

V-42
(2015)



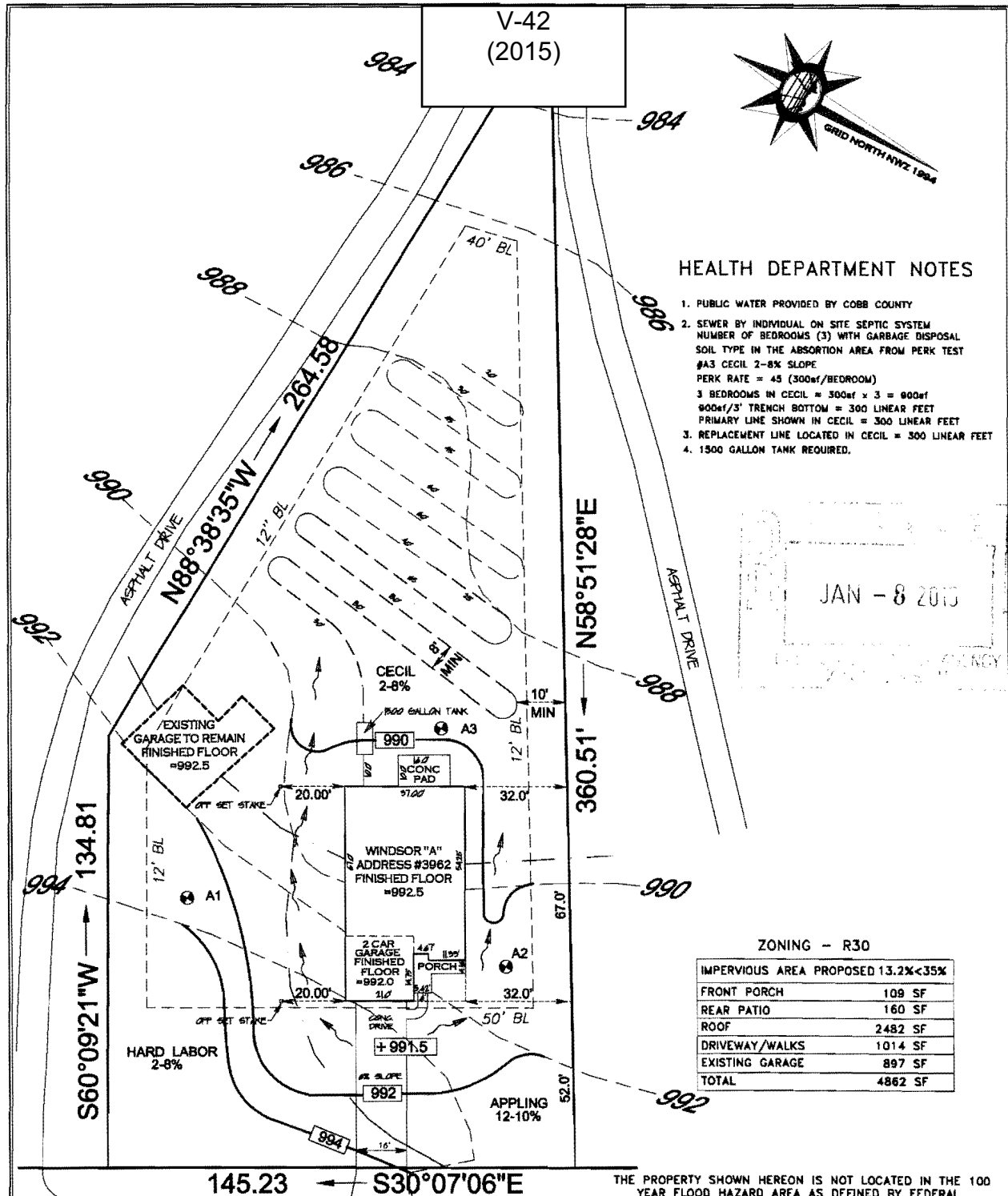
HEALTH DEPARTMENT NOTES

1. PUBLIC WATER PROVIDED BY COBB COUNTY
2. SEWER BY INDIVIDUAL ON SITE SEPTIC SYSTEM
NUMBER OF BEDROOMS (3) WITH GARBAGE DISPOSAL
SOIL TYPE IN THE ABSORTION AREA FROM PERK TEST
#A3 CECIL 2-8% SLOPE
PERK RATE = 45 (300sf/BEDROOM)
3 BEDROOMS IN CECIL = 300sf x 3 = 900sf
900sf/3' TRENCH BOTTOM = 300 LINEAR FEET
PRIMARY LINE SHOWN IN CECIL = 300 LINEAR FEET
3. REPLACEMENT LINE LOCATED IN CECIL = 300 LINEAR FEET
4. 1500 GALLON TANK REQUIRED.

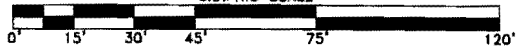
JAN - 8 2015

ZONING - R30

IMPERVIOUS AREA PROPOSED 13.2% < 35%	
FRONT PORCH	109 SF
REAR PATIO	160 SF
ROOF	2482 SF
DRIVEWAY/WALKS	1014 SF
EXISTING GARAGE	897 SF
TOTAL	4862 SF



THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR THIS AREA. COMMUNITY PANEL # 13087CD177 G DATED 12-16-08 GRAPHIC SCALE

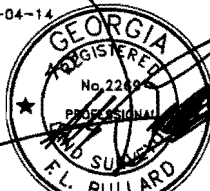


HIRAM LITHIA SPRINGS ROAD 40'R W

TOPO FROM COBB COUNTY GIS
SOILS FROM AAA ENVIRONMENTAL SOLUTIONS, INC. 09-04-14

- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD FOUND AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.
- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD SET AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.

- M.H. - SANITARY SEWER MAN HOLE
- P.P. - POWER POLE
- BTGB - BACK TO BACK OF CURB
- F.H. - FIRE HYDRANT
- C.B. - CATCH BASIN
- D.E. - DRAINAGE EASEMENT
- J.B. - JUNCTION BOX
- S.S.E. - SANITARY SEWER EASEMENT
- B.L. - BUILDING SET BACK LINE
- — OVERHEAD WIRE (TELEPHONE OR POWER)
- — DIRECTION OF DRAINAGE FLOW



LEVEL II, GSWCC REG. #4419
FOR THE FIRM OF
PLANNING & DEVELOPMENT PC
STATE MAPSON HWY. 1
MACHEN GA 31044
(604) 314-1904
pdpc.net

**SITE PLAN FOR
UNITED CONTRACTORS INC.**

3376 PALM CIRCLE, KENNESAW GA 30144, 770-825-2217

ADDRESS - 3962 HIRAM LITHIA SPRINGS ROAD

AREA OF LOT - 35,413.52 SF - 0.813 ACRE

LOCATED IN:

LAND LOT - 894
DISTRICT - 19th. SECTION 2
CITY - N/A
COUNTY - COBB, GEORGIA

DRAWN BY FLE

CHECKED BY

REVISIONS :

SCALE 1" = 30'

DATE 10-24-2014

COPYRIGHT 2014

APPLICANT: Michael AQleh

PETITION No.: V-42

PHONE: 678-770-3356

DATE OF HEARING: 03-11-2015

REPRESENTATIVE: Michael AQleh

PRESENT ZONING: R-30

PHONE: 678-770-3356

LAND LOT(S): 894

TITLEHOLDER: Camelot Properties, LLC

DISTRICT: 19

PROPERTY LOCATION: On the west side of Hiram

SIZE OF TRACT: 0.81 acre

Lithia Springs Road, south of Morris Road

COMMISSION DISTRICT: 4

(3962 Hiram Lithia Springs Road).

TYPE OF VARIANCE: 1) Allow an accessory structure (existing 897 square foot detached garage) to be located to the side of the principal building; and 2) waive the side setback for an accessory structure over 650 square feet (existing 897 square foot detached garage) from the required 100 feet to 4 feet adjacent to the southern property line.

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

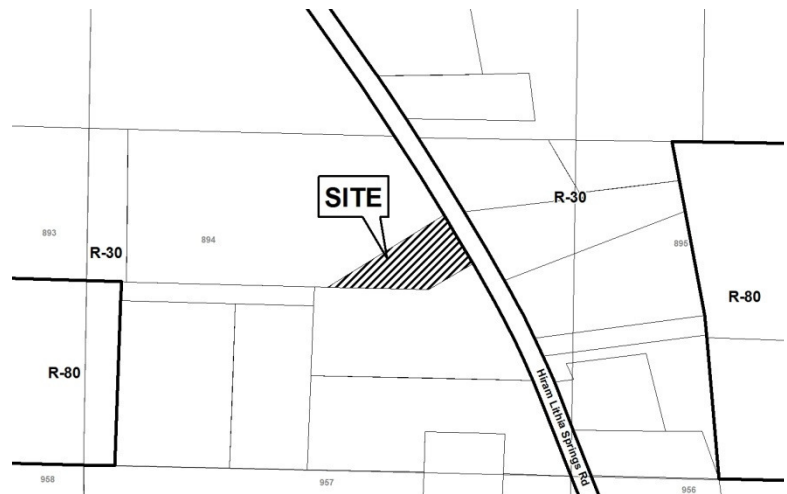
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No apparent adverse stormwater management issues were observed for this existing structure.

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.

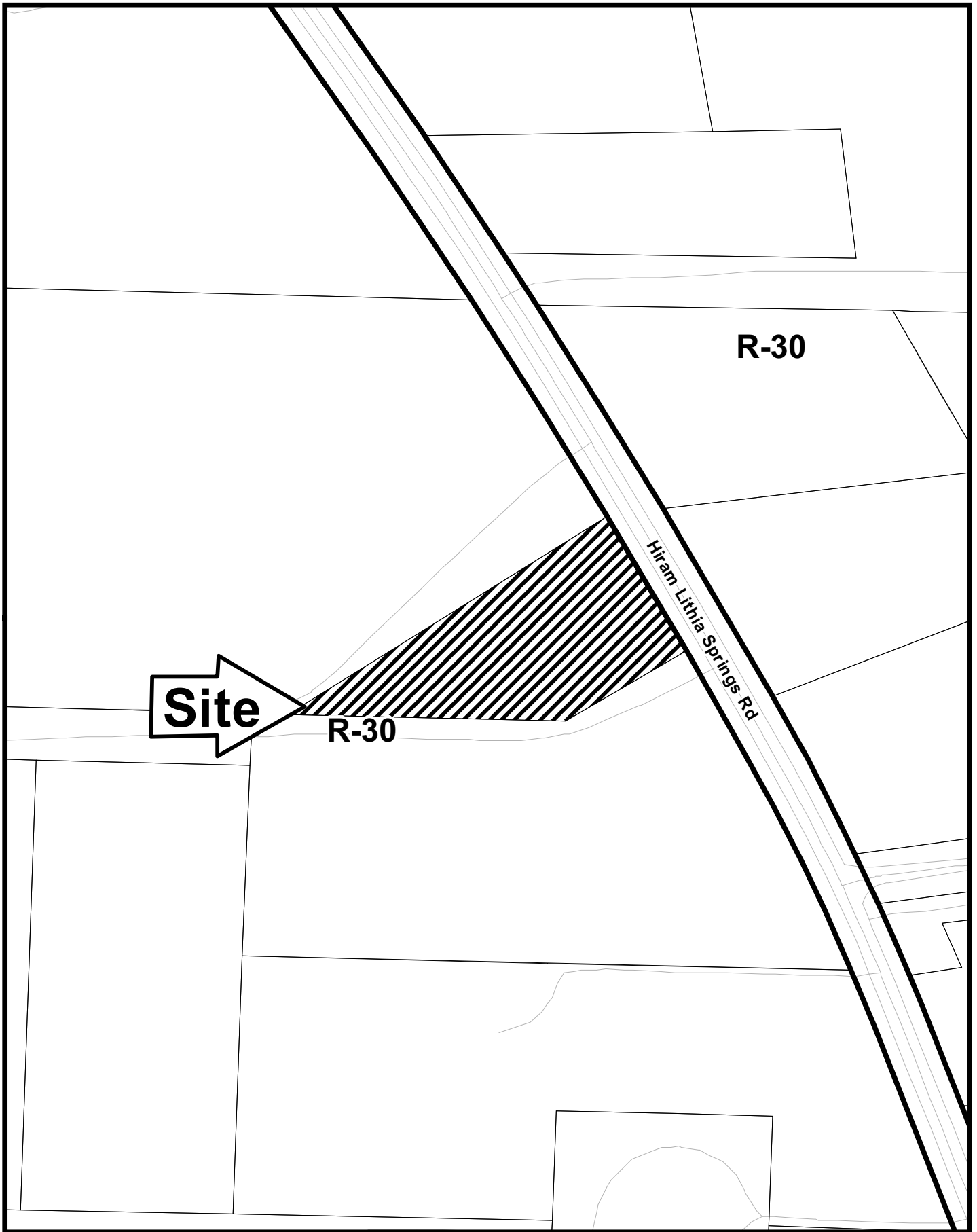
WATER: No conflict.

SEWER: No conflict.

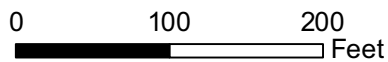
APPLICANT: Michael AQleh **PETITION No.:** V-42



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.

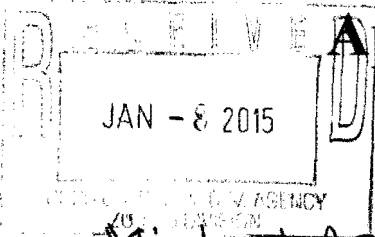
V-42



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



-  City Boundary
-  Zoning Boundary



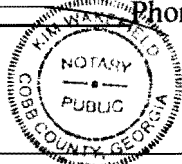
Application for Variance Cobb County

(type or print clearly)

Application No. V-42
Hearing Date: 3-11-15

Applicant Michael Agleh Phone # 678 770 3356 E-mail Sandy.Camelothomes@gmail.com
Michael Agleh Address 2940 Kings walk avenue, Marietta 30062
(representative's name, printed) (street, city, state and zip code)

~~Walt Cass~~ Phone # 678 770 3356 E-mail michaelagleh@bell-south.net
(representative's signature)



Signed, sealed and delivered in presence of:

Kim Nafzfel
Notary Public

My commission expires: _____
My Commission Expires November 19, 2018

Titleholder Same lot properties Phone # 678 770 3356 E-mail Sandy.Camelothomes@gmail.com
Signature Walt Cass Address: 2940 Kings walk avenue, Marietta 30062
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Kim Nafzfel
Notary Public

My commission expires: _____
My Commission Expires November 19, 2018

Present Zoning of Property R-30

Location 3962 Hiram lithia springs Road, Powder springs 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 894 District 19th Section 2 Size of Tract .813 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 .813 acrs Shape of Property Triangular Topography of Property Flat 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).

loose value of New Home & storage space.

List type of variance requested: request to keep Existing detached storage shed on lot