

APPLICANT: Steve Bearden

PETITION No.:

V-43

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 or letter of completion 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 parcel already exceeds the impervious coverage limit by 475 square feet at 37.2%. If variance is not approved, approximately 1,188 square feet of impervious area would need to be converted to pervious pavers to reduce the coverage to 35%.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

APPLICANT: Steve Bearden

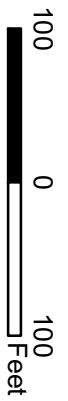
PETITION No.:

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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.



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)

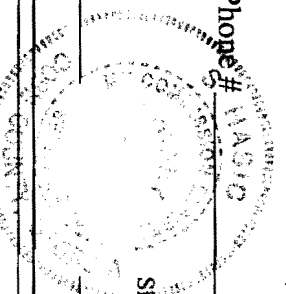
Application No. V-43
Hearing Date: 4/11/13

Applicant STEVE BARDEN Phone # 770-265-2631 E-mail STEBARDEN@bellsouth.net

Steve Barden Address _____ (street, city, state and zip code)

(representative's signature) Phone # 770-265-2631 E-mail _____

My commission expires: 09-28, 2013

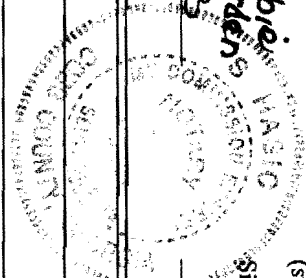


Signed, sealed and delivered in presence of _____

COBB COUNTY BOARD OF ZONING APPEALS
2013 FEB 14 P 2:51
FILED IN OFFICE OF THE CLERK
NOTARY PUBLIC
Cobb County, Georgia

Titleholder Steve Barden Phone # 770-265-2631 E-mail STEBARDEN@bellsouth.net
Signature Steve Barden Address: 2801 Trapeley Place, Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 09-28, 2013
Steve Barden Debby Barden
GAT #1
My commission expires: 09-28, 2013
Steve Campbell Signed, sealed and delivered in presence of: _____



Signed, sealed and delivered in presence of: _____

NOTARY PUBLIC
JASON BARTON
GEORGIA
JAN 29, 2016
BARTON PUBLIC COUNTY

Present Zoning of Property R-20
Location 2801 Trapeley Place (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 219 District 14 Size of Tract .5 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.
APPLICANT APPLIED FOR PERMIT 2012-006372 TO BUILD AN OUTDOOR KITCHEN, ARTD & FIRE PLACE INVOLVED WITH THE PERMIT APPLICATION WAS A SITE PLAN THAT INCLUDED DIMENSIONS. STRUCTURE WAS BUILT TO THE SPECIFICATIONS AS SUBMITTED TO THE COUNTY. BOB INSPECTION REQUESTED A SURVEY TO DETERMINE THE IMPROVEMENTS SURFACE AREA, IT WAS DETERMINED TO EXCEED MAXIMUM. REQUESTING A VARIANCE TO ACCOMMODATE THE PROPOSED & APPROVED PLAN.

**BOARD OF COMMISSIONERS
COBB COUNTY**

BL

V-43 (2013)
Exhibit
Permit @ 35%
Impervious

RMIT

TMENT

**COBB COUNTY
INSPECTIONS DEPARTMENT**
1150 Powder Springs St.
Suite 400
Marietta, Georgia 30064

Residential GENERAL PERMIT INFORMATION

TO SCHEDULE INSPECTIONS, PLEASE CALL: 770-528-2073

PERMIT NUMBER: 2012-006372 Date: 08/31/2012

LOCATION: 2801 TARPLEY PL
KENNESAW, GA 30152

DISTRICT: 20 LL: 0279 PARCEL: 072

SUBDIVISION: PAPER CHASE FARM LOT:

ESTIMATED COST: \$11,253.00 TOTAL FEES: \$51.00

SEWER/SEPTIC: Sewer WATER:

TYPE STRUCTURE: 329 STATUS:

TYPE OCCUPANCY:

PERMIT FOR: ACCESSORY STRUCTURE

PROP TITLE:

TOTAL \$sqft: 0 FINISHED SqFt: 0

ROOMS BATHS:

	HEATED	UNHEATED
Main:	0	0
Attic:	0	0
Basement:	0	0
Garage:	0	0
Carport:	0	0
Other:	0	0
To hid		

SETBACKS

(L) (R) (F) (B)

LDP GRADE

"The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics' and materialmen's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated. In order to protect any interest in such property and to avoid economic loss to any person, the owner or any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available at building supply home centers." A COPY OF THIS PERMIT MUST BE POSTED ON THE JOB SITE.

PROPERTY OWNER

BEARDEN STEVE & DEBBIE
2801 TARPLEY PL NW
KENNESAW, GA 30152

CONTRACTOR

STEVEBEARDEN
STEVEN M BEARDEN
2801 TARPLEY PLACE
KENNESAW, GA 30152
(770) 265-2631

PERSONALLY APPEARED: STEVEN M BEARDEN

Who on oath says that (he/she) is the applicant for the foregoing, and that all information is true to the best of (his/her) knowledge and the the work to be done thereon is authorized by the owner. Applicant is:

APPLICANT

Steve Bearden

ADDRESS

STEVEN M BEARDEN
2801 TARPLEY PLACE
KENNESAW, GA 30152

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31st DAY OF August 2012

MY COMMISSION EXPIRES:

10/24/2014

Permit/ation is hereby granted to accomplish the construction activities described in this document. The issuance of the permit shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications (if required) or from preventing the building operations being carried on thereunder when in violation of the Building Code or any other ordinance of Cobb County. In being granted permission for this action, the applicant, owner and/or agent are hereby notified of the requirement to comply with all ordinances now in effect with regard to the Fire Department, Planning and Zoning Departments, Health Department, Site Plan Review Department and Inspections Department. They are also informed of the requirement that all subcontractors used to accomplish the construction must be properly licensed by Cobb County. Residential renovation and addition permits expire in 180 days from date of issuance and will also expire after any 60 day period without a passing inspection. All other residential permits will expire after any 180 day period without a passing inspection and will expire in one (1) year from date of issuance regardless of progress. All inspections must be conducted or a penalty will be assessed for missed inspections and re-inspections. All final inspections are mandatory before occupancy. This permit is not transferable and no refunds will be made. The building site card issued with this permit must be posted at the job site where it can be readily viewed from the street. Failure to post the cards a violation and will result in delays as well as a re-inspection fee.

Permits/activities for all plumbing, electrical and heat/air-conditioning must be on file in this office before requesting inspection.

Attention:

Prior to any person/erly performing any exercising procedure or operation on any portion of Cobb County's water distribution system (including valves, hydrants, and other appurtenances), approval from the appropriate Project Inspector or Project Engineer of the Cobb County Water System ("CCWS") must be obtained. In requesting approval, the person/entity must provide contractor identification, date or exercising or operation, anticipated duration of outage, geographical limits of outage, identification of system part to be exercised or operated, and any other information requested by the CCWS. If there is an emergency and prior approval cannot be obtained, notification of any system exercising or operation shall be reported to the appropriate Project Inspector or Engineer and/or the CCWS Dispatch/Emergency Office within 24 hours after the exercising or operation of any system part and the same information regarding the contractor, outage, and system part identification shall be provided. Upon completion of the work and after service has been fully restored, the person/entity shall notify their initial contact, i.e., either the Project Inspector or Engineer or the CCWS Dispatch/Emergency Office and confirm that all affected system parts have been fully and correctly repositioned.

Manager of Inspections Lee McChad

CALL BEFORE YOU DIG - IT'S THE LAW 811

DO NOT POUR CONCRETE, COVER FRAMING NOR OCCUPY BUILDING UNTIL ALL INSPECTIONS HAVE BEEN MADE

2012-006372

LL 279

D 20

P 72

Zoned R-20

(2) 4" PVC SLEEVES FOR LIGHTING IRRIGATION AND/OR GAS LINE (TY)

OK for open uncovered patio and outdoor (near) kitchen and fireplace as shown.

Max Imperv. 35%

EXISTING CONTOUR (TYP)

PROPOSED CONTOUR (TYP)

(3) 6" BRICK RISERS AND (2) 12" WIDE BLUESTONE STEP TREADS SH TO DRAIN

V-43 (2013)
Exhibit
Permit @ 35%
Impervious

Site Plan Review Section

COBB COUNTY COMMUNITY DEVELOPMENT DEPT.

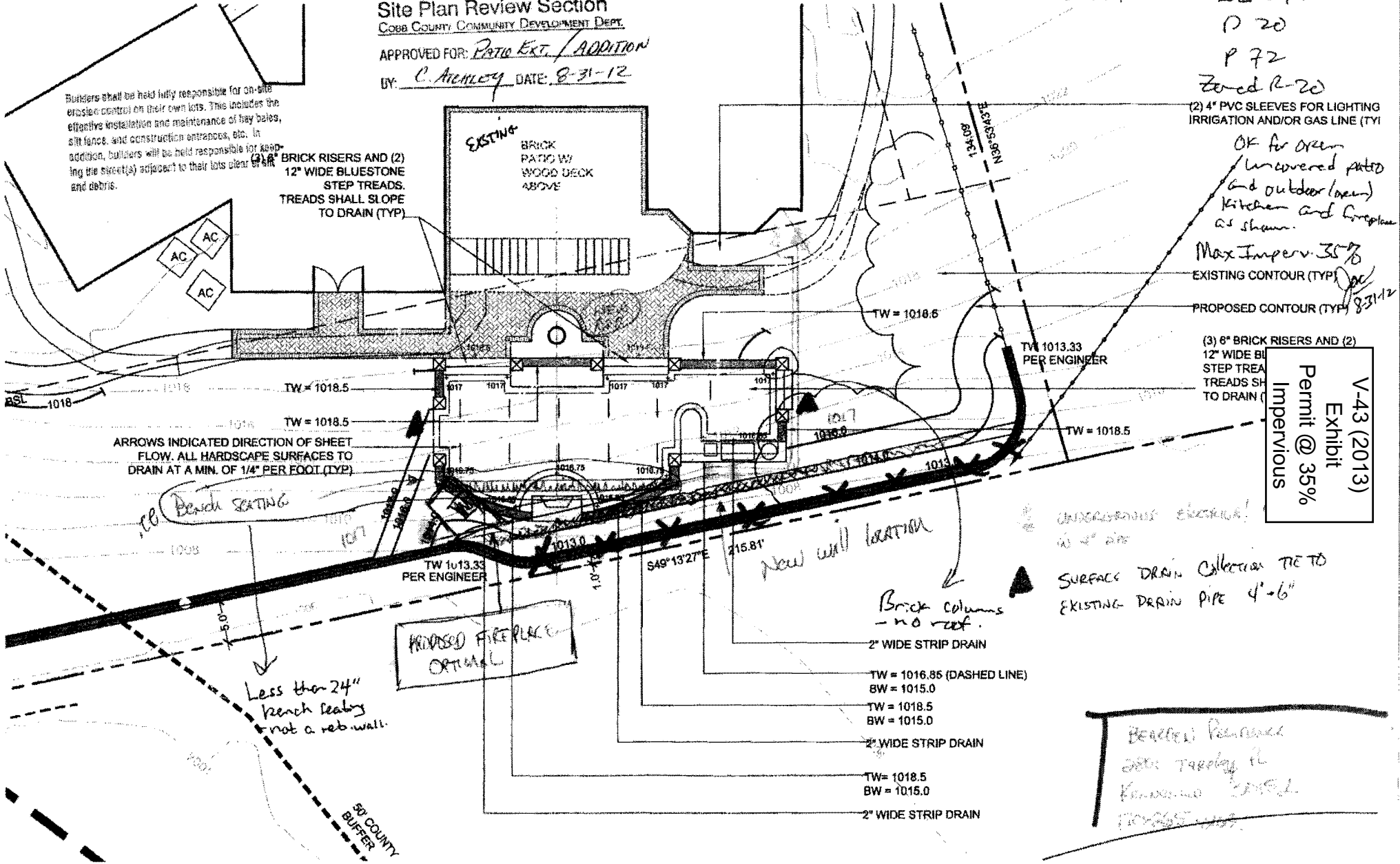
APPROVED FOR: PATIO EXT./ADDITION

BY: C. Archuleta DATE: 8-31-12

Builders shall be held fully responsible for on-site erosion control on their own lots. This includes the effective installation and maintenance of hay bales, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of dirt and debris.

(3) 6" BRICK RISERS AND (2) 12" WIDE BLUESTONE STEP TREADS. TREADS SHALL SLOPE TO DRAIN (TYP)

EXISTING BRICK PATIO W/ WOOD DECK ABOVE



ARROWS INDICATED DIRECTION OF SHEET FLOW. ALL HARDSCAPE SURFACES TO DRAIN AT A MIN. OF 1/4" PER FOOT (TYP)

Bench setting

Less than 24" bench leaning not a ret. wall.

PROPOSED FIREPLACE OPTICAL

New wall location

Brick columns - no roof.

UNDERGROUND ELECTRIC! w/ 4" dia

SURFACE DRAIN COLLECTION TIE TO EXISTING DRAIN PIPE 4'-6"

Becker's Performance
2000 Taylor Pl
Kennesaw GA 30144
770-425-1157

50' COUNTY BUFFER

V-43 (2013)

Exhibit

Permit @ 35%

ImperVIOUS

2012-006372

oned R-20. OK for open uncovered patio, kitchen
nd fireplace as shown. Brick columns (not a
of), bench seating no taller than 24 inches (not a
et wall); Max ImperV 35%. Subject to V-52 of 2011.
/ Zoned R-20. OK for open uncovered patio,
kitchen and fireplace as shown. Brick columns
(not a roof), bench seating no taller than 24 inches
(not a ret wall); Max ImperV 35%. Subject to V-52 of
2011.
750 SQ FT OUTDOOR KITCHEN, FIREPLACE,
PATIO. REF: 2012-004602 WALL
8-31-2012 - NO ESC CERTIFICATION REQUIRED.
OK TO PERMIT AS SHOWN ON SITE SURVEY. CGA

CALL BEFORE YOU DIG - IT'S THE LAW 811

DO NOT: POUR CONCRETE, COVER FRAMING NOR OCCUPY BUILDING UNTIL ALL
INSPECTIONS HAVE BEEN MADE

451

Cobb County Residential

V-43 (2013)

Removal Application

Exhibit

Permit @ 35%

ImperVIOUS

Date: 8.31.2012

Renovation

Basement Finish

Permit #: 2012-006372

Parcel

New Home Townhome Condo D

Fire Damage Demolition Accessory Stru

*District: *Land Lot(s): *Lot: 11

*Subdivision: APER Chase FARMS 43841

*Property Owner: STEVE BEARDEN

*Phone #: _____

*Property Owners Current Mailing Address: 2801 TAELEY PLACE, KENNESAW 30152

*Property Address: 2801 TAELEY PLACE

*City: KENNESAW

*State: GA

*Zip: 30152

*Finished Sq Footage (Heated/Livable): ~~6884~~ 750

of Rooms: _____

of Baths: _____

Unfinished Basement Sq Ft (Not Garage): _____

Full _____

Partial: _____

Finished Basement Sq Ft: _____

Full _____

Partial: _____

Finished Unfinished Attic Sq Ft (Usable Space Only): _____

Fireplace (Give Type & Quantity): Masonry x _____ Pre-Fab x _____ Gas x _____

Installed By: _____

Porch Sq Ft: _____

Patio Sq Ft: 750

Deck Sq Ft: _____

Accessory Sq Ft: _____

Garage Sq Ft: _____

Garage Apt Sq Ft: _____

Attached Detached Drive Under

Detached Enclose Carport Sq Ft: _____ Enclosed Open Shed / Storage Bldg: _____

Exterior Covering: Brick Veneer Vinyl Wood Siding Other _____

Please check if building/job will have any of the following new work performed:

Heating/Air yes no Electrical yes no Plumbing yes no Foundation Demo yes no

*Briefly Describe work being done: ARID EXTENSION, ADDITION w/ KITCHEN & FIREPLACE

750 SQ. FT. Ref: 2012-004602 RetWall

Construction Cost: \$ 9500

*Contractor / Company: SELF

e-mail STEVEBEARDEN@bellsouth.net

*Address: 2801 TAELEY PLACE

*City: KENNESAW

*State: GA

*Zip: 30152 Phone: 770 265 2631

*State License # N/A

*Exp. N/A

*Erosion Control Certification# _____

*Exp: _____

*Business License # _____

*Exp: _____

All accessory structures must meet Zoning Setbacks. If electrical, plumbing or heating is allowed, a separate permit is required.

- Permit clerks DO NOT read plans or determine square footage.
- All forms must be notarized prior to being processed by the permit clerks unless they WITNESS your signature and you present a photo ID

Sewer Septic LDP Site Approval _____

*Signature of Applicant: Steve Bearden

*Printed Name: Steve Bearden

ID Verified Proof of Ownership Verified

Clerks Initials: _____

All permits require site plan showing house, driveway, and any additions. This must be a legal record of the lot. It can be obtained from Deeds & Records, Bldg C in the basement (770) 528-1300 or visit their website at www.cobbhousingcouncil.com. The following information is required in the order listed prior to permitting.

Cobb County Permit Requirements (7/10/28-2004)

- New Home on a county road (not in a subdivision unless it is an In-Fill lot)
1. Copy of paid water receipt from Cobb Water - 770-528-2137
 2. If on Sewer sewer availability letter is required from the Engineer
 3. If on Septic must be approved by Environmental Health - 770-435
 4. Tear-down / Build back or In-Fills lots must be approved by Storm Water Management - 770-528-2018
 5. Address Verification - 770-528-2002
 6. Zoning Approval - 770-528-2004
 7. Site Plan Review Approval - 770-528-2147

V-43 (2013)

Exhibit

Permit @ 35%

Impervious

@ 770-419-6328 before you can obtain water.

434

Fire Damage

- A building inspector must inspect the structure to determine the percentage of damage prior to permitting. (See demolition permit info below)
- If an engineer's inspection letter is required by the inspector it must be presented when a permit is applied for.
- All heating, electrical, and plumbing must be done by a Georgia state licensed contractor.

Demolition

- Permit required when damage is over 25% of structure, as determined by County building inspector, or if work is not completed as part of a reconstruction permit.
 - Once a structure is demolished or destroyed (i.e. by fire or flood) the lot may no longer comply with state or county ordinances regarding the build back of a structure or structure. If a build back is being considered at present or may be considered in the future it is recommended that the applicant contact zoning 770-528-2004 and Storm Water Management 770-419-6434 to discuss current requirements prior to pursuing a demo permit.
 - If the foundation is to remain for a structure that has received fire damage of 25% or more, as determined by a County building inspector, an engineer inspection letter will be required to certify the foundation as code compliant for future use.
 - A building permit for reconstruction using the existing foundation must be obtained within 180 days after issuance of the demolition permit or Cobb County may have the foundation removed at the owner's expense.
 - NOT A RAZED letter from the property owner giving authorization to demo structure if a contractor is applying for a permit.
 - Homeowner acting as contractor will need a copy of the warranty deed, an original \$10,000 Code Compliance Board and photo ID. The person taking out the permit must be on the warranty deed
 - Photos of three (3) sides of structure are required for approval from Historic Preservation - 770 528-2010.
 - Site Plan Review Approval - 770-528-2147
 - The issuance of a permit does not grant permission to the owner / representative or permit holder to proceed with demolition prior to complying with Georgia laws and rules relative to air quality, solid waste, and asbestos, or other environmental contamination. For more information regarding state of Georgia requirements call ETD at 404-363-7026 or visit their website at www.gsed.org/DocumentIndex.html
 - Retaining Wall Permit
 - Engineers Section drawing with seal is required.
 - Site Plan Review approval is required.
 - Final building inspection required
- ****Additional sign offs may be required depending on plot specifications****
- All contractors must be registered with Cobb County Permit Section or office. The following will be required:
- Original \$10,000 Code Compliance Bond with Power of Attorney. This can be obtained from your insurance company.
 - Copy of current business license.
 - Copy of your current state license as required by the state of Georgia.

Certification by Owner / Applicant

I understand and certify that the maximum percentage of impervious surface for the development activity associated with this permit application shall conform to the limit for the specific Zoning District as detailed by the Official Code of Cobb County, Chapter 134, Article IV, District Regulations, (11) Use Limitations. This impervious surface shall include structure (principal and accessory), parking lots, driveways, walkways, non wooden pool decks and the like and non-permitted work.

Table 1

ZONING DISTRICT	MAX COVERAGE
RR,R-80	25%
R-40	30%
R-30,R-20,R-15,R-12	35%
PRD, OSC, RM/R	40%
RA-5, RA-4, RD	45%
R-A6, RM-8, FST, RM-12, RM-16, RHR, SC	55%
UC	

Signature of property owner or owner representative

Alan Powell

Printed name

STEVE BEARDEN

Signature of applicant or applicant representative

Printed name

Zoning District (See Table 1) R-20 Medium Impervious Surface Allowed 35%

**** OFFICIAL USE ONLY - DO NOT WRITE BELOW THIS LINE ****

Zoning Department / Historic Preservation Approval:

Comments: *Sealed R-20 for fire area uncovered kitchen area and fireplace as shown. OK for 3" back setback. Subject to V-52 of 2011.*

Setbacks: Front: _____ Rear: _____ Right: _____ Left: _____

Date: 8-31-12

Approved By: *[Signature]*

Site Plan Review Approval

NO ESC CERTIFICATION REQUIRED. OK TO PERMIT AS

Approved By: *[Signature]*

SHOWN ON SITE SURVEY C ARTHWAY

Date: 8-31-2012

Permit #:

2012-006372

Date: _____

New Home

Addition / Renovation

Heating

Plumbing

Electrical

Homeowner Name:

STEVE BERROEN

Property Address:

2801 TARELEY PACE

City:

KENNESAW

State:

GA

Zip:

30152

District:

Land Lot: _____

For and in consideration of the forbearance of business license requirements placed on contractors, the undersigned hereby applies for special consideration as a property owner desiring to do work on his/ her own residence. In making this request for a building permit, the undersigned certifies the following to be true and accurate:

- A. Applicant intends to reside in completed structure and does not plan to offer same for sale or rental.
- B. Applicant will function as the general contractor or subcontractor, and accept inherent responsibilities for the authorized work by the approved master permit. When functioning as a general contractor the applicant is prohibited per State Law to allow another individual or entity, licensed or otherwise, to function in the capacity of general contractor or builder. Applicant agrees to hire properly licensed contractors for any work that is further sub-contracted. All electrical, plumbing, heating, and air conditioning work will be separately permitted.
- C. Property described in permit application, and on which property is to be built, is currently owned by undersigned.
- D. Applicant agrees to build in accordance with the Cobb County Building Code and any other applicable laws and codes and strictly adhere to the inspection schedule established to insure compliance with such Code(s). Applicant understands that inspections must be performed in an established sequence and that work performed out of sequence may be ordered removed. All non-compliant work must be corrected or may be subject to an order to remove.
- E. Applicant affirms it has not previously applied for a building permit for this project (only one permit authorized per family unit).

Applicant further affirms that he/she is aware that Section 105.6 of the International Building Code states in part that a permit issued under the provisions of this code may be suspended or revoked wherever the permit was issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of any applicable code.

Applicant further affirms that he/ she is aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five(5) years, or both.

Signature of Applicant

Steve Berroen

Printed Name of Applicant

STEVE BERROEN

Signature of Notary

Walter Berroen

**** For Official Use Only ****

PD

Proof of Ownership

Clerks Initials:

WB