

24 HOUR EMERGENCY CONTACT: MATT GRANT - 404-600-1888
 Prepared By: **CRESCENT MCM ENGINEERING, LLC**
 2000 Roswell Drive, Suite 200
 Atlanta, Georgia 30305
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PREPARED FOR:
Matt and Lily Grant
 2000 Roswell Drive, Suite 200
 Atlanta, Georgia 30305
 Phone: 404-600-1888

SHEET NO. **1-1**
 OF **1-2**

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN 13 PM 3:45
COBB COUNTY ZONING DIVISION

GRAPHIC SCALE
 1" = 20'

Location Map
 FEMA Flood Map
 River Creek
 River Ridge Creek
 Streamside Dr
 1077

Site Notes:
 1. THE SITE CONTAINS 1.68 ACRES (3,644 SQ FT) FOR LOTS 1077, 1078 AND 1079.
 2. STREET ADDRESS 3866 AND 3862 STREAMSIDE DRIVE, LAWRENCEVILLE, GA 30047 LOTS 1 AND 6.
 3. THE NORTH AND SOUTH BOUNDARIES ARE SHOWN ON THIS PLAN.
 4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY COBB COUNTY, LTD DATED APRIL 10, 2013.
 5. PORTIONS OF THIS PROPERTY ARE COVERED BY SPECIAL FLOOD HAZARD AREA.
 6. AS PER THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13010010001A, DATED NOVEMBER 3, 2012.
 7. THERE ARE NO OTHER STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 300 FEET OF THE SITE. ALL STATE AND FEDERAL WATER BODIES ARE SHOWN ON THE SITE PLAN. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BODIES.
 8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORICAL, ARCHITECTURAL, OR ARCHAEOLOGICAL LANDMARKS EXIST ON OR ADJACENT TO THE PROPERTY.
 9. RELATED ANY OTHER STATE OF THE PROPERTY.
 10. PROPOSED IMPROVEMENTS ARE IDENTIFIED WITH THE PROPERTY AND SHOWN ON THIS PLAN.
 11. ALL NECESSARY UTILITY EXAMINATIONS FOR THE PROPERTY ARE SHOWN ON THIS PLAN.
 12. THE EXISTING 40' FRONT SETBACK LINE IS SHOWN ON THIS PLAN.
 13. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
 14. THE PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAN.

Cobb County R-30 Zoning
Requirements:
 MINIMUM SETBACKS:
 FRONT SETBACK 40 FEET
 REAR SETBACK 20 FEET
 SIDE SETBACK 20 FEET
 MINIMUM LOT AREA 10,000 SQ FEET
 MINIMUM LOT WIDTH 40 FEET
 MINIMUM LOT DEPTH 100 FEET
 MINIMUM YIELD 10,000 GALLONS PER DAY

Project Description:
 THE APPLICANTS HAVE PROBABLY PURCHASED LOT 7 AND LOT 8 IN THE NEIGHBORHOOD OF "WILBERTS BOCK" IN ORDER TO CONSIDER THE LOT 7 AND LOT 8 AS ONE SINGLE FAMILY RESIDENCE.
 THE EXISTING LOTS ARE PART OF THE "WILBERTS BOCK NEIGHBORHOOD" WHICH WAS PLANNED ON DECEMBER 15, 1944. SINCE THE TIME OF PLANNING COBB COUNTY HAS APPROVED THE RECONSTRUCTION AND THE IMPROVEMENTS OF STREAMSIDE DRIVE FOR A 40' FRONT SETBACK. THE APPLICANTS ARE REQUESTING A VARIANCE OF THE FRONT SETBACK BY A MINIMUM OF 15 FT IS REQUESTED. AS SHOWN ON THIS PLAN, AS PART OF THE APPLICATION A STREAM CROSSING VARIANCE WILL BE REQUESTED. A STREAM CROSSING VARIANCE WILL ALSO BE SUBMITTED TO THE COUNTY BOARD OF VARIANCES FOR THE STREAM ENCROACHMENT TO THE 75 FT COUNTY IMPROVED BARRIER.
 AT THE TIME THE STREAM ENCROACHMENT PLAN WAS NOT AVOIDED BUT A 10' TO 15' DEEP FLOODPLAIN, AS SHOWN ON THIS PLAN, WOULD EXIST DURING THE PROPOSED WILBERTS BOCK FAMILY HOME.

List of Variances Required:
 1. FRONT YARD SETBACK BE REDUCED FROM 40 FT TO 15 FT AT THE STREAM FRONT.
 2. STREAM CROSSING VARIANCE BE REDUCED TO COBB COUNTY FOR ENCROACHMENT INTO THE 75 COUNTY IMPROVED BARRIER.

APPLICANT: Matthew P. Grant and Liliana P. Nicholls Grant

PHONE: 404-909-3969

REPRESENTATIVE: Thomas S. Diehl

PHONE: 770-850-1552

TITLEHOLDER: Liliana P. Nicholls Grant and Matthew P. Grant

PROPERTY LOCATION: At the western terminus of Streamside Drive (3862 and 3866 Streamside Drive).

PETITION No.: V-101

DATE OF HEARING: 08-14-13

PRESENT ZONING: R-30

LAND LOT(S): 1077

DISTRICT: 17

SIZE OF TRACT: 1.42 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 30 feet.

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

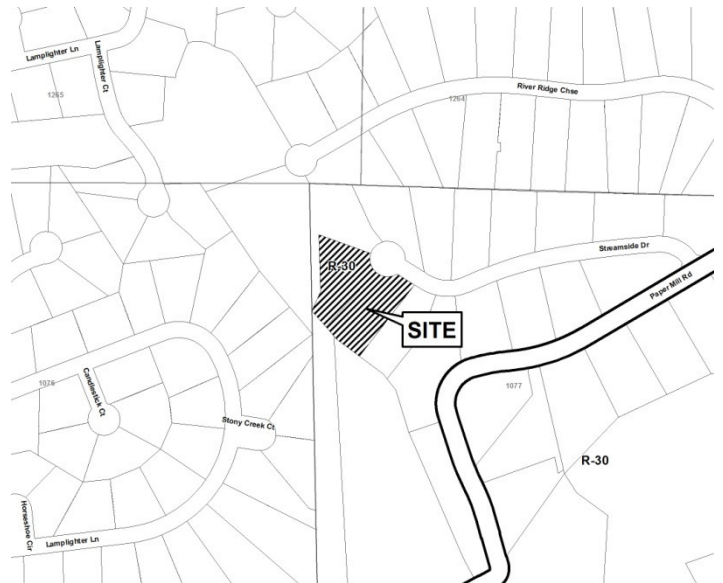
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Matthew P. Grant and
Liliana P. Nicholls Grant

PETITION No.: V-101

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 severe topography of these two lots is a definite hardship. The structure needs to be located as close as possible to the right-of-way to minimize grading on the steep slope. A buffer variance will still be required to mitigate the impervious setback encroachment and the existing stormdrain line must be relocated as indicated on the proposed site plan.

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.

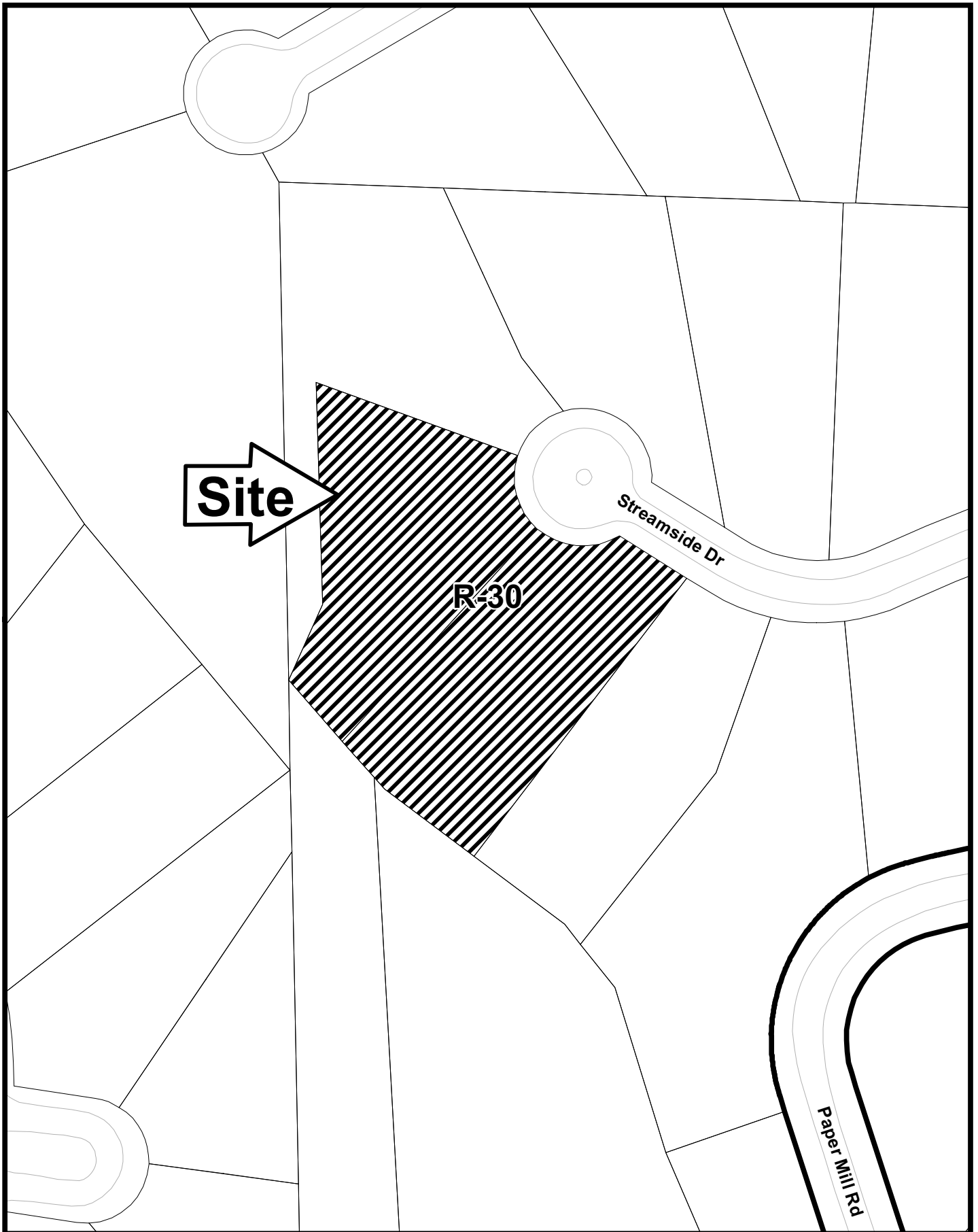
SEWER: Proposed structure(s) must be at least 10 feet from the edge of the sanitary sewer easement.

APPLICANT: Matthew P. Grant and
Liliana P. Nicholls Grant

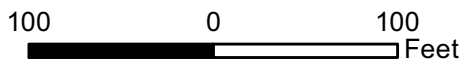
PETITION No.: V-101



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-101



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

2013 JUN 13 PM 3:45

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-101
Hearing Date: 8-14-13

Applicant Matthew P. Grant
Liliana P. Nicholls Grant Phone # 404-909-3969 E-mail thegrants@samantharosedesigns.com

THOMAS S. DIEHL Address 4220 Burns Heritage Trl NE, Roswell GA
(representative's name, printed) (street, city, state and zip code) 30075

Thomas S. Diehl Phone # 770-850-1332 E-mail DZARCHITECTS@COMCAST.NET
(representative's signature)

Signed, sealed and delivered in presence of:

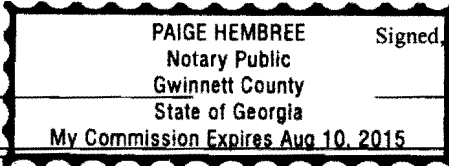
My commission expires: My Commission Expires July 14, 2018

Marilyn R. Clinton
Notary Public

Titleholder Matthew P. Grant
Liliana P. Nicholls Grant Phone # 404-909-3969 E-mail thegrants@samantharosedesigns.com

Signature [Signature] Address: 4220 Burns Heritage Trl, Roswell, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30075

My commission expires: 8/10/15



Signed, sealed and delivered in presence of:
Paige Hembree
Notary Public

Present Zoning of Property _____

Location 3862 & 3866 Streamside Drive, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Land Lot 1077- Tract 7 & Land Lot 1077- Tract 8 District 17th Size of Tract 0.708 Acre 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.
PLEASE SEE ATTACHED.

List type of variance requested: PLEASE SEE ATTACHED

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V-101 (2013) Request

Project Description

The applicants have previously purchased lot 7 and lot 8 in the neighborhood of "Water's Edge" in order to combine the lots and build one new single family residence.

The existing lots are part of the "Water's Edge neighborhood" which was platted on December 12, 1994. Since the time of platting Cobb county has adopted 50' undisturbed and 75' non-impervious stream buffers associated with waters of the state. The 75 foot county buffer would create an extreme hardship for placement of a new house. Therefore a reduction of the front set back by a maximum of 15 ft is requested, as shown on this plan. As part of this application a stream buffer variance will be applied for through the Cobb county Erosion Control Department. After discussion with a Cobb county representative, a buffer averaging plan will also be submitted tot he county buffer variance committee for the shown encroachment to the 75 ft county impervious buffer.

At this time architectural plans are not know but a 65 x 120 house footprint, as shown on this plan, will provide enough space for the proposed single family house.

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