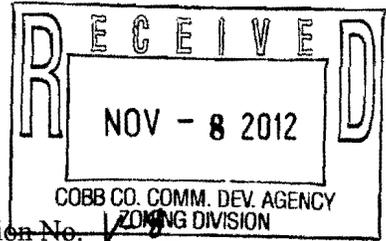


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

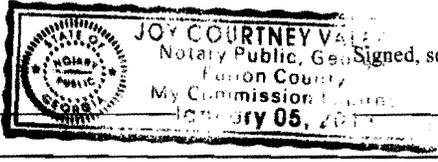
Application No. 1708
Hearing Date: 1/9/12

Applicant DEBORAH HARVEY Phone # 770-579-5921 E-mail dh1003@aol.com

JONNA ROWE Address 1512 SANDPOINT DR., ROSWELL, GA. 30075
(representative's name, printed) (street, city, state and zip code)

Jonna Rowe Phone # 770-655-5122 E-mail SJrowe92@Bellsouth.net
(representative's signature)

My commission expires: 01/05/13

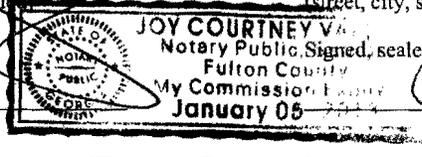


Signed, sealed and delivered in presence of:
Joy Courtney Valeri
Notary Public

Titleholder DEBORAH HARVEY Phone # 770-579-5921 E-mail dh1003@aol.com

Signature [Signature] Address: 1602 HAMPTON OAKS BLVD, MARIETTA, GA. 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/05/13



Signed, sealed and delivered in presence of:
Joy Courtney Valeri
Notary Public

Present Zoning of Property R-20

Location 1602 HAMPTON OAKS BLVD, MARIETTA, GA. 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16TH Size of Tract 0.282 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 X 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.

GIVEN THE POSITION OF THE EXISTING HOME ON THE LOT, THE LARGE REAR SETBACK, AND LARGE SIDE SETBACK ON EBENEZER RD., MAKE THE PROSPECT OF A SMALL ADDITION IMPOSSIBLE WITHIN EXISTING SETBACKS. THE PROPOSED ADDITION WILL SERVE AS A KEEPING ROOM OFF THE KITCHEN DINING AREA AND IS POSITIONED NOT TO IMPACT OR BE SEEN BY SURROUNDING NEIGHBORS. THE LEVEL OF EXISTING LANDSCAPE SCREENING LANDSCAPE ADJACENT TO EBENEZER RD. WILL ALLOW THE PROPOSED ADDITION NOT TO BE SEEN.

List type of variance requested: ~~ENCROACHMENT~~ SIDE AND REAR SETBACK ENCROACHMENT. (SEE ATTACHED PLAN)