

Z-75
(2015)

AREA=15, 150 SQ. FT.
(0.348 ACRES)

GRAPHIC SCALE



THE PURPOSE OF THIS VARIANCE IS TO:

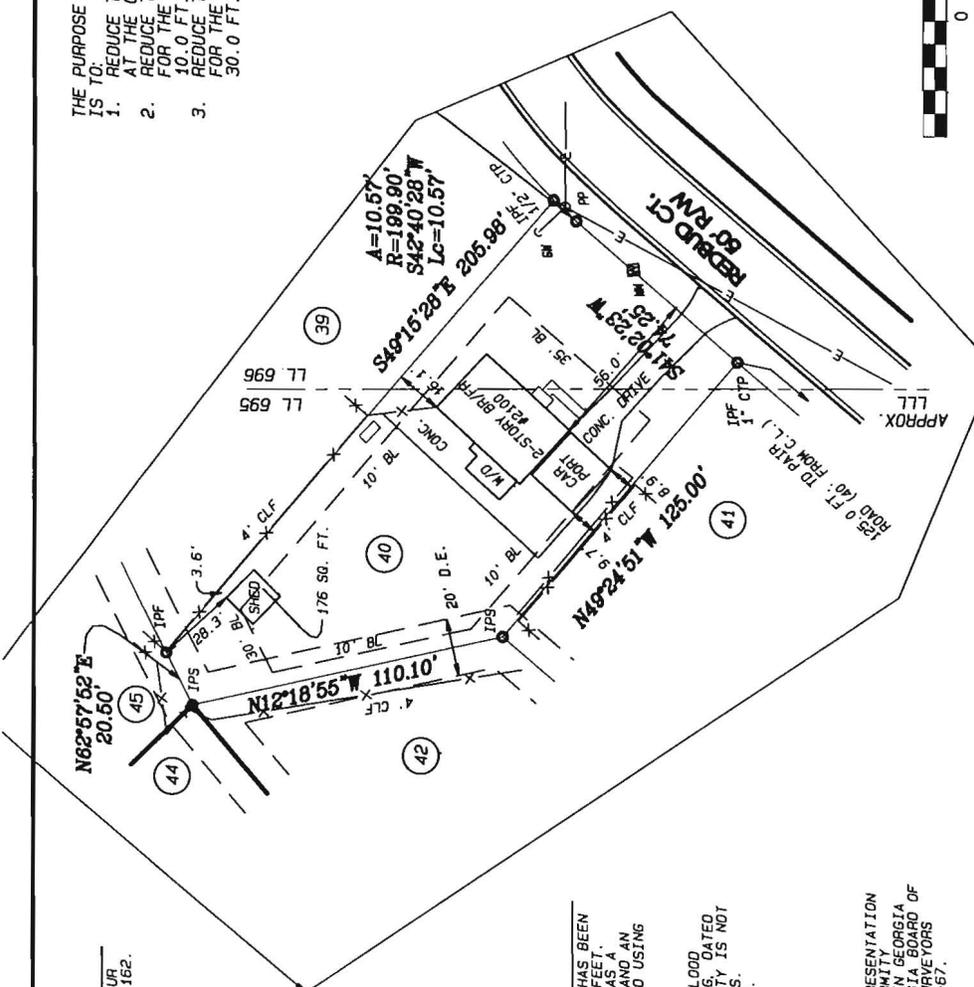
1. REDUCE THE SIDE SETBACK LINE AT THE CARPORT FROM 10.0 FT. TO 8.9 FT.
2. REDUCE THE SIDE SETBACK REQUIREMENT FOR THE ACCESSORY STRUCTURE FROM 10.0 FT. TO 3.6 FT.
3. REDUCE THE REAR SETBACK REQUIREMENT FOR THE ACCESSORY STRUCTURE FROM 30.0 FT. TO 28.3 FT.

CURRENT ZONING: PSC
PROPOSED ZONING: R-15
SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 30'

SURVEY REFERENCES:
1. PLAT OF HOLLYDALE SUBD UNIT FOUR RECORDED IN PLAT BOOK 52, PAGE 162.

SURVEY NOTES:
1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 178,448 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN EQUIPMENT OF 02 PER ANGLE AND WAS ADJUSTED USING THE COMPLEX RULE.
3. EQUIPMENT = TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY: 05-16-15
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 01136, DATED 12-16-08, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

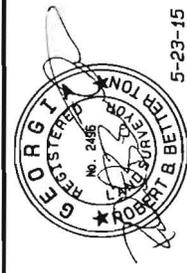
IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 19-8-67.



ZONING & VARIANCE PLAT
LOT 40, BLOCK "O"
HOLLYDALE, UNIT FOUR

LOCATED IN: LAND LOTS 695 & 696
19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 5/26/2015
PREPARED FOR:
MARCIER VARGAS

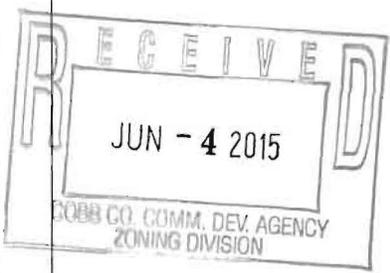
REVISION	DATE	PURPOSE



BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING / PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARLETT, GEORGIA 30084
(678) 483-0242

DRAWN BY
RBB
CHECKED BY
RBB
DRAWING SCALE
1" = 40'
FILE NUMBER
6049.PRO
JOB NUMBER
6049

6049



APPLICANT: Maricel G. Vargas

PHONE#: (678) 891-9363 **EMAIL:** secret320@hotmail.com

REPRESENTATIVE: Maricel Vargas

PHONE#: (678) 891-9363 **EMAIL:** secret320@hotmail.com

TITLEHOLDER: Nester Ariel Valeri and Maricel Gladys Vargas

PROPERTY LOCATION: Northwest side of Redbud Court, northeast of Pair Road (2100 Redbud Court).

ACCESS TO PROPERTY: Redbud Court

PHYSICAL CHARACTERISTICS TO SITE: 2 Story Single Family Home

PETITION NO: Z-75

HEARING DATE (PC): 08-04-15

HEARING DATE (BOC): 08-18-15

PRESENT ZONING: PSC, R-15

PROPOSED ZONING: R-15

PROPOSED USE: Single-Family House

SIZE OF TRACT: 0.348 acre

DISTRICT: 19

LAND LOT(S): 695, 696

PARCEL(S): 56

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: PSC, R-15/ Hollydale Subdivision

SOUTH: PSC/ Hollydale Subdivision

EAST: PSC/ Hollydale Subdivision

WEST: PSC/ Hollydale Subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

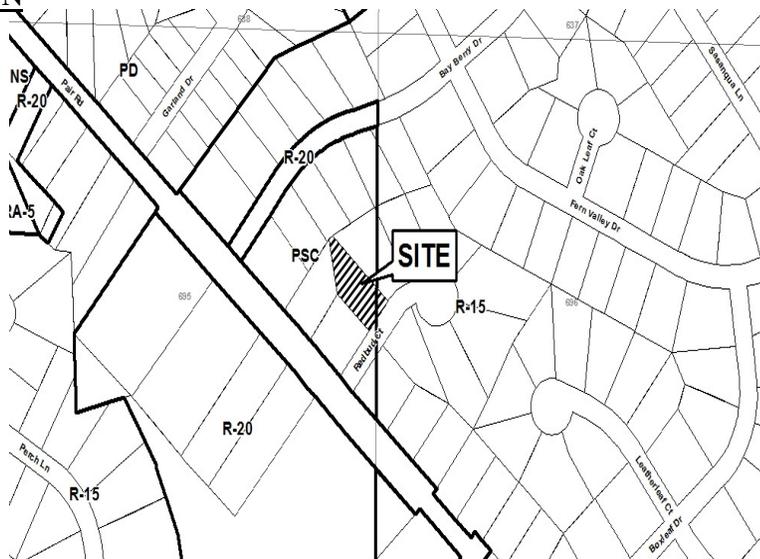
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

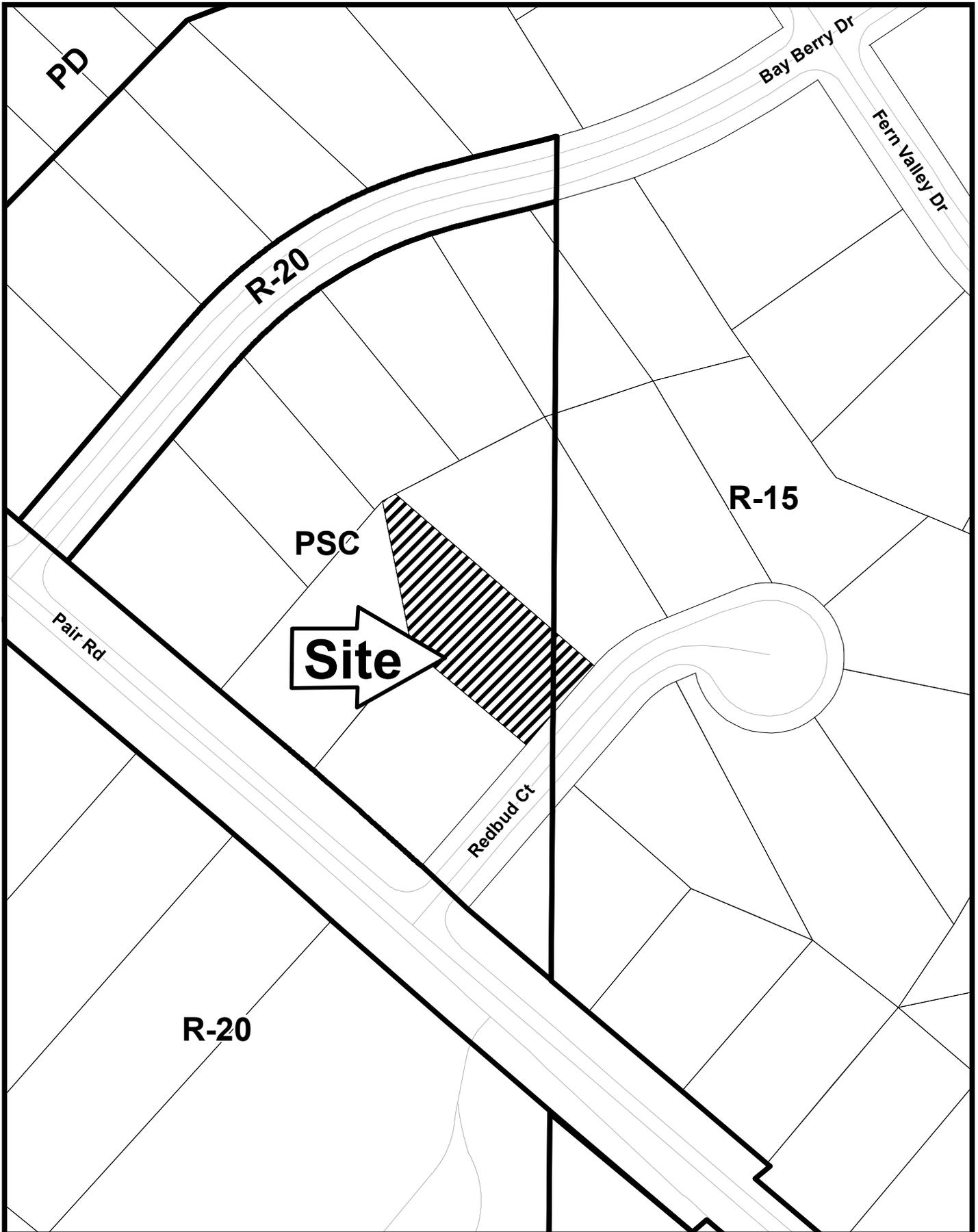
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-75



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

APPLICANT: Maricel G. Vargas

PETITION NO.: Z-75

PRESENT ZONING: PSC, R-15

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 1 **Overall Density:** 2.87 **Units/Acre**

Staff estimate for allowable # of units: 1 **Units*** **Increase of:** 0 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant is requesting a rezoning from PSC (planned shopping center) and R-15 to R-15 in order to continue to use the property as a single family home. The applicant built an attached carport on the property without a permit and subsequently lost its grandfathered status. The applicant doesn't intend to do any other improvements.

The applicants request includes contemporaneous variances required for the following:

1. Reduce side setback on the south easterly property line from 10 feet to 8.9 feet;
2. Reduce side setback on the north westerly property line from 10 feet to 3.6 feet;
3. Reduce rear setback from 30 feet to 28.3 feet.

Cemetery Preservation: No comment.

APPLICANT: Maricel G. Vargas

PETITION NO.: Z-75

PRESENT ZONING: PSC, R-15

PETITION FOR: R-15

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Elementary			
Middle			
High			

- School attendance zones are subject to revision at any time.

Additional Comments:

FIRE COMMENTS:

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.

APPLICANT: Maricel G. Vargas

PETITION NO.: Z-75

PRESENT ZONING: PSC, R-15

PETITION FOR: R-15

PLANNING COMMENTS: **Continued**

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

APPLICANT Maricel G Vargas

PETITION NO. Z-075

PRESENT ZONING PSC, R-15

PETITION FOR R-15

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 4" DI / NW side of Redbud Ct

Additional Comments: Existing water customer

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: Redbud Ct ROW

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Exising sewer customer
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Maricel G. Vargas

PETITION NO.: Z-75

PRESENT ZONING: PSC, R-15

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Maricel G. Vargas

PETITION NO.: Z-75

PRESENT ZONING: PSC, R-15

PETITION FOR: R-15

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Redbud Court	N/A	Local	25 mph	Cobb	50'

COMMENTS AND OBSERVATIONS

Redbud Court is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

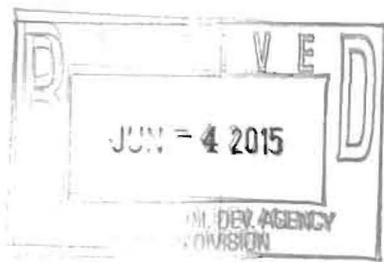
Z-75 MARICEL G. VARGAS

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in this area are zoned for single family houses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. All contiguous properties are used as single family homes and are located in a platted neighborhood.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be in a Low Density Residential (LDR) land use category. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal to R-15. The proposed rezoning will not increase density, and will help the zoning map match the uses in the area.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- Apply for permit for carport;
- Variances approved for existing buildings only, any new variances will go to the Board of Zoning Appeals;
- Water and Sewer Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- Stormwater Management Division comments and recommendations;
- Development and Inspections comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application No. Z-75

August 2015

Summary of Intent for Rezoning

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Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 18 x 21 x 7
- b) Proposed building architecture: Steel and Metal
- c) Proposed selling prices(s): \$ 1.400
- d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): GARAGE FOR CARS
- b) Proposed building architecture: CARPORT
- c) Proposed hours/days of operation: 6 hours
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

-
- Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).