

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13067/COB29C OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED DECEMBER 16, 2008

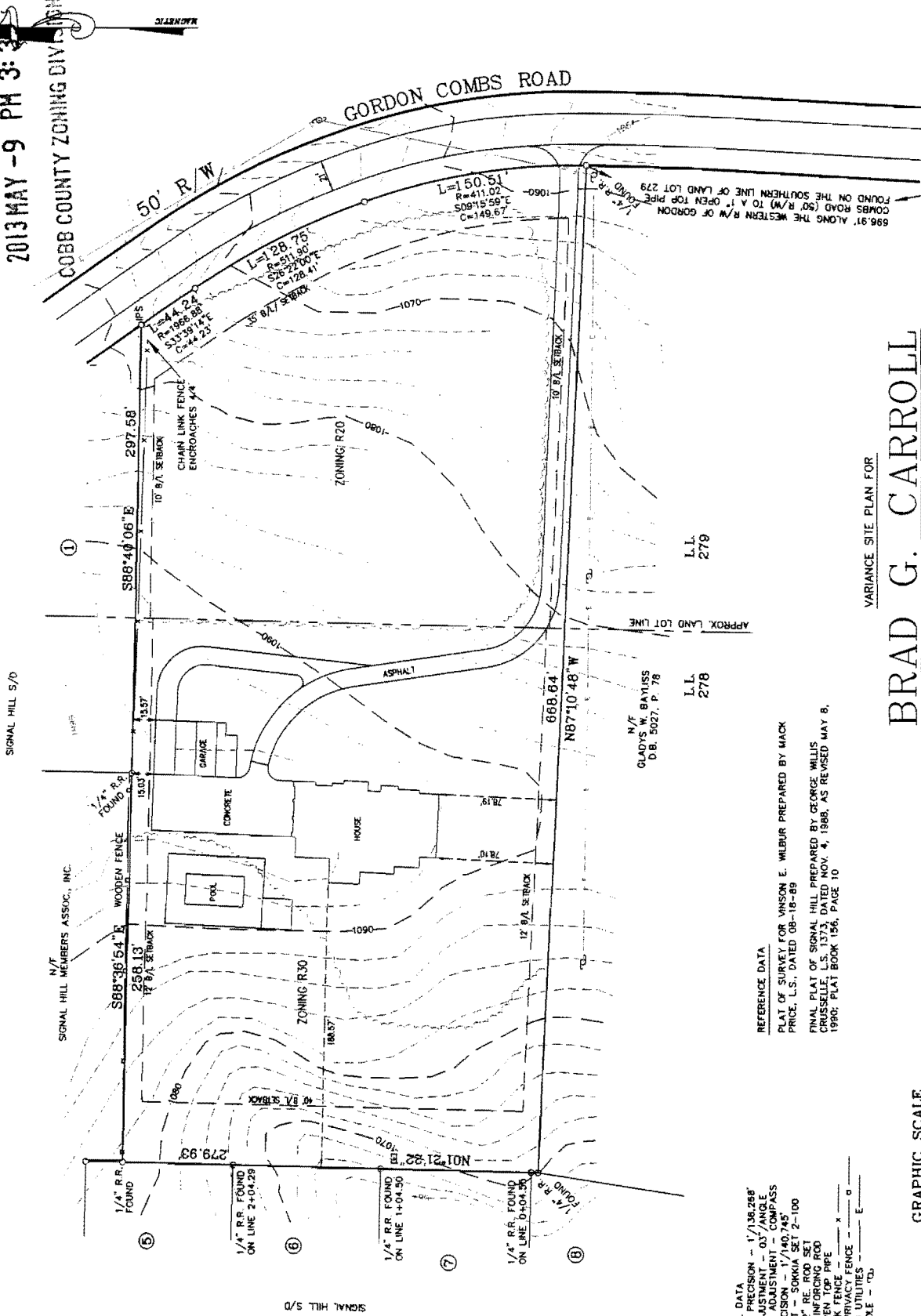
AREA = 4.171 ACRES

NOTE: THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM COBB COUNTY GIS. THE ELEVATION WORKS APPROXIMATE AND SHOULD ONLY BE USED FOR PRELIMINARY PLANNING PURPOSES.

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 MAY -9 PM 3:32

COBB COUNTY ZONING DIVISION

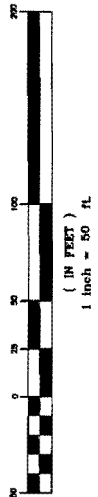


TECHNICAL DATA  
 TRAVERSE PRECISION - 1/136,266"  
 DISTANCE MEASUREMENT - ELECTRONIC DISTANCE MEASUREMENT  
 TRAVERSE ADJUSTMENT - COMPASS  
 PLAT PRECISION - 1/140,745"  
 EQUIPMENT - SOKKIA SET 2-100  
 IFS - 1/2" RE. ROD SET  
 R.R. - REINFORCING ROD  
 O.T.P. - OPEN TOP PIPE  
 WOODEN PRIVACY FENCE - X  
 OVERHEAD UTILITIES - E  
 UTILITY POLE - 'D'

REFERENCE DATA

PLAT OF SURVEY FOR VINSON E. WILBUR PREPARED BY WACK PRICE, L.S., DATED 08-18-89  
 FINAL PLAT OF SIGNAL HILL PREPARED BY GEORGE WALLIS CRUSSELL, C.S. 3713, DATED NOV. 4, 1986, AS REVISED MAY 8, 1990; PLAT BOOK 156, PAGE 10

GRAPHIC SCALE



VARIANCE SITE PLAN FOR

**BRAD G. CARROLL**  
**BETTY C. CARROLL**

N/F  
 GLADYS W. BAYLISS  
 D.B. 5027, P. 78  
 L.L.  
 278

L.L.  
 279

FOUND ON THE SOUTHERN LINE OF LAND LOT 279  
 COMBS ROAD (50' R/W) TO A 1" OPEN TOP PIPE  
 FOUND ON THE WESTERN R/W OF GORDON  
 COMBS ROAD

LAND LOTS 278 & 279, 20TH DISTRICT  
 PAULDING COUNTY, GEORGIA

58-V-85 (2013)

PROJECT NO. - 12-028 PLOT FILE - 12-028.DWG

DATE - 06/08/12

DATE OF FIELD WORK - 06/07/12



**APPLICANT:** Brad Carroll **PETITION No.:** V-85  
**PHONE:** 404-583-8617 **DATE OF HEARING:** 07-10-13  
**REPRESENTATIVE:** Brad Carroll **PRESENT ZONING:** R-30, R-20  
**PHONE:** 404-583-8617 **LAND LOT(S):** 278, 279  
**TITLEHOLDER:** Bradley Carroll and Betty Carroll **DISTRICT:** 20  
**PROPERTY LOCATION:** On the west side of **SIZE OF TRACT:** 4.17 acres  
Gordon Combs Road, north of Burnt Hickory Road **COMMISSION DISTRICT:** 1  
(675 Gordon Combs Road).

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 3,322 square foot detached garage) in front of the principal building; and 2) waive the side setback for an accessory structure over 650 square feet (proposed 3,322 square foot detached garage) from the required 100 feet to 15 feet from the northern property line.

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

**BOARD OF APPEALS DECISION**

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



**APPLICANT:** Brad Carroll

**PETITION No.:**

V-85

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**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 plat must be recorded showing all improvements on the lot and referencing the variance case. 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 garage location drains across a heavily wooded area to the Gordon Combs Road right-of-way. 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:** 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.

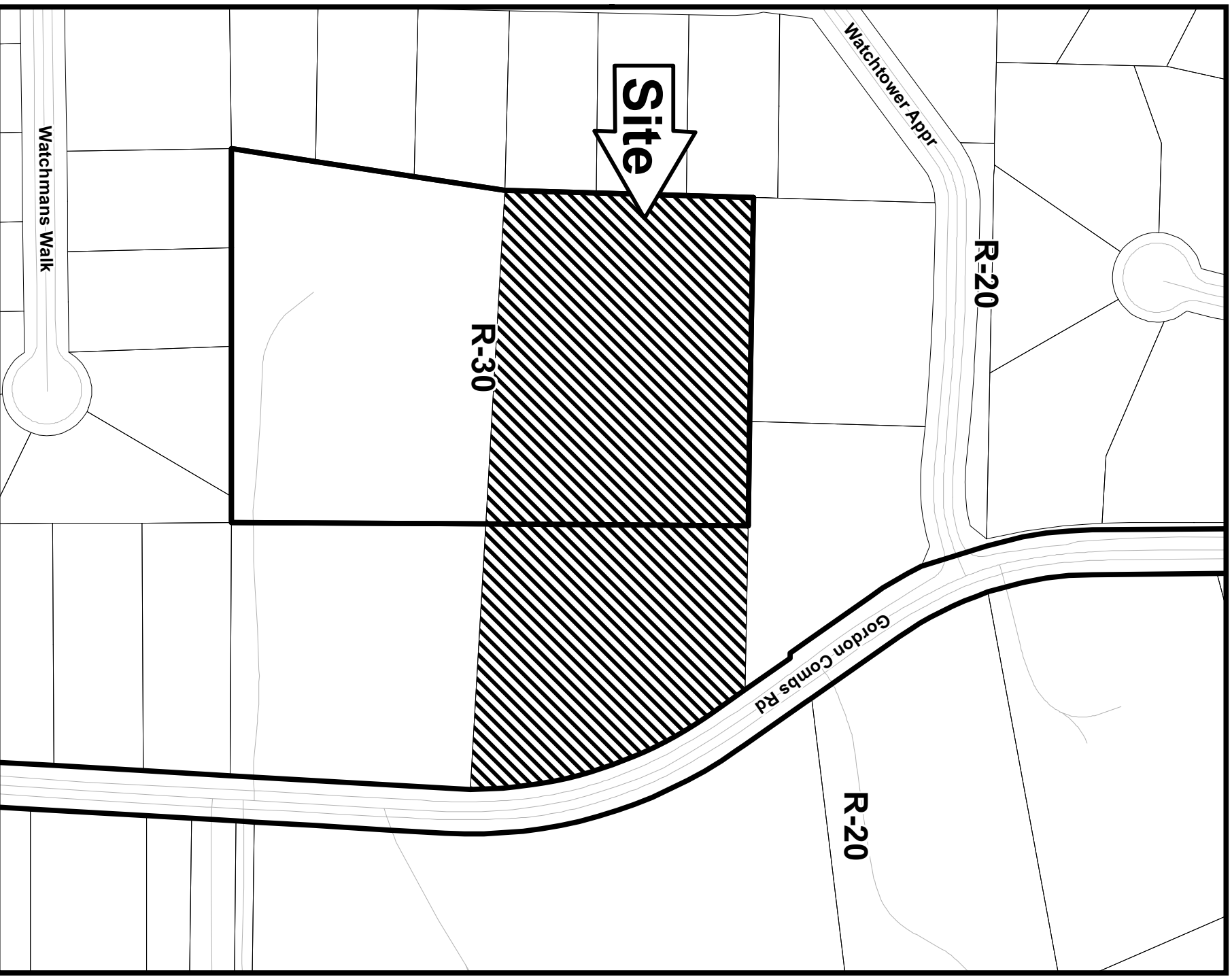
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-85



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



City Boundary  
Zoning Boundary

COBB COUNTY ZONING APPLICATION OFFICE  
**Application for Variance**

2013 MAY -9 PM 3:38

**Cobb County**

(type or print clearly)

COBB COUNTY ZONING DIVISION

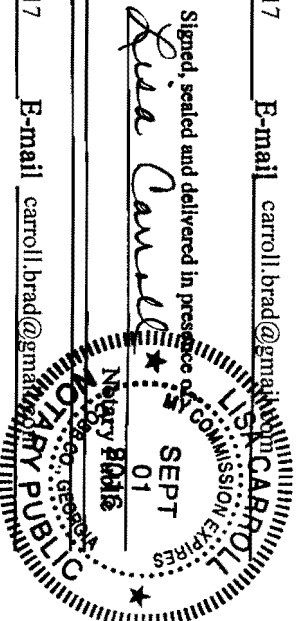
Application No. V-85  
Hearing Date: 7-10-13

Applicant Brad Carroll Phone # (404) 583-8617 E-mail carroll.brad@gmail.com

Brad Carroll Address 45 Riverstone Place, Hiram, GA 30141  
(representative's name, printed) (street, city, state and zip code)

Brad Carroll Phone # (404) 583-8617 E-mail carroll.brad@gmail.com  
(representative's signature)

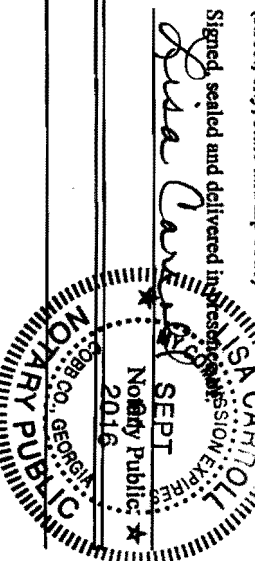
My commission expires: September 1, 2016



Titleholder Brad G. Carroll & Betty C. Carroll Phone # (404) 583-8617 E-mail carroll.brad@gmail.com

Signature Brad Carroll Address: 45 Riverstone Place, Hiram, GA 30141  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: September 1, 2016



Present Zoning of Property R30 and R20

Location 675 Gordon Combs Road, Kennesaw, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 278 & 279 District 20th Size of Tract 4.171 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The existing site conditions, including existing topography, existing tree lines, and existing soil type for septic, make it unfeasible to construct the garage behind the primary structure. The clearing of numerous large specimen trees would be required and potentially adversely affect the septic location.

- List type of variance requested: 1) Allow accessory structure to be located in front of primary structure  
 2) Reduce side setback for accessory structure from 100' to 15'  
 3) Allow size increase of garage to be 3,322 heated sf total (2 story - 3 car) with bathroom