Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** 7-15-14

RECEIVED JUN 11 2014 COBB COUNTY COMM. DEV. AGENCY ZONING DIVISION

OB-44

Applicant: William D. Huff **Phone #:** 404-617-4833
(applicant's name printed)

Address: 4602 Tiger Lily Way Marietta GA 30067 **E-Mail:** WDHuff@AOL.com

William D. Huff **Address:**
(representative's name, printed)

Phone #: **E-Mail:**
(representative's signature)

Signed, sealed and delivered in presence of:

Jason A. Campbell **My commission expires:**
Notary Public

JASON A. CAMPBELL NOTARY EXPIRES GEORGIA JAN. 29, 2016 PUBLIC BARTOW COUNTY

Titleholder(s): William D. Huff **Phone #:** 404-617-4833
(property owner's name printed)

Address: 4602 Tiger Lily Way Marietta GA 30067 **E-Mail:** WDHuff@AOL.com

William D. Huff
(Property owner's signature)

Signed, sealed and delivered in presence of:

Jason A. Campbell **My commission expires:**
Notary Public

JASON A. CAMPBELL NOTARY EXPIRES GEORGIA JAN. 29, 2016 PUBLIC BARTOW COUNTY

Commission District: 2 **Zoning Case:** Z 172 1994

Date of Zoning Decision: July 18, 2006 **Original Date of Hearing:** 11-15-94

Location: 4602 Tiger Lily Way Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 8, 9, 70, 71 **District(s):** 1

State specifically the need or reason(s) for Other Business: We are requesting a modification to a previously approved "Other Business" dated July 18, 2006 and attached. See original plan and revised plan requesting now a covered patio which requires a change to the setback from 40' to 30'.

(List or attach additional information if needed)

OB-44 proposed

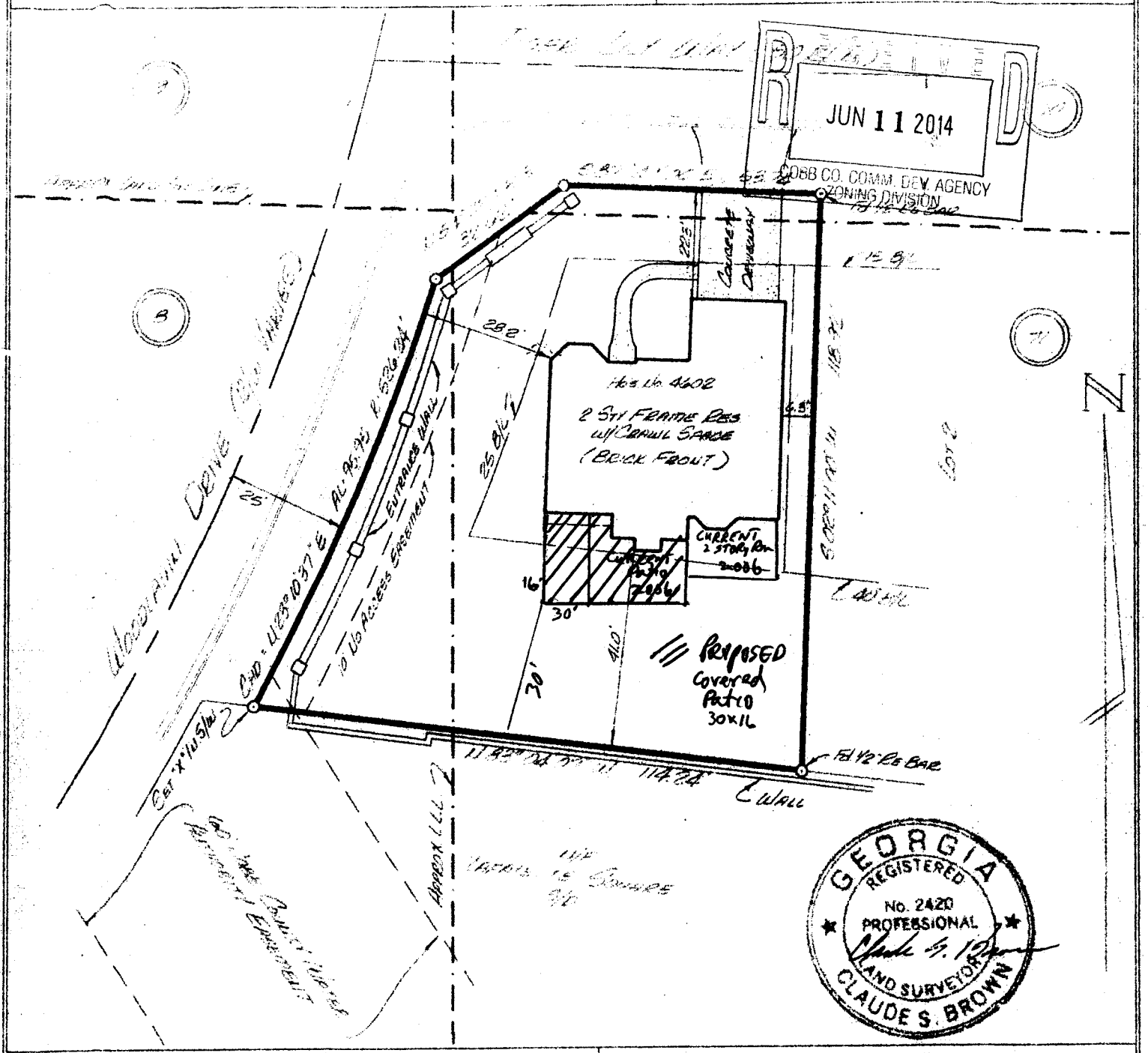
SURVEY PLAT
PREPARED FOR:
WILLIAM D. HUFF &
LINDA A. HUFF

LAND LOT: DISTRICT: SECTION:
COUNTY, GEORGIA

PLAT REFERENCE

LOT IN BLOCK

RECORDED IN PLAT BK. PG.



GEORGIA REGISTERED No. 2420 PROFESSIONAL LAND SURVEYOR CLAUDE S. BROWN

GENERAL NOTES:

(1) FIELD DATA CLOSURE IS ONE FOOT IN FEET WITH AN ANGULAR ERROR OF SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

(2) THE EQUIPMENT USED WAS A TOPCON GTS-303D

(3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 38,195 FEET.

(4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.

(5) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP NO. COBB COUNTY, GEORGIA.
MAP INDEX REVISED: 8 18 98

PREPARED BY:
REGISTERED LAND SURVEYORS, INC.
1078 ALPHARETTA ST., SUITE No. 5
ROSWELL, GA. 30075
PHONE (770) 998-7676 FAX (770) 998-2745

GRAPHIC SCALE: 1" = 30'
0 15 30 60 90

JOB No. 1800 DATE: 3 25 98

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS
July 25, 2006 gh

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JULY 18, 2006
9:05 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, July 18, 2006, at 9:05 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Board were:

Chairman Samuel S. Olens
Commissioner Helen Goreham
Commissioner J. L. Thompson
Commissioner Tim Lee
Commissioner Annette Kesting

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JUN 11 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OTHER BUSINESS:

ITEM #1

To consider amending the site plan for Parker Pugh Enterprises regarding Z-172 (EAGLE REAL ESTATE ADVISORS, INC.) of November 15, 1994, for property located in Land Lots 8, 9, 70 and 71 of the 1st District. Located on the east side of Woodlawn Drive and west side of Johnson Ferry Road, north of Powers Road.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend the site plan. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** site plan amendment for Parker Pugh Enterprises regarding Z-172 (EAGLE REAL ESTATE ADVISORS, INC.) of November 15, 1994, for property located in Land Lots 8, 9, 70 and 71 of the 1st District, on the east side of Woodlawn Drive and west side of Johnson Ferry Road, north of Powers Road (4602 Tiger Lily Way) **subject to:**

- **site plan for Lot #1 dated April 21, 2006 (copy attached and made a part of these minutes)**
- **request letter from Mr. John Parker dated June 14, 2006 (copy attached and made a part of these minutes)**
- **all other previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** unanimously

JULY 18, 2006 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

RECEIVED
JUN 11 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

ITEM #1

PURPOSE

To consider amending the site plan for Parker Pugh Enterprises regarding Z-172 (EAGLE REAL ESTATE ADVISORS, INC.) of November 15, 1994, for property located in Land Lots 8, 9, 70 and 71 of the 1st District. Located on the east side of Woodlawn Drive and west side of Johnson Ferry Road, north of Powers Road.

BACKGROUND

The subject property is zoned RA-4, subject to numerous conditions/stipulations that are attached. The zoning is site plan specific with a condition that no variances be granted for building setbacks, these variations are to be approved by the Board of Commissioners. The proposed site plan is attached. This request is to amend the rear setback on Lot #1 from the approved 40' to 30' to allow for the addition of a patio and expansion of two bedrooms to the rear of the existing house. This request originally went to the Board of Zoning Appeals as a Variance until the stipulation was discovered that the Board of Commissioners had to decide this request. The adjacent neighbor to the rear and the adjacent neighbor to the left have reviewed this request and have no objection to this amendment. Their signatures are attached. The request letter is attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider approval of the request to amend the setback as requested for Lot #1. All other previously approved/conditions are to remain in effect.

ATTACHMENTS

Board of Commissioners Decision
Proposed Site Plan (Lot #1)
Signatures
Request letter

ORIGINAL DATE OF APPLICATION: 11-15-94

APPLICANT'S NAME: EAGLE REAL ESTATE ADVISORS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 11-15-94: The Board of Commissioners approved application subject to: 1) revised site plan submitted, marked as Exhibit "A" (site plan specific stipulation includes additional requirement that no variances be granted for building setbacks, these variations are to be approved by the Board of Commissioners); 2) brick walls along Johnson Ferry Road and Woodlawn are to be consistent in style and construction materials with adjoining properties; 3) minimum house size of 2,000 square feet for single-story homes and 2,400 square feet for two-story homes; 4) Cemetery Preservation comments; 5) Drainage comments with the exclusion of the following: "Recommend neither residential lots nor detention facilities encroach into flood plain. Recommend detention facilities not encroach into building setbacks"; 6) project should address CWA-NPDES-NPS requirements; 7) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns; 8) owner/developer to verify that minimum intersection sight distance of 312.5 feet is attainable, and if it is not implement remedial measures subject to DOT approval to achieve the minimum requirements. Motion by Thompson, second by Byrne, carried 5-0.

See attached pages for minutes of 12-4-95.

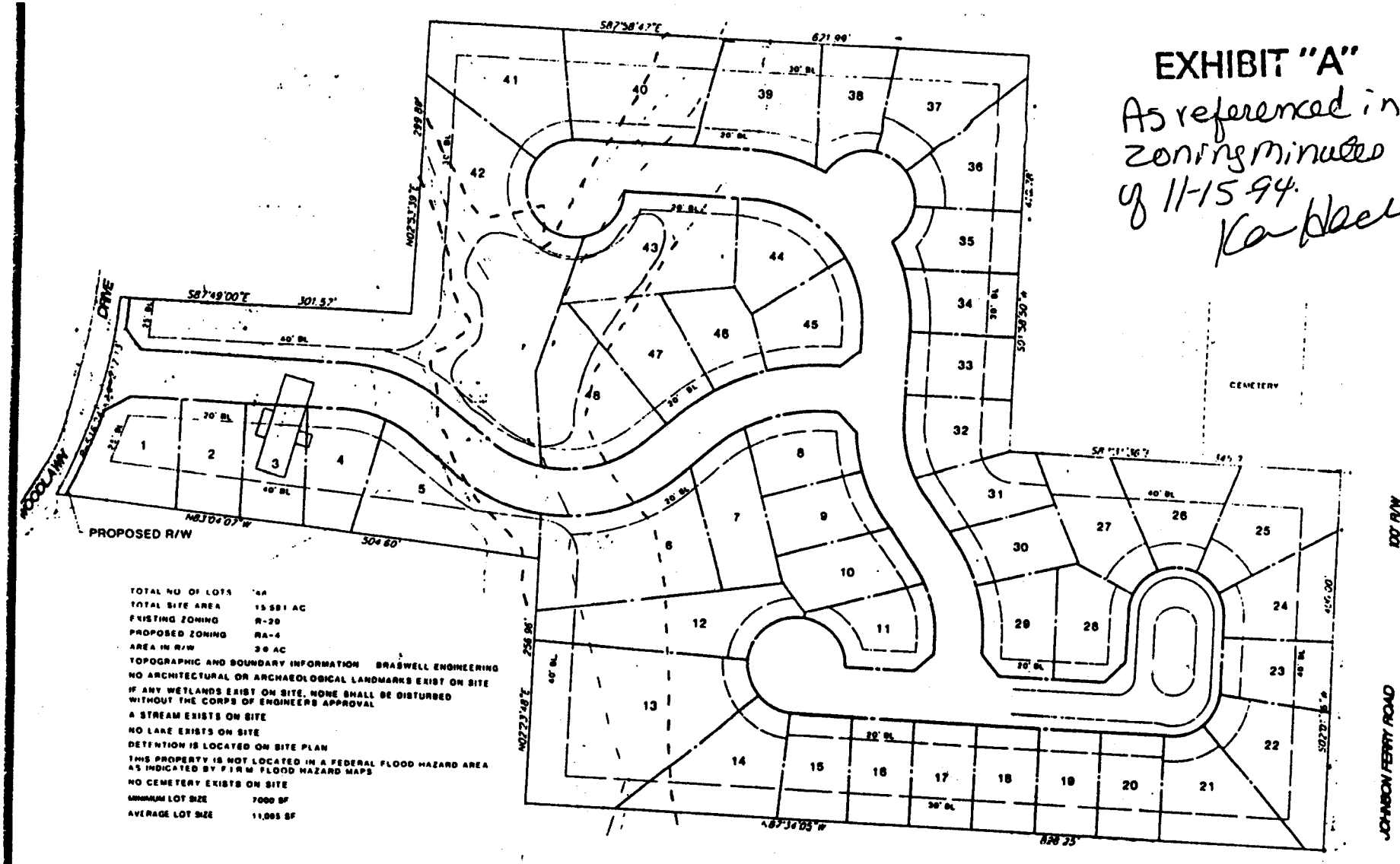
Karen L. Hach

Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

EXHIBIT "A"

As referenced in zoning minutes of 11-15-94.

Ka Hall



TOTAL NO OF LOTS	44
TOTAL SITE AREA	15.581 AC
EXISTING ZONING	R-20
PROPOSED ZONING	RA-4
AREA IN R/W	3.0 AC

TOPOGRAPHIC AND BOUNDARY INFORMATION BRASWELL ENGINEERING

NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS EXIST ON SITE

IF ANY WETLANDS EXIST ON SITE, NONE SHALL BE DISTURBED WITHOUT THE CORPS OF ENGINEERS APPROVAL

A STREAM EXISTS ON SITE

NO LAKE EXISTS ON SITE

DETENTION IS LOCATED ON SITE PLAN

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY FIRM FLOOD HAZARD MAPS

NO CEMETERY EXISTS ON SITE

MINIMUM LOT SIZE	7000 SF
AVERAGE LOT SIZE	11,005 SF

PRELIMINARY PLAN

WOODLAWN DRIVE TRACT

COBB COUNTY, GEORGIA LAND LOTS 9 & 70 1st DISTRICT, 2nd SECTION

PREPARED FOR

EAGLE REAL ESTATE ADVISORS

FRANZMAN/DAVIS & Associates, Ltd.

LAND PLANNERS • LANDSCAPE ARCHITECTS

ATLANTA SEPTEMBER 19, 1994

REVISED: SEPTEMBER 26, 1994

0 50 100 150

SCALE IN FEET

REVISED: OCTOBER 14, 1994

REVISED: FEBRUARY 1, 1995

 APPLICATION NO. Z-172

ORIGINAL DATE OF APPLICATION: 11-15-94

APPLICANT'S NAME: EAGLE REAL ESTATE ADVISORS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

OTHER BUSINESS ITEM #5 OF 5-16-95 ZONING HEARING:

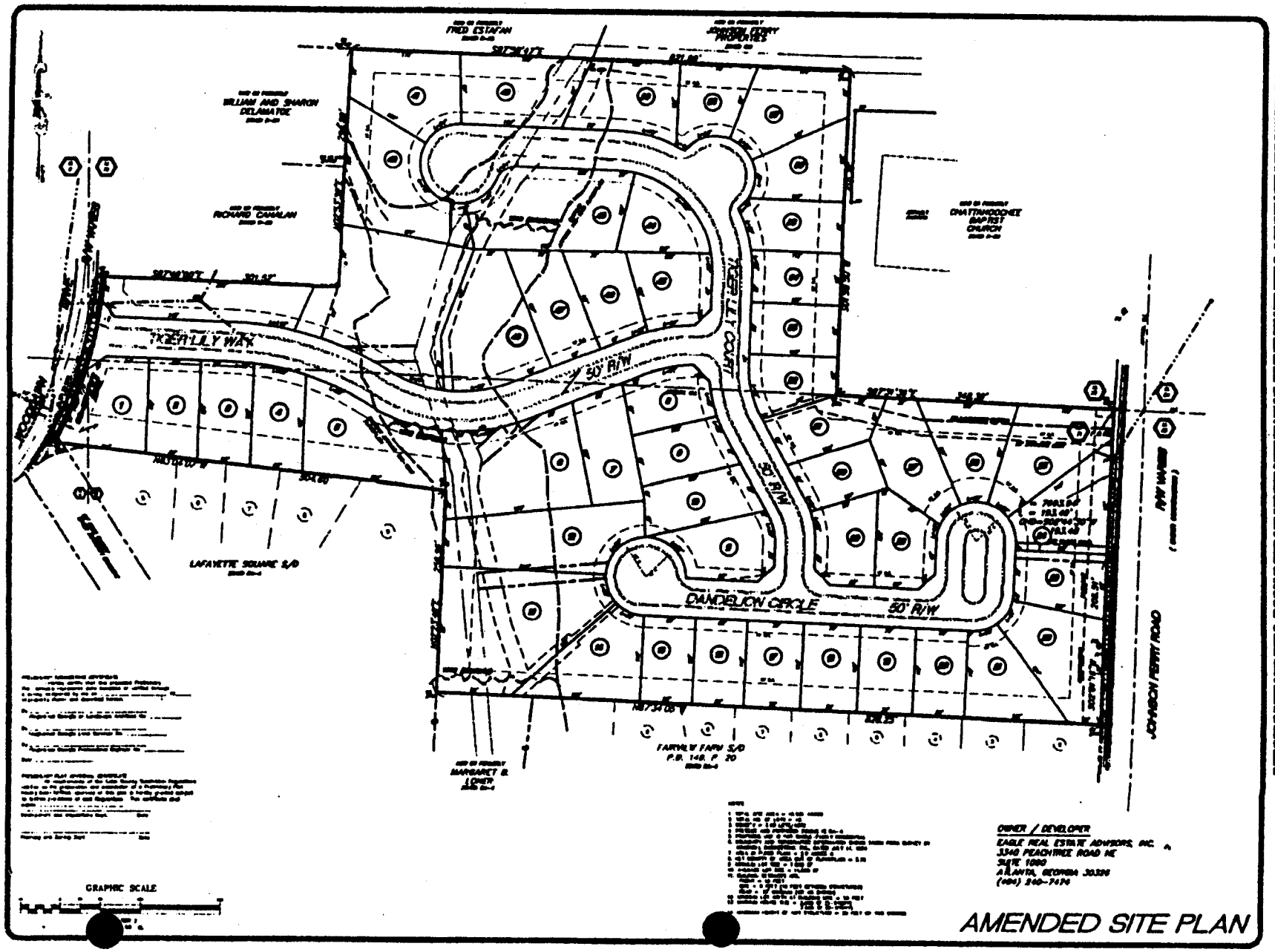
TO CONSIDER SITE PLAN AMENDMENT FOR MR. CURTIS HICKS, JR. (~~LAFAYETTE SQUARE~~ Woodlawn Gardens (A) SUBDIVISION) LOCATED ON THE WEST SIDE OF JOHNSON FERRY ROAD AND THE EAST SIDE OF WOODLAWN ROAD, NORTH OF POWERS ROAD IN LAND LOTS 8, 9, 70 AND 71 OF THE 1ST DISTRICT

The Zoning Division Manager presented site plan amendment for the ~~Lafayette Square~~ Woodlawn Gardens (A) Subdivision (reference application #Z-172 of 1994 -- Eagle Real Estate Advisors). Mr. Danneman reported that previous Board of Commissioners' decision restricted waiver of setbacks to the Board's review and approval.

Following this presentation the Board of Commissioners **approved** site plan amendment for Mr. Curtis Hicks, Jr. (~~Lafayette Square~~ Woodlawn Gardens (A) Subdivision), for property located in Land Lots 8, 9, 70 and 71 of the 1st District, on the west side of Johnson Ferry Road and the east side of Woodlawn Road, north of Powers Road (reference application #Z-172 of 1994 -- Eagle Real Estate Advisors) **subject to: 1) setback and lot width approval only (front setback on the interior of the development from 20 feet to 15 feet; side yard setback from 15 feet to 10 feet between structures or 5 foot from property lines; and reduction in the lot width at the building line from 65 feet to 50 feet; 2) all other previously approved conditions/stipulations to remain in effect.** Motion by Byrne, second by Thompson, carried 5-0.

Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

As presented on 5-16-95



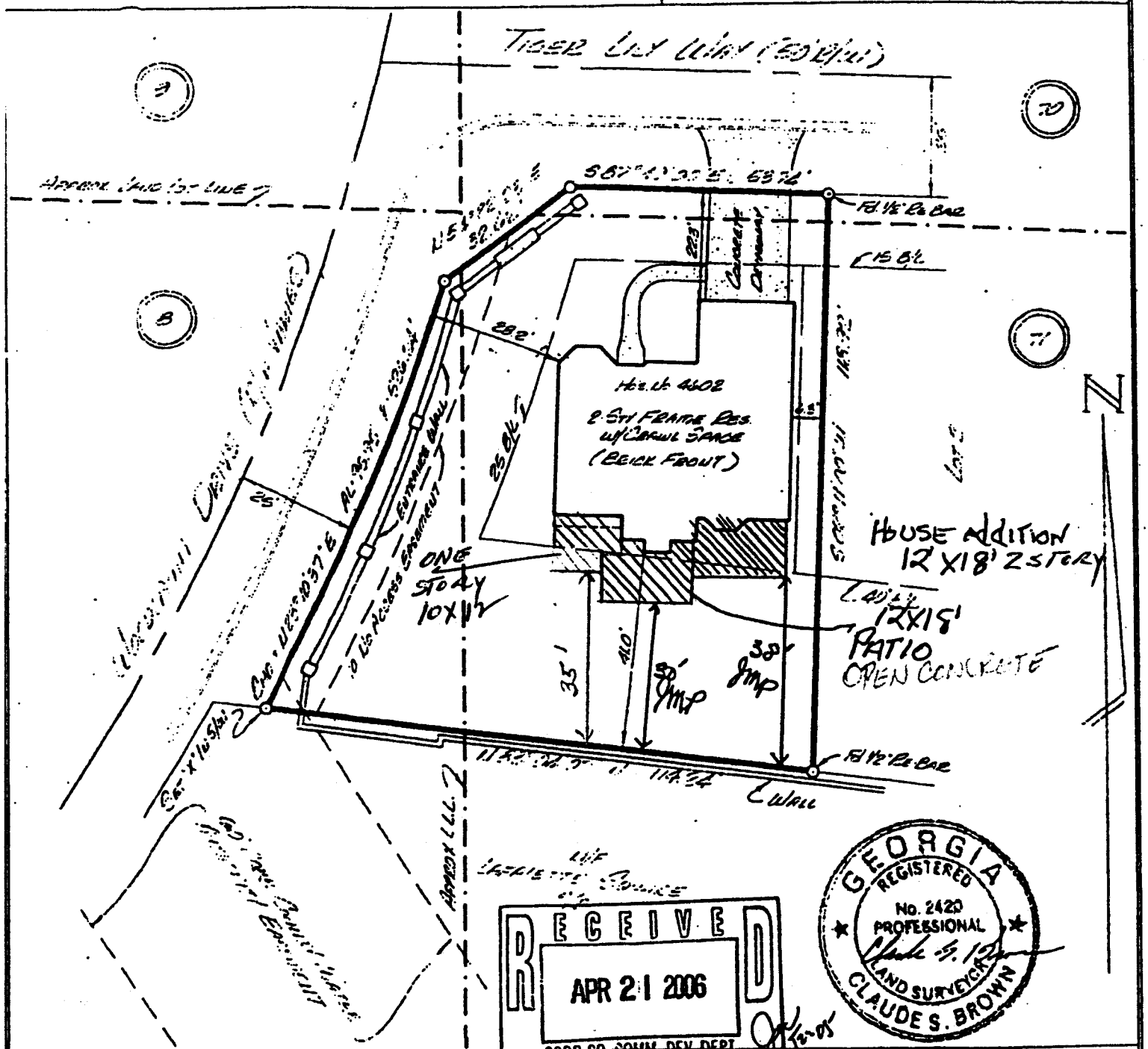
SURVEY PLAT
PREPARED FOR:
WILLIAM D. HUFF &
LINDA A. HUFF

LAND LOT: [illegible] DISTRICT: 1st SECTION: [illegible]
[illegible] COUNTY, GEORGIA

PLAT REFERENCE

LOT [illegible] IN BLOCK
[illegible]

RECORDED IN PLAT BK. [illegible] PG. 54



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APR 21 2006
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

GEORGIA REGISTERED No. 2420 PROFESSIONAL LAND SURVEYOR CLAUDE S. BROWN

GENERAL NOTES:

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MAP INDEX REVISED: [illegible]

PREPARED BY:
REGISTERED LAND SURVEYORS, INC.
1078 ALPHARETTA ST., SUITE No. 5
ROSWELL, GA. 30075
PHONE (770) 998-7676 FAX (770) 998-2745

GRAPHIC SCALE: 1" = 30'
0 15 30 60 90

JOB No. [illegible] DATE: 5-25-95

3/25/06

Mr. Rob Hosack
Directorof Community Development
Cobb County
191 Lawrence St.
Marietta, Ga. 30060

Dear Mr. Hosack;

This letter is to confirm that I have reviewed the plans for the two story addition to the rear of my home with the two neighbors most affected by the addition.

The neighbor to my left is: Marsh B. Agamy
Name
4604 Tiger Lily Way
Address
Marsh B. Agamy
Signed

The neighbor at the back of my property is:

Ross C. McKenzie
Name
352 DECLAIRE WAY, MARIETTA, GA, 30062
Address
Signed

By signing their names, both neighbors acknowledge they are aware of my addition and approve of the structure. If you have any questions, please call me at 770-579-1403. Thank you for all your consideration.

Sincerely,

Bill Huff
4602 Tiger Lily Way
Marietta, Ga.

Parker Pugh Enterprises

Custom Homes, Additions, & Remodels **Atlanta Home Enhancers**

3666 North Peachtree Road, Suite 100
Atlanta, GA 30341

Email: parkerpugh@mindspring.com
Telephone: 770-452-1161
Fax: 770-452-1167

June 14, 2006

RECEIVED
JUN 29 2006
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

Mr. Mark Danneman
Zoning Administrator
191 Lawrence St.
Marietta, Ga. 30060

Dear Mr. Danneman;

This letter is to request a variance in a rear set back for the property located at 4602 Tiger Lily Way and Woodlawn Dr. in Marietta. I paid the fees to the county zoning dept. for a hearing on the variance. After attending the session I learned that the request had been withdrawn by the staff. A variance in a set back for that particular subdivision could only be granted with the permission of the Board of Commissioners. I am sending a copy of the application Z-172 from 1994.

On the enclosed plat, the patio is an open concrete surface for entertaining purposes only. The living areas are indicated at each end of the house. The purpose of the enlargement is to add additional spaces in two bedrooms. The owner's family has increased and he needs the additional space. Mr. & Mrs. Huff like where the live and do not want to move.

Thank you for submitting this paperwork to the proper people and filing this request for the next meeting of the commissioners in July.

Sincerely,

John Parker

P.S. Neighbors have signed off on the addition. JMP