

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 1711 TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 2002 EDITION.

MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER EACH BANK, AND REPAIRED BY GENERAL CONTRACTOR.

SILT FENCE TO BE WIRE MESH REINFORCED.

ALL SLOPES STEEPER THAN 3:1, SHALL BE STABILIZED WITH GEOMAT AND EVERGREEN GROUND COVER.

WADERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF SITE.

THERE ARE NO WETLANDS PRESENT ON THIS PROJECT SITE.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO CONCURRENT WITH LAND DISTURBING ACTIVITIES.

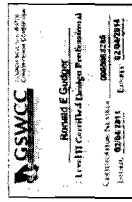
EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT OCCUR WITHIN 15 DAYS OF COMMENCEMENT OF ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

COUNTY INSPECTORS MAY REQUIRE SILT FENCE OR MAY BUILT DOWN SLOPE OF ANY GROUND DISTURBANCE AND SPOLE PILES.

THE PLACEMENT OF DUMPSTERS AND PARKING OF VEHICLES IS PROHIBITED WITHIN THE RIGHT OF WAY.

AREA OF DISTURBANCE - 0.09 ACRES
 TOTAL AREA - 20,000 SQ. FT. OR 0.4591 ACRES
 PROPERTY ZONED: R-20
 BUILDING SETBACK LINES
 FRONT - 50 FEET (PER ZONING)
 SIDE - 10 FEET
 REAR - 30 FEET

REFERENCE: P.B. 50, PG. 75



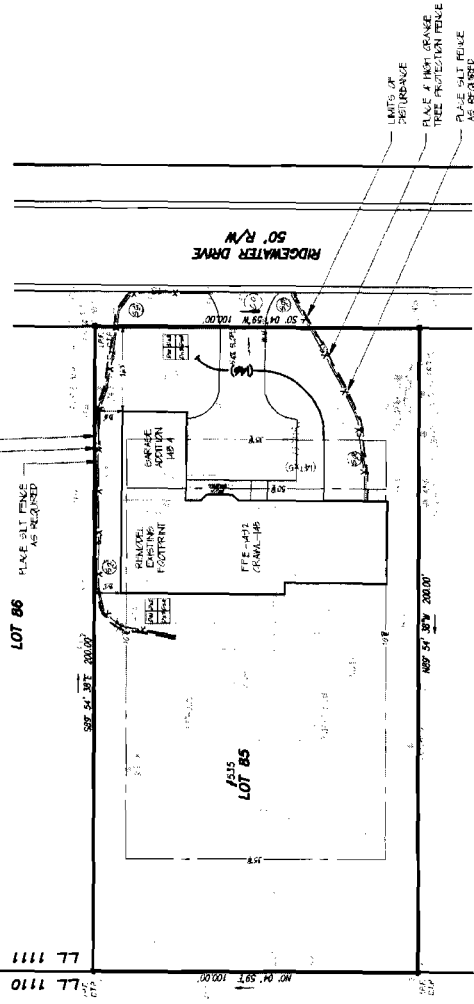
FLOOD STATEMENT
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FIRM PANEL #130620129 H LAST REVISED ON NOV 2, 2012.

SWINNEY SURVEYS & PLANNING
 7000 PRATHERS WINDWOOD ROAD
 BUILDING 6, SUITE 250
 PHONE: 770-382-6011 FAX: 770-382-2379
 e-mail: gaudinr@swinney.com

RONALD E. GAUDIN, P.E.
 101-731-8808

DATE: _____ SEP 12, 2012

V-147 (2013)



- LEC
- M/H
- C/B
- D/L
- D/E
- D/E
- U/E
- U/S
- C/F/P
- R/B
- R/B
- R/B
- R/B
- P/P
- P/P

Cd	Re	Ds1	Ds2	Ds3	Ds4	Mb



Know what's below. Call before you dig.

2013 OCT 10 PM 6:08
 COOSB COUNTY ZONING DIVISION

24 HOUR CONTACT

COOSB COUNTY ZONING DIVISION
 BLOCK D, UNIT #1
 MOUNTAIN HILLS COUNTRY CLUB
 LL 1711A, DISTRICT #8, SECTION 2
 COOSB COUNTY, GEORGIA

NO.	DATE	RS

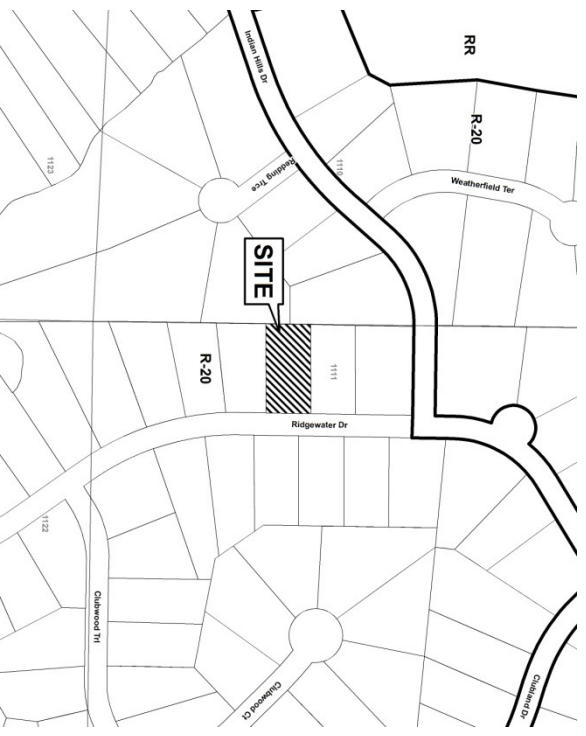
APPLICANT: Kelly Rowley _____ **PETITION No.:** V-147
PHONE: 678-641-7347 _____ **DATE OF HEARING:** 12-11-13
REPRESENTATIVE: Robert M. Rowley _____ **PRESENT ZONING:** R-20
PHONE: 678-481-5455 _____ **LAND LOT(S):** 1111
TITLEHOLDER: Kelly C. Rowley _____ **DISTRICT:** 16
PROPERTY LOCATION: On the west side of _____ **SIZE OF TRACT:** 0.46 acre
Ridgewater Drive, south of Indian Hills Drive _____ **COMMISSION DISTRICT:** 2
(535 Ridgewater Drive).

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 26 feet; and 2) waive the side setback from the required 10 feet to 9 feet (existing) on the southern side and 8 feet on the northern side.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Kelly Rowley

PETITION No.:

V-147

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 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: No adverse stormwater management impacts are anticipated. The area drains to the front of the lot and into the street.

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.

APPLICANT: Kelly Rowley

PETITION No.: V-147

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-147



R-20

Indian Hills Dr

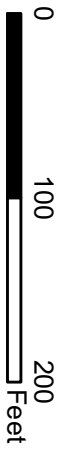
Ridgewater Dr

Ridgewater Dr

Site

R-20

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 GEORGIA
Application for Variance

2013 OCT 10 PM 6:08

Cobb County

(type or print clearly)

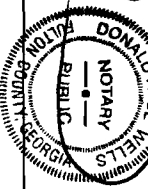
COBB COUNTY ZONING DIVISION

Application No. V-147
Hearing Date: 12-11-13

Applicant Kelly Rowley Phone # 678-641-7347 E-mail kmcSams@aol.com

Rosert M. Rowley Address 535 Rossemata Dr Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-481-5455 E-mail Bos@Restor-Int.net
(representative's signature)



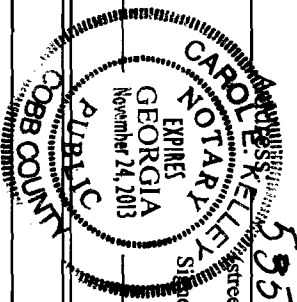
Signed, sealed and delivered in presence of:
[Signature] Dillon
Notary Public

My commission expires: March 24, 2017
My Commission Expires

Titleholder Kelly Rowley Phone # 678-641-7347 E-mail kmcSams@aol.com

Signature Kelly Rowley 535 Ridgewater Dr Marietta Ga 30066
(attach additional signature, if needed) (street, city, state and zip code)

My commission expires: Nov. 24, 2013
Signed, sealed and delivered in presence of:
[Signature] Carol Kelley
Notary Public



Present Zoning of Property R-2D

Location 535 Ridgewater Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1111 District 16th Size of Tract .4591 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).

CURRENTLY ONLY HAVE 1 CAR GARAGE. WOULD LIKE
TO TURN GARAGE INTO 3rd + ADD 2 CAR GARAGE TO
MATCH NEIGHBORHOOD.

List type of variance requested: TYPE DOWN SINGLE GARAGE @ ADJACENT END
OF GARAGE + ADD 3rd + 2 CAR GARAGE ALL SIDE ENTRANCE
TOWARD ROAD SET BACK.