

# Variance Request Site Plan

V-51  
(2015)

## 5010 Timber Ridge Road

Cobb County, Georgia Land Lot 136, 1st District, 2nd Section

prepared for:

Bruce Goodman

BG Brokers

1855 Jacksons Creek Dr  
Marietta, GA 30068

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Cobb Place  
Blvd Suite 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491



Scale: 1" = 20'

February 9, 2015

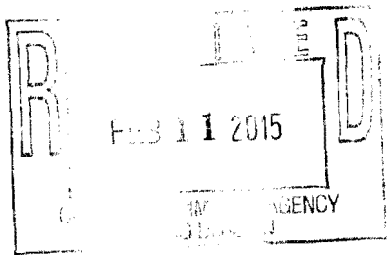


### Variance Request:

Reduction in public road frontage  
requirement (75') to 42.5'+-

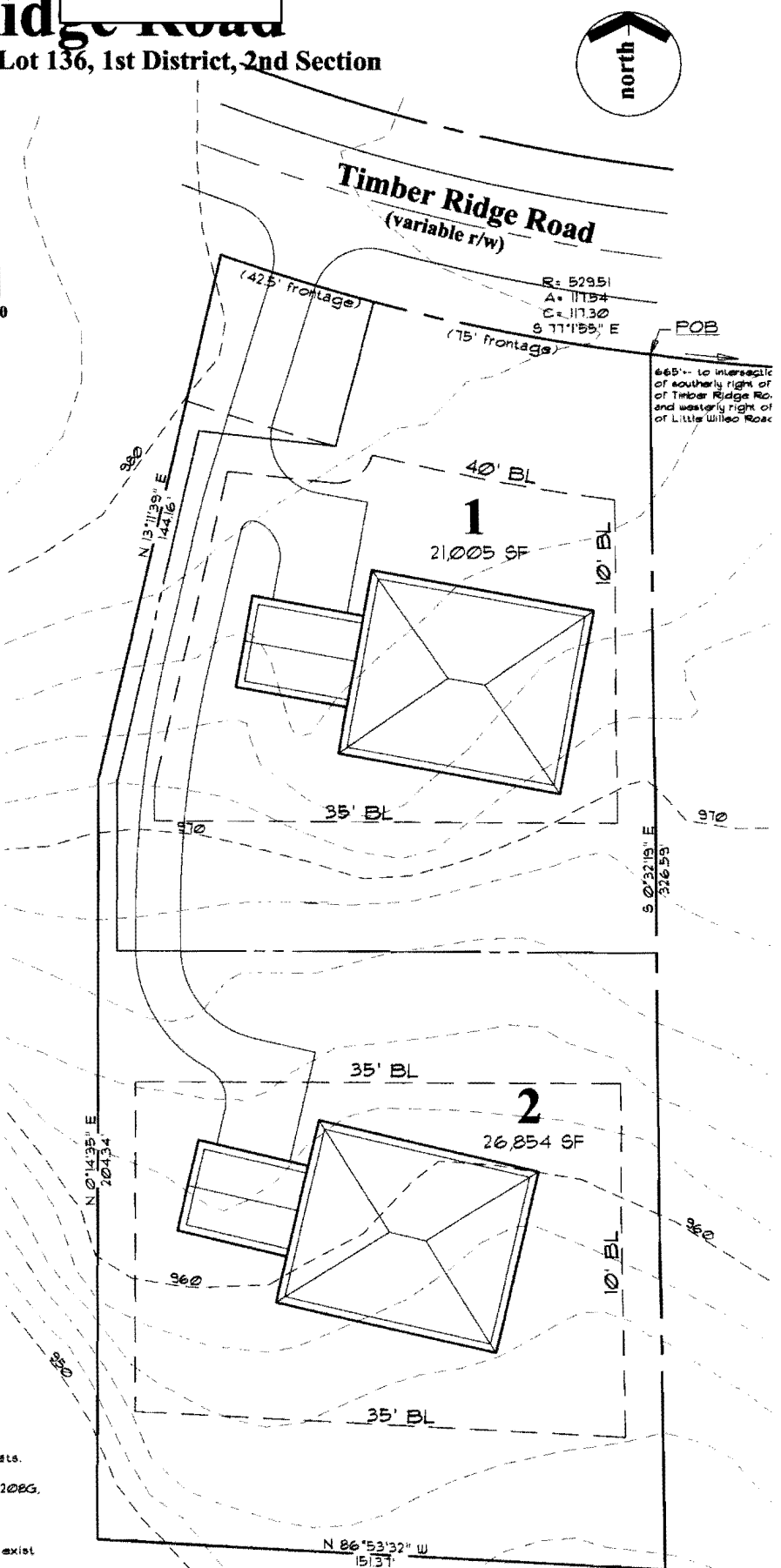
### Site Data

Total Site Area: 1.09 AC  
Existing Zoning: R-20  
Proposed Zoning: R-20 (with variance)  
Proposed Building Setbacks:  
(no variances required)  
front: 40' (minor collector)  
side: 10'  
rear: 35'



### Notes:

1. Boundary prepared from deeds and Cobb County Tax Plats.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0208G, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.



**APPLICANT:** Carol Young **PETITION No.:** V-51  
**PHONE:** 678-404-7796 **DATE OF HEARING:** 04-01-2015  
**REPRESENTATIVE:** Arthur Garrison **PRESENT ZONING:** R-20  
**PHONE:** 404-435-6632 **LAND LOT(S):** 136  
**TITLEHOLDER:** Carol E. Young **DISTRICT:** 1  
**PROPERTY LOCATION:** On the southern side of **SIZE OF TRACT:** 1.09 acres  
Timber Ridge Road, west of Little Willeo Road **COMMISSION DISTRICT:** 2  
(5010 Timber Ridge Road).  
**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 75 feet to 42.5 feet for lot 2; and 2) waive the front setback for proposed lot 2 from the required 40 feet to 35 feet.

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

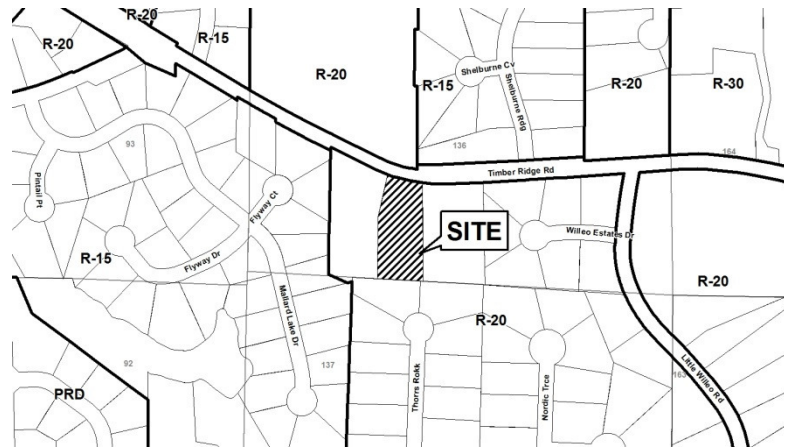
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



**APPLICANT:** Carol Young **PETITION No.:** V-51

\*\*\*\*\*

**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:** There is limited downstream stormwater conveyance from the parcel. If the lot split is approved, building permits should be made subject to Stormwater Management Division approval of onsite runoff mitigation.

**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.

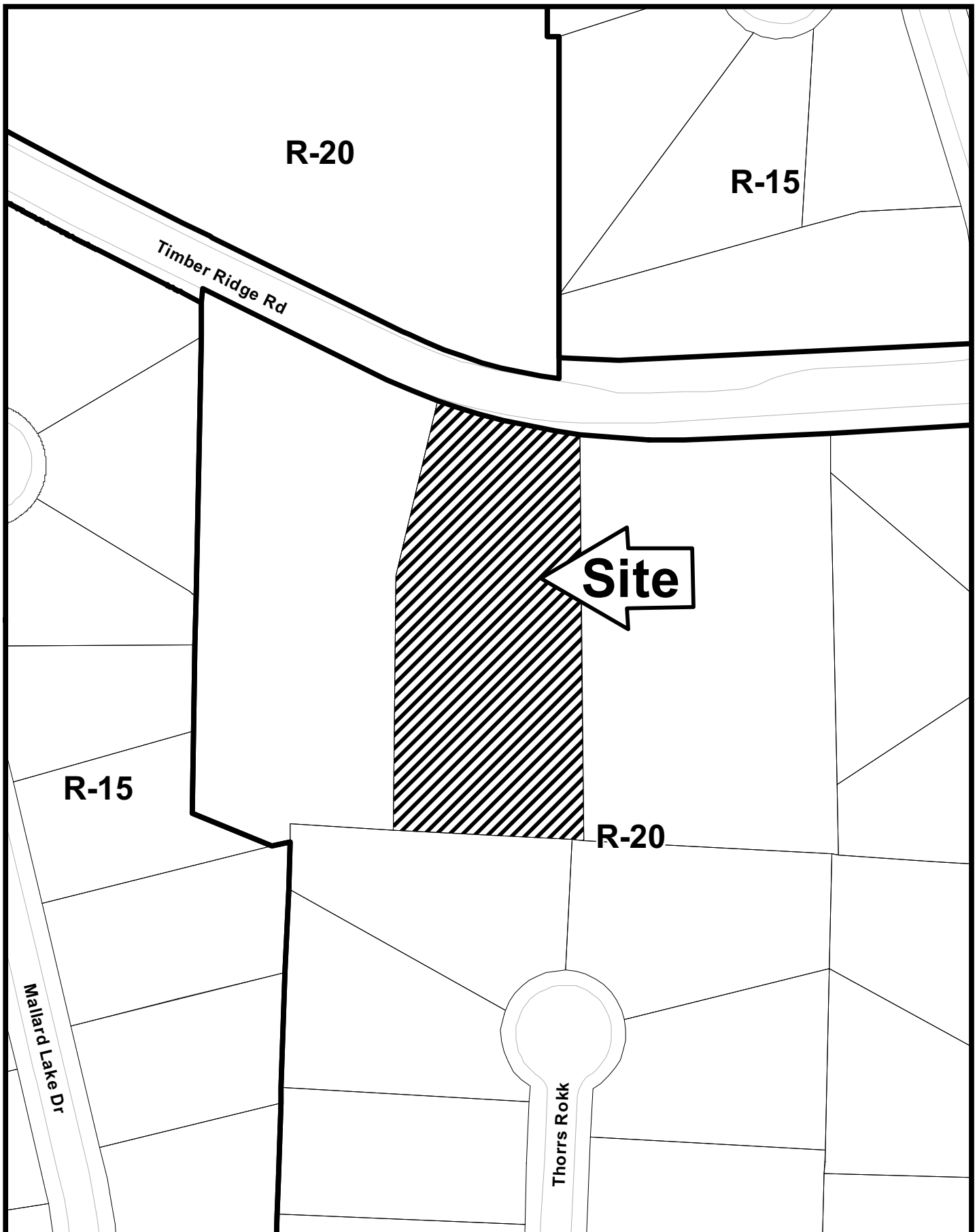
**SEWER:** No conflict.

\*\*\*\*\*

**FIRE DEPARTMENT:**

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main\*  
( Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant\*  
(Required Flow: 1000 gpm @ 20 psi)



# V-51



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

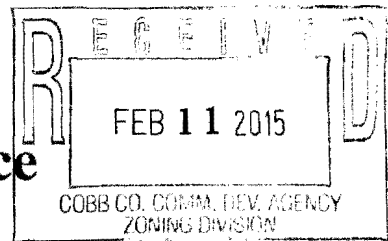
0 100 200 Feet



 City Boundary  
 Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)



Application No. V-51  
Hearing Date: 4-1-2015

Applicant Carol Young Phone # 678-404-7796 E-mail celainey@att.net

Arthur Garrison Address 1814 Jacksons Creek Bluff Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

Arthur Garrison Phone # (404) 422-6622 E-mail garr6206ebellsoath.net  
(representative's signature)

My commission expires February 14, 2017  
Signed, sealed and delivered in presence of:  
Bernetta Gaines Davis  
Notary Public

Titleholder Carol Young Phone # 678-404-7796 E-mail celainey@att.net

Signature Carol Young Address: 5010 Timber Ridge Rd, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires February 14, 2017  
Signed, sealed and delivered in presence of:  
Bernetta Gaines Davis  
Notary Public

Present Zoning of Property R-20

Location 5010 TIMBER RIDGE RD MARIETTA, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 136 District 1ST Size of Tract 1.09 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 X 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).

CURRENT R-20 ZONING AND LOT SIZES ARE COMPATIBLE WITH R-20 ZONING.  
THE TRACT TAPERS TO THE STREET RESULTING IN A LACK OF REQUIRED ROAD FRONTAGE.

List type of variance requested: REDUCTION IN PUBLIC ROAD FRONTAGE REQUIREMENT (75') TO 42.5' +/-.