

DATE: 7/20/13
 4963 FAIRHAVEN WAY
 COBB COUNTY, GEORGIA
 LOT 26 BLOCK 1ST
 DISTRICT: 1ST
 BHAD JOB#: M13-002
 BHAD FILE NAME: P11

OWNER/DEVELOPER:
 ALAN BURGESS
 4963 FAIRHAVEN WAY
 ROSWELL, GA 30075
 (770) 410-5192

SCALE: 1" = 20'
 NORTH: MAGNETIC

4963 FAIRHAVEN WAY
 COBB COUNTY, GEORGIA
 LOT 26 BLOCK 1ST
 DISTRICT: 1ST

NOT ISSUED FOR CONSTRUCTION

REVISIONS

SETBACKS
 ZONING: R-1
 FRONT: 5 FT
 REAR: 5 FT
 SIDE: 5 FT
 SURFEASE:

Engineering, Inc.
 WALK
 HGA 30188
 MAEL HENDERSON
 BHA.COM

V-119 (2013)

SURVEYOR'S NOTES

FLOOD STATEMENT
 THIS PROJECT IS LOCATED IN AN AREA THAT IS SUBJECT TO FLOODING. THE FLOOD HAZARD ZONING MAP OF COBB COUNTY, GEORGIA, SHOWS THAT THE PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONING MAP OF COBB COUNTY, GEORGIA, SHOWS THAT THE PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONING MAP OF COBB COUNTY, GEORGIA, SHOWS THAT THE PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

GENERAL NOTES

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.
10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933.

CURVE TABLE

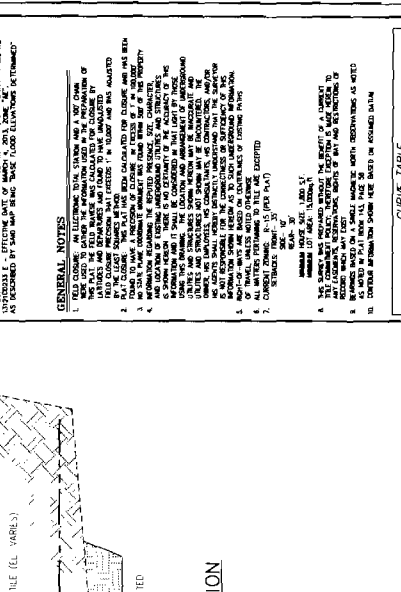
CURVE NO.	LENGTH	BEARING	DELTA
1	100.00	S 89° 58' 10" W	24° 00' 00"
2	100.00	S 89° 58' 10" W	24° 00' 00"

LEGEND

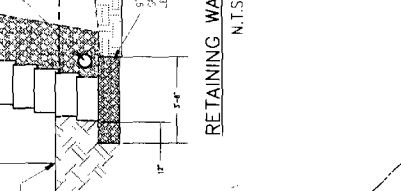
1. 1" = 20'
 2. 1" = 20'
 3. 1" = 20'
 4. 1" = 20'
 5. 1" = 20'
 6. 1" = 20'
 7. 1" = 20'
 8. 1" = 20'
 9. 1" = 20'
 10. 1" = 20'

NOTICE

NOTICE: THE DESIGN IS BASED ON A 28 DEGREE MINIMUM, A SOIL TEST SHALL BE COMPLETED TO ENSURE THAT ON-SITE CONDITIONS MEET MINIMUM REQUIREMENTS PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF SOIL CONDITIONS ARE FOUND TO BE INADEQUATE.



RETAINING WALL SECTION
 N.T.S.



THE BACK REINFORCING LENGTH (NO SURCHARGE & NO TOP SLOPE)

HEIGHT (H)	TIE BACK (L)
4.0'	6.0'
5.3'	7.0'
6.0'	7.5'
6.7'	8.5'
7.3'	9.5'
8.0'	10.0'
8.7'	11.0'
9.3'	12.0'
10.0'	13.0'

NOTE:
 DESIGN IS BASED ON $\theta = 28$ DEGREE MINIMUM, A SOIL TEST SHALL BE COMPLETED TO ENSURE THAT ON-SITE CONDITIONS MEET MINIMUM REQUIREMENTS PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF SOIL CONDITIONS ARE FOUND TO BE INADEQUATE.

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 AUG -9 AM 8:38
 COBB COUNTY ZONING DIVISION

24 HOUR EMERGENCY CONTACT: ALAN BURGESS (678) 410-5192

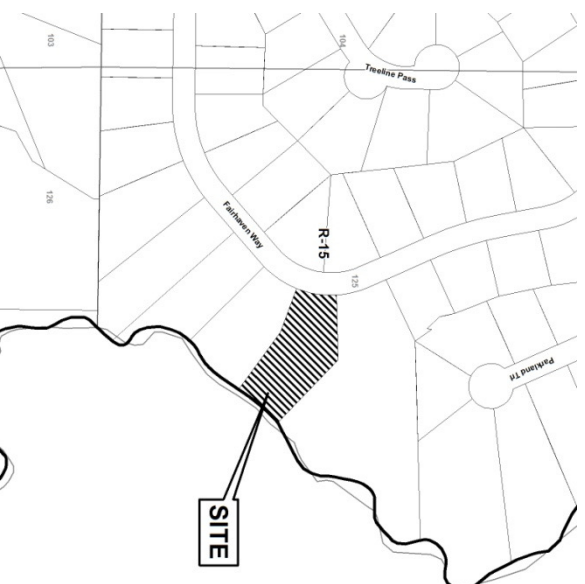
APPLICANT: Alan H. Burgess **PETITION No.:** V-119
PHONE: 678-410-5192 **DATE OF HEARING:** 10-09-13
REPRESENTATIVE: Alan H. Burgess **PRESENT ZONING:** R-15
PHONE: 678-410-5192 **LAND LOT(S):** 125
TITLEHOLDER: Alan H. Burgess and Marguerite Mary Burgess **DISTRICT:** 1
PROPERTY LOCATION: On the eastern side of Fairhaven Way, east of TreeLine Pass **SIZE OF TRACT:** 0.82 acre
Fairhaven Way, east of TreeLine Pass **COMMISSION DISTRICT:** 3
(4963 Fairhaven Way).

TYPE OF VARIANCE: Allow the exposed portion of a retaining wall on a residential lot to be 9.15 feet tall within 5 feet of the property line and 10.3 feet tall within 10 feet of the property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Alan H. Burgess

PETITION No.:

V-119

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: For a retaining wall replacement, we have not required a variance in the past, unless they are increasing the size of the wall, as long as they are using approved materials. It looks like in this case, they are upgrading from cross ties to Allen Block.

SITE PLAN REVIEW: If approved, a landscape screening plan must be prepared for review and approval by the county arborist when submitting for the wall permit.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. Modular block wall will be replacing existing deteriorating timber wall.

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.

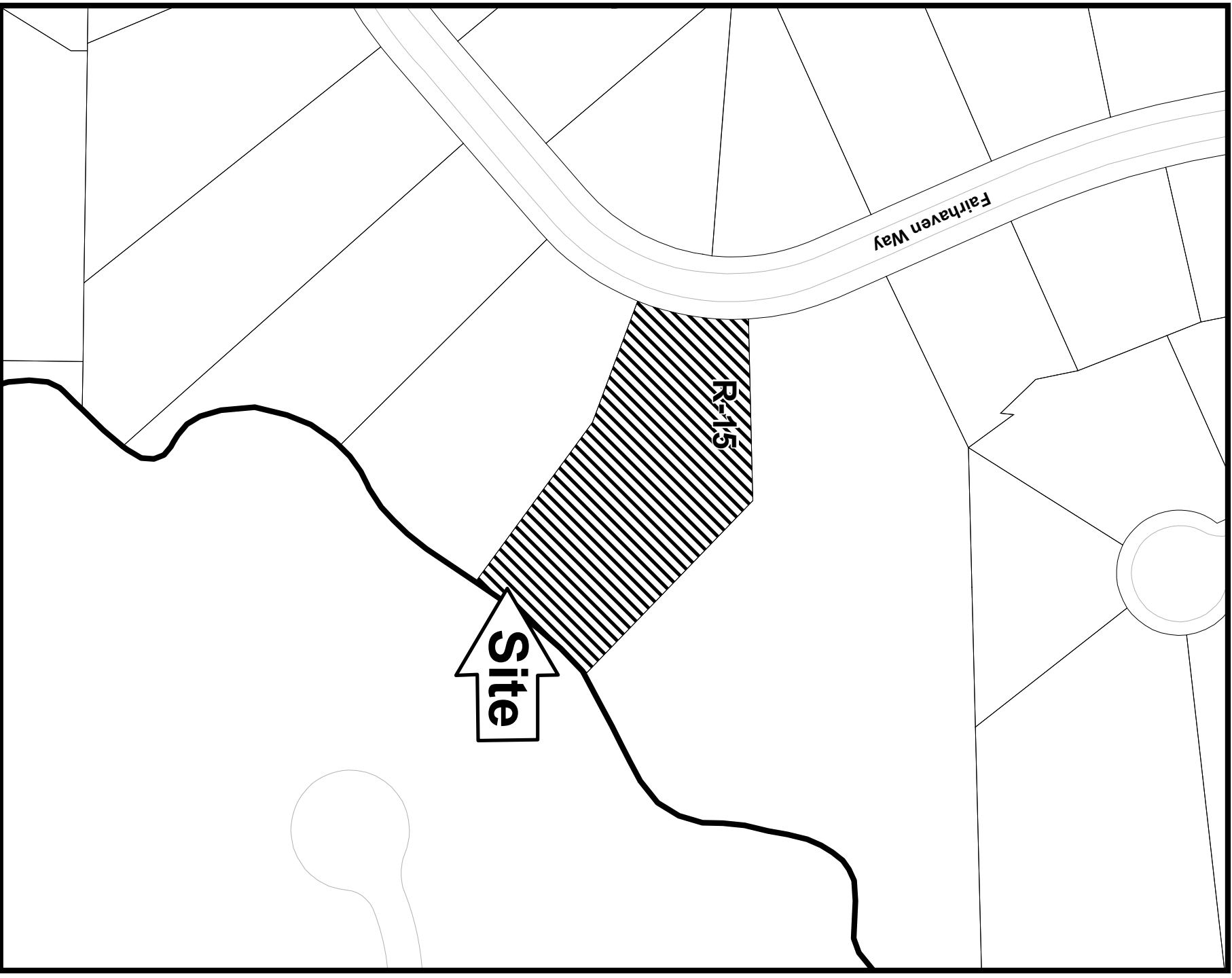
SEWER: No conflict. Proposed retaining wall is outside the required sanitary sewer easement setback.

APPLICANT: Alan H. Burgess

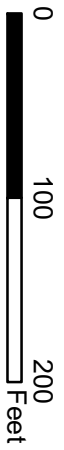
PETITION No.: V-119

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-119



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 APPLICATION FOR VARIANCE
FILED IN OFFICE

2013 AUG -9 AM 8:37

Cobb County

(type or print clearly)

Application No. V-119
Hearing Date: 10/9/2013

COBB COUNTY ZONING DIVISION

Applicant ALAN H BURGESS Phone # 678-410-5192 E-mail alan.burgess@sita.aero

ALAN H BURGESS Address 4963 FAIRHAVEN WAY, ROSWELL GA 30075
(representative's name, printed) (street, city, state and zip code)

[Signature] ALAN H BURGESS E-mail alan.burgess@sita.aero
(representative's signature) (street, city, state and zip code)

My commission expires: 2/2/2017
[Signature] Signed, sealed and delivered in presence of:
Notary Public

Titleholder ALAN H BURGESS Phone # 678-410-5192 E-mail alan.burgess@sita.aero
[Signature] Signature
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/2/2017
[Signature] Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property R-15

Location 4963 FAIRHAVEN WAY, ROSWELL, GA, 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 125 District 1ST Size of Tract 0.82 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 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

THE CROSS-TIE RETAINING WALL THAT PROVIDES SUPPORT FOR THE DRIVEWAY AND CORNER OF THE GARAGE HAS DETERIORATED AND THE GROUND IS STARTING TO SUBSIDE

List type of variance requested: REPLACE THE EXISTING CROSS-TIE RETAINING WALL THAT IS WITHIN FIVE FEET OF THE SETBACK WITH A MODULAR BLOCK RETAINING WALL