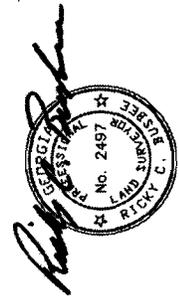


V-11 (2014)



AREA:
26,67 SQ. FT.
0.498 ACRES

NOTE:
EXISTING HOUSE AND IMPROVEMENTS TO BE REMOVED



RIVER FARM ROAD
(50' R/W)

JOHNSON FERRY ROAD
(70' R/W)
D.O.T. PROJECT NO. 4316/4317

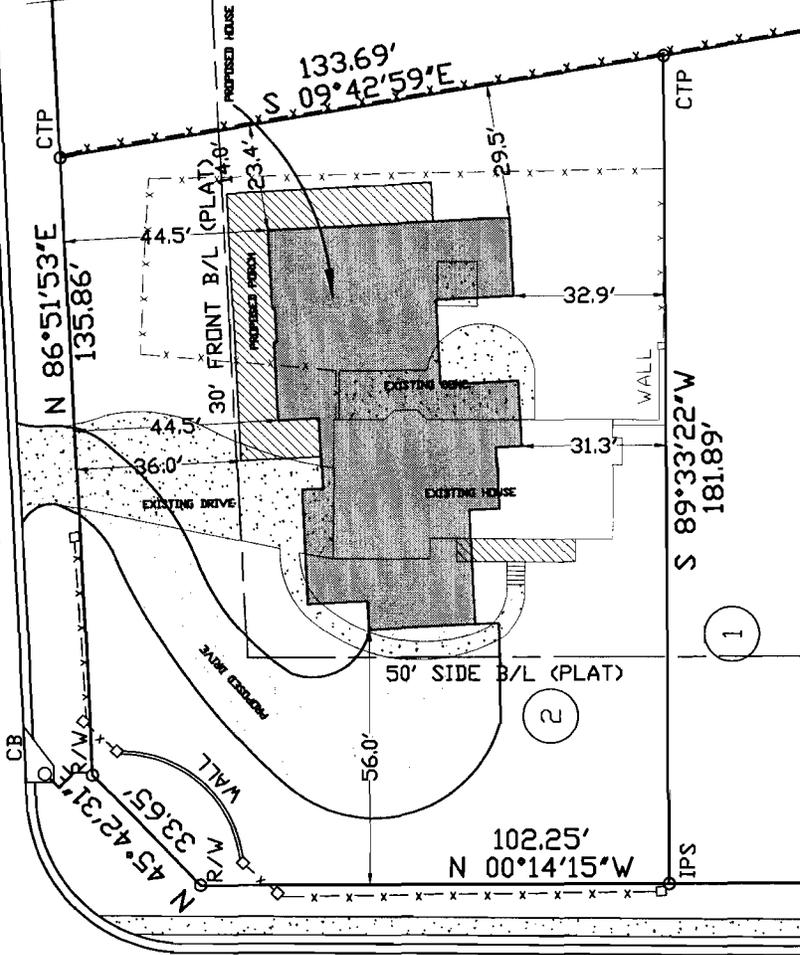
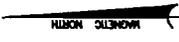


Table with 2 columns: Description and Quantity. Includes items like 'EXISTING HOUSE', 'PROPOSED HOUSE', 'EXISTING DRIVE', 'PROPOSED DRIVE', 'WALL', 'CONCRETE', 'ASPHALT', 'GRAVEL', 'WOOD', 'METAL', 'PAINT', 'ELECTRICAL', 'PLUMBING', 'MECHANICAL', 'LANDSCAPING', 'FURNITURE', 'FIXTURES', 'EQUIPMENT', 'MATERIALS', 'LABOR', 'PERMITS', 'INSURANCE', 'CONTINGENCY', 'TOTAL'.



NOTE: THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 130670003 J, DATED MARCH 4th 2003, ZONE "X".

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 130670003 J, DATED MARCH 4th 2003, ZONE "X".

NO OTHER NOTES AND TYPED ORT. SHOWN ON SITE PLAN IS DELETED TO SITE PLAN, CHANGED SCALE, REMOVED TYPED IS CONVERTED TO SITE PLAN, CHANGED SCALE, REMOVED TYPED

PROPOSED SITE PLAN FOR
JARED HAAS & KELLY HAAS
LOT 2, BLOCK "A"
RIVER FARM ROAD, PAGE 35
PLAT BOOK 14, PAGE 35
LAND LOT 80, 1st DISTRICT, 2nd SECTION
CIBO COUNTY, GEORGIA 794, 2013
SCALE: 1"=50'
REVISED: NOVEMBER 20th, 2013
REVISED: DECEMBER 5th, 2013

Logo for Busbee & Poiss Land Surveying Company, 3448 Howell Street, Suite A, Tallahassee, Georgia 32309, Phone: 904.977.5881, Website: www.busbeepoiss.com

APPLICANT: Jared Haas

PETITION No.: V-11

PHONE: 404-403-5778

DATE OF HEARING: 02-12-14

REPRESENTATIVE: Paul Gouin

PRESENT ZONING: R-20

PHONE: 770-335-3824

LAND LOT(S): 83

TITLEHOLDER: Jared Haas and Kelly Haas

DISTRICT: 1

PROPERTY LOCATION: On the southeast corner of

SIZE OF TRACT: 0.50 acre

River Farm Road and Johnson Ferry Road

COMMISSION DISTRICT: 2

(4800 River Farm Road).

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 14 feet.

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

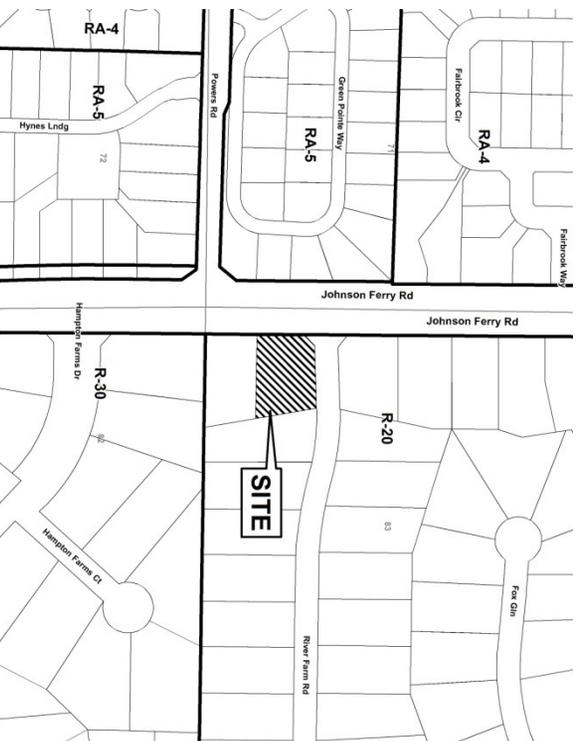
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jared Haas

PETITION No.:

V-11

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: No adverse stormwater management issues 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: No comment.

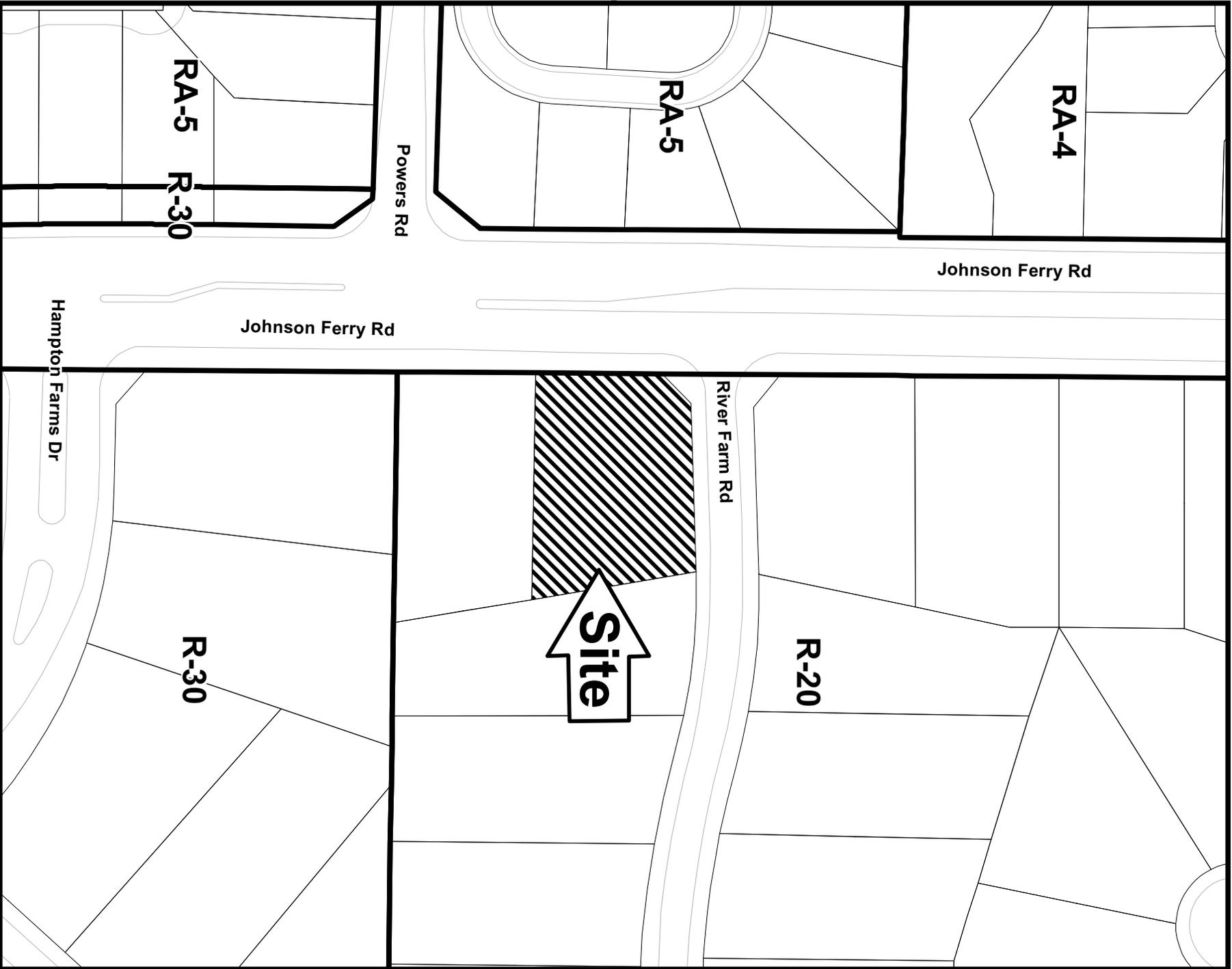
WATER: No conflict.

SEWER: No conflict.

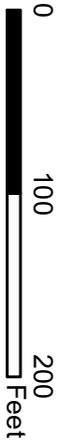
APPLICANT: Jared Haas

PETITION No.: V-11

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-11

Hearing Date: 2-2-14

Applicant JARED HAAS Phone # 404-403-5788 E-mail JARED@TARENTHAAS.COM
YAHOO.COM

Paul Goodin (representative's name, printed) Address 4800 RIVER FARM RD MARIETTA, GA 30062
(street, city, state and zip code)

Paul Goodin (representative's signature) Phone # 770-555-8424 E-mail PAUL@WISDOMPEPPERMINT.NET

My commission expires: July 19, 2017



Signed, sealed and delivered in presence of: Paul Goodin
Notary Public

Titleholder: JARED HAAS (KEVIN HAAS) Phone # 5788 E-mail JARED.TARENT@HAAS.COM

Signature Jared Haas (attach additional signatures, if needed) 4800 RIVER FARM RD MARIETTA, GA, 30062

My commission expires: July 19, 2017
Kevin Goodin
Notary Public

Present Zoning of Property R 20

Location 4800 RIVER FARM RD MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 83 District 1ST Size of Tract 0.498 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 21,677 SQ FT Shape of Property REL Topography of Property TERRILE 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).

DRAWING LOT AND NEIGHBORHOOD PLANNING WAS ESTABLISHED IN THE 1960'S WHEN JAMES FEARY WAS A PLANNING
READ, NOW A BLANE ARTERY READ. REPOSITIONING THIS CENTER LOT WITH EQUAL PROPORTION FROM JAMES
FEARY TO THE NEIGHBORHOOD, WITH FARM RD, REFLECTS THE HIGHEST VALUE AND BEST USE OF THE PROPERTY.
THE CURRENT REAR YARD PLANNING SET BACK OF 35 FEET REQUESTS A HARDSHIP
OF ALIGNING THE NEW HOME FOR FRONTAGE ON RIVER FARM RD.

List type of variance requested: REDUCING A VARIANCE FROM THE CURRENT
PLATED REAR YARD SETBACK OF 35 FEET TO THE
LOWING, SIDE YARD SETBACK OF 14 FEET, 4 FEET
BETTER THAN THE R20 ZONE SIDE YARD SET BACK.