



Engineering Systems, Inc.
1810 KENNEDY, GA 30144
TEL: (770) 484-8389
FAX: (770) 484-8389

V-107
(2014)

VARIANCE PLAT FOR
LOT 10, BLOCK D,
CHATAHOOCHEE
PLANTATION ESTATES
LOCATION IN LAND LOT 1008
1008, 1009 AND 1010
COBB COUNTY, GEORGIA

DRAWN BY: MSF
CHECKED BY: CF
DATE: 8-13-14
REVISION:
PROJECT No.:
PHASE:
SCALE: 1" = 20'
SHEET No. 1 of 1



Now or Formerly
MICHAEL C. & LUCY R. MCKENNEY
DB. 14130, PG. 2809
PB. 21, PG. 148
ZONED R-80

Now or Formerly
ROBERT & GALE S. KOKEN
DB. 14130, PG. 2809
PB. 14, PG. 148
ZONED R-80

BUILDING SETBACK NOTES:
(PER RECORDED FINAL PLAT)
FRONT SETBACK - 150'
SIDE SETBACK - 25'
REAR SETBACK - 50'
(PER CURRENT R-80 ZONING)
FRONT SETBACK - 60'
SIDE SETBACK - 25'
REAR SETBACK - 50'

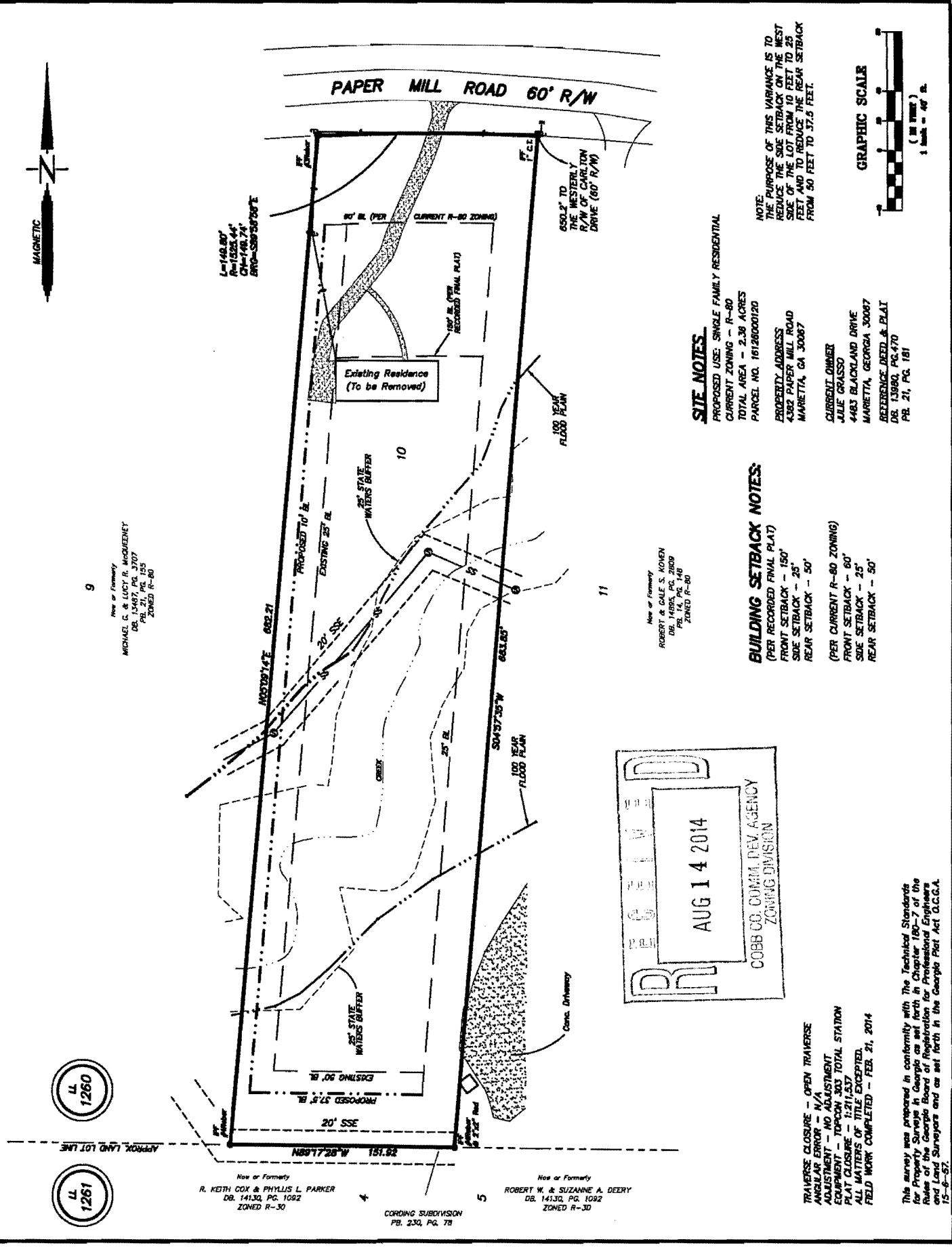
SITE NOTES:
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - R-80
TOTAL AREA - 2.38 ACRES
PARCEL NO. 16126000120

NOTE:
THE PURPOSE OF THIS VARIANCE IS TO
REDUCE THE SIDE SETBACK ON THE WEST
SIDE OF THE LOT FROM 10 FEET TO 25
FEET AND TO REDUCE THE REAR SETBACK
FROM 50 FEET TO 37.5 FEET.

PROPERTY ADDRESS:
4382 PAPER MILL ROAD
MARIETTA, GA 30067

CURRENT OWNER:
JULIE GROSSO
4483 BLACKLAND DRIVE
MARIETTA, GEORGIA 30067

REFERENCE DEED & PLAT:
DB. 13960, PG. 470
PB. 21, PG. 181



LL 1260

LL 1261

Now or Formerly
R. KEITH COX & PHYLLIS L. PARKER
DB. 14130, PG. 1092
ZONED R-30

Now or Formerly
ROBERT W. & SUZANNE A. DEERY
DB. 14130, PG. 1092
ZONED R-30

CORDING SUBDIVISION
PB. 230, PG. 78

RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TRANSVERSE CLOSURE - OPEN TRANSVERSE
ADJUSTMENT - TOPCON 903 TOTAL STATION
PLAT CLOSURE - 11-21-13
ALL MATTERS OF TITLE EXCEPTED.
FIELD WORK COMPLETED - FEB. 21, 2014

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 186-7 of the Rules of the Georgia Board of Registration for Professional Engineers, Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 47-6-57.

APPLICANT: David Pearson

PETITION No.:

V-107

PHONE: 770-321-5032

DATE OF HEARING:

10-01-2014

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING:

R-80

PHONE: 770-429-1499

LAND LOT(S):

1260

TITLEHOLDER: Julie S. Grasso

DISTRICT:

16

PROPERTY LOCATION: On the south side of Paper

SIZE OF TRACT:

2.36 acres

Mill Road, east of Woodlawn Drive

COMMISSION DISTRICT:

2

(4382 Paper Mill Road).

TYPE OF VARIANCE: Waive the side setback from the required 25 feet to 10 feet adjacent to the western property line and the rear setback from the required 50 feet to 37.5 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: David Pearson

PETITION No.:

V-107

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: This site will likely require a full site plan review and land disturbance permit prior to issuance of the building permit. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing any boundary line changes, 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: If approved, building permit approval for this parcel will require Stormwater Management approval to insure that proposed structure meets Flood Damage Prevention Ordinance and Stream Buffer requirements.

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: Permanent structures must be placed at least 10' from sanitary sewer easement.

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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-107

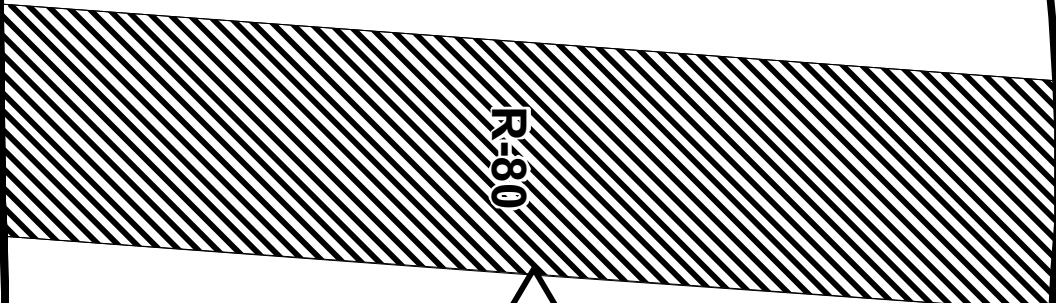
R-80

Paper Mill Rd

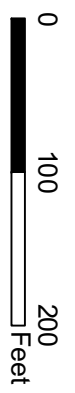
R-80

Site

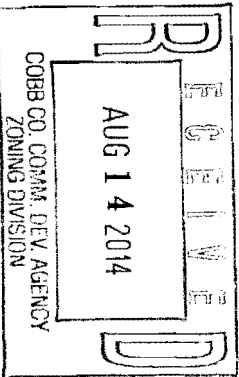
R-30



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary



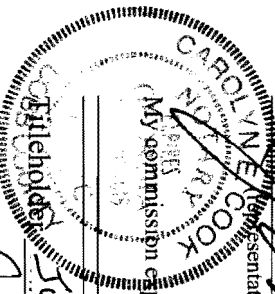
Application for Variance Cobb County

(Type or print clearly)

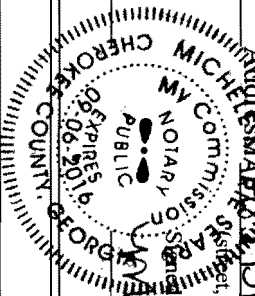
Application No. V-107 (2014)
Hearing Date: 10/01/2014

Applicant David Pearson Phone # 770-321-5032 E-mail david.pearson@community-s.com
Moore Ingram Johnson & Steele, LLP Address 2800 1st Dr, Ste 400 Marietta, GA 30067
J. Kevin Moore (representative's signature printed) (street, city, state and zip code)

BY [Signature] Representative's signature) Georgia Bar No. 519728 Phone # 770-429-1499 E-mail JKM@mijs.com
Emerson Overlook, 326 Roswell Street
Marietta, GA 30060
Signed, sealed and delivered in presence of:
[Signature] Notary Public



Applicant Julie Garosso Phone # 770-337-4089 E-mail jgarog@aol.com
Signature [Signature] (attach additional signatures, if needed)
Moore Ingram Johnson & Steele, LLP Address 2800 1st Dr, Ste 400 Marietta, GA 30067
(representative's signature printed) (street, city, state and zip code)



My commission expires: 9/10/11 Signed, sealed and delivered in presence of:
Michelle Sanders Notary Public

Present Zoning of Property R80
Location 4382 Paper Mill Rd Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 1260 District 16 Size of Tract 2.3622 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 X Other Floodplain + buffers

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 residence is small and old. There is not enough room in the front of the lot to build a larger home because of the topography of the land.

List type of variance requested: To reduce the west (right) side building line from 85' to 10' and the rear building line from 50' to 37 1/2' (See § 134-193(4)(d)).