

LOCATION MAP 1" = 2000'
COURTESY: COBB COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ZONING

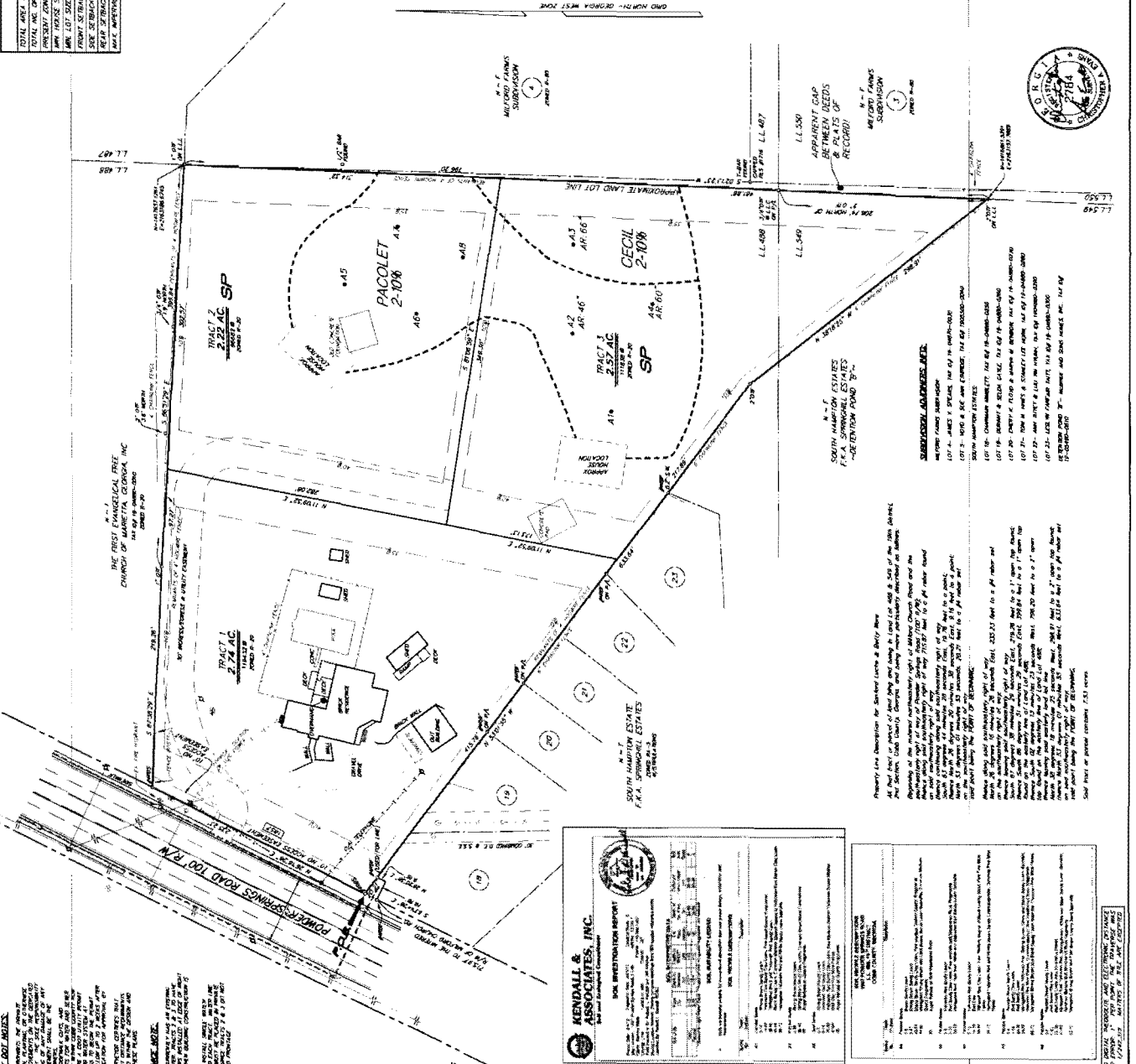
TOTAL AREA = 7.33 ACRES
TOTAL NO. OF LOTS = 3
FRONT SETBACKS = 10'-0"
REAR SETBACKS = 10'-0"
MIN. LOT SIZE = 30,000 SQ. FT.
MIN. LOT WIDTH = 100'-0"
FRONT SETBACKS = 40' (CENTRAL ROAD)
REAR SETBACKS = 10' (MINIMUM 20' (MAINT.)
MAX. IMPERVIOUS SURFACE = 10% PER LOT

REQUIREMENTS:
THE SUBDIVISION SHALL BE A MINIMUM 12' WIDE SURFACE WITH 10' SIDEWALKS ON BOTH SIDES OF THE ROAD. THE SUBDIVISION SHALL BE A MINIMUM 12' WIDE SURFACE WITH 10' SIDEWALKS ON BOTH SIDES OF THE ROAD. THE SUBDIVISION SHALL BE A MINIMUM 12' WIDE SURFACE WITH 10' SIDEWALKS ON BOTH SIDES OF THE ROAD.

GENERAL NOTES:
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COBB COUNTY GEORGIA
FILED IN OFFICE
2012 DEC 1 AM 11:36
COBB COUNTY ZONING DIVISION

OWNER: SANDFORD LUCKE & BETTY WARE
ADDRESS: 1557 POWERS SPRINGS ROAD
PHONE: 770-367-1550



LEGEND

1. LOT	2. LOT	3. LOT	4. LOT	5. LOT
6. LOT	7. LOT	8. LOT	9. LOT	10. LOT
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PRIVATE EASEMENTS AND NEARBY REQUIREMENTS FOR
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KENDALL & ASSOCIATES, INC.
SOIL INVESTIGATION REPORT
12345 MAIN STREET, SUITE 100
ATLANTA, GA 30309
PHONE: 404-555-1234
WWW.KENDALLASSOCIATES.COM

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APPLICANT: Sammy Luke Ware
PHONE: 770-427-8240
REPRESENTATIVE: Sammy Luke Ware
PHONE: 770-427-8240
TITLEHOLDER: Sanford Luke Ware
PROPERTY LOCATION: On the east side of Powder Springs Road, north of Milford Church Road (1857 Powder Springs Road).

PETITION No.: V-16
DATE OF HEARING: 02-13-13
PRESENT ZONING: R-20
LAND LOT(S): 488, 549
DISTRICT: 19
SIZE OF TRACT: 7.53 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the minimum frontage of a residential lot from the required 75 feet to zero feet to allow two homes off a private easement; 2) waive the required side setback for an accessory structure over 650 square feet (existing 1,110 square foot "out building") from the required 100 feet to 20 feet on the southern side; and 3) allow an accessory structure (existing 1,110 square foot "out building") to the side of the principal building.

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

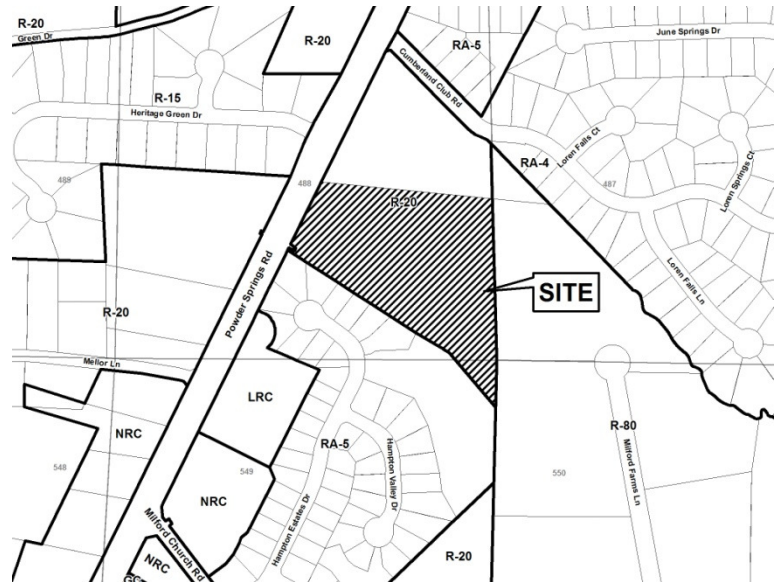
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Sammy Luke Ware

PETITION No.: V-16

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 must be recorded prior to the issuance of any building permits. Plat review may determine that there is a need for a land disturbance permit.

STORMWATER MANAGEMENT: No adverse stormwater management impacts 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: Water services for two new lots must be installed by owner/developer.

SEWER: No conflict.

FIRE DEPARTMENT:

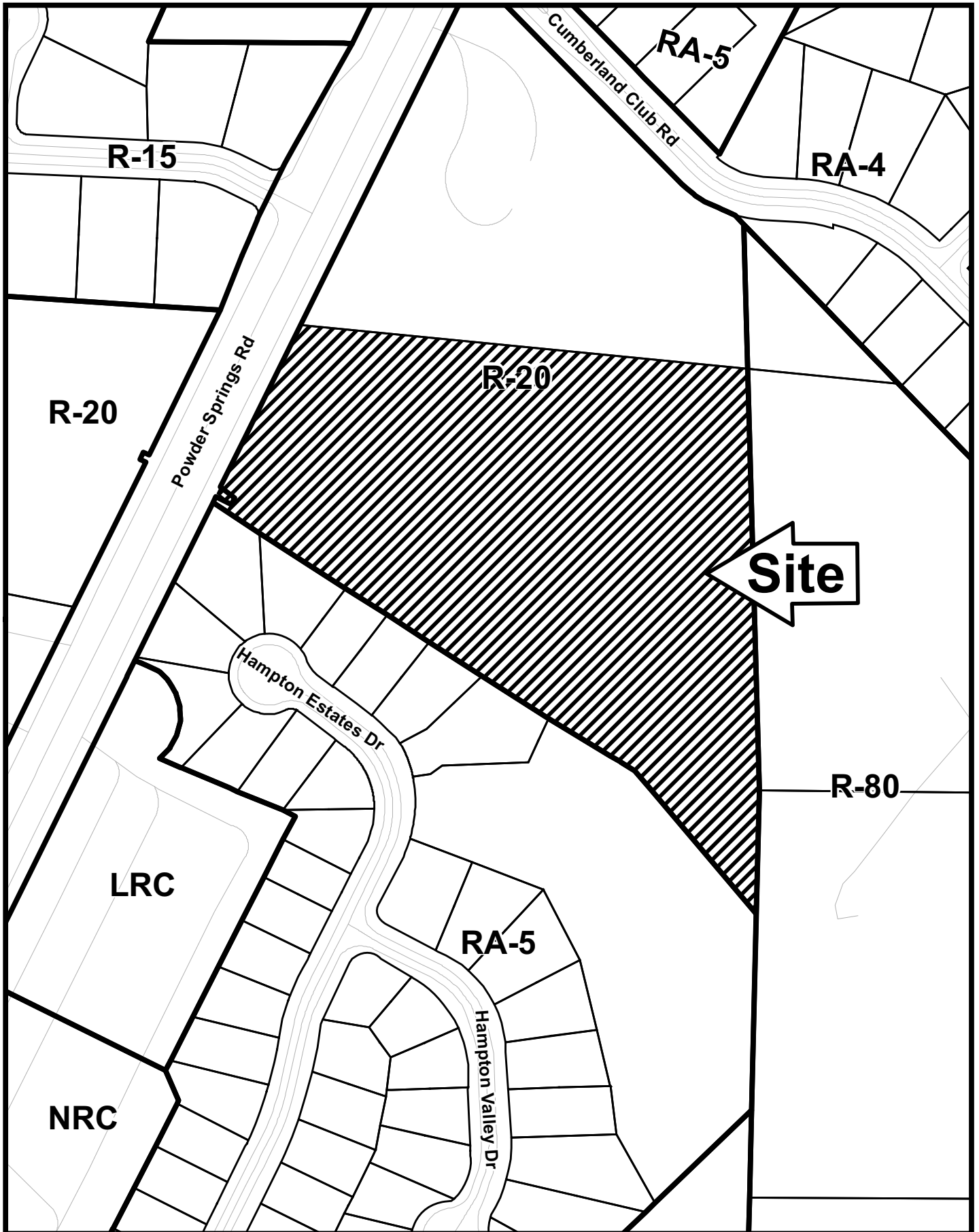
Fire Apparatus access shall meet the following:

- Driveway must have a minimum 12' driving surface width (CCDS 402.07.01) with minimum 25' inside turning radius.
- Driveway must have a minimum 12' driving surface width (CCDS 402.07.01) with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance.
- Maximum grade shall not exceed 18% angle of departure shall not exceed 8.5%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' 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 for dimensions.
- b) Hammerhead turn-around: total of 102 feet needed (45 ft + 12 ft drive + 45 ft) with the turn-around leg to be a minimum of 20 ft. wide.
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access through all gates securing Fire Dept. access with a minimum 12'-0" clear width and approved means of operation (www.knoxbox.com)

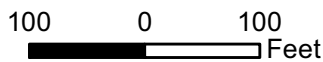
Fire Hydrant access and flow shall meet the following:

- Hydrant location within 500' 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-16



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



City Boundary
Zoning Boundary

2012 DEC 11 Application for Variance

COBB COUNTY ZONING DIVISION Cobb County

(type or print clearly)

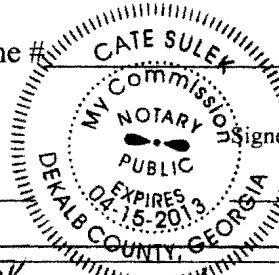
Application No. V-16
Hearing Date: 2-13-13

Applicant Sammy Luke Ware ^{wk} Phone # 770-427-8240 E-mail piware@aol.com

Sammy & Ware Address 1857 Powder Springs Rd., Marietta, GA, 30064
(representative's name, printed) (street, city, state and zip code)

X Sammy & Ware Phone # _____ E-mail _____
(representative's signature)

My commission expires: 4-15-13

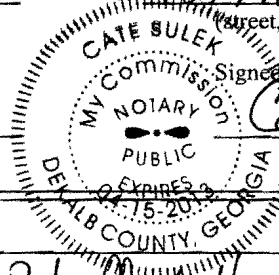


Signed, sealed and delivered in presence of:
Cate Sulek
Notary Public

Titleholder Sammy Luke Ware ^{wk} Phone # 770-427-8240 E-mail piware@aol.com

X Signature Sammy & Ware Address: 1857 Powder Springs Rd. Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-15-13



Signed, sealed and delivered in presence of:
Cate Sulek
Notary Public

Present Zoning of Property _____

Location 1857 Powder Springs Rd. Marietta GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 400 & 549 District 19th Size of Tract 1.53 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.

List type of variance requested: 1 Driveway for 3 houses
variance for 75 ft. Road frontage
requirement