

**PROPOSED REDUCTION OF REAR SETBACK FROM 40 FEET TO 15 FEET TO ALLOW FOR THE HOUSE TO BE LOCATED OUTSIDE OF THE EXISTING SEWER LINE EASEMENT.**

**Site Notes:**

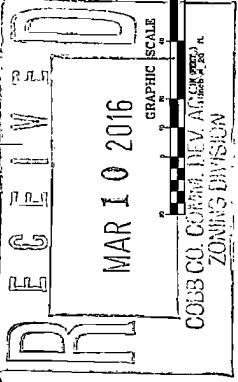
1. THE SITE CONTAINS 1.275 ACRES
2. SITE ADDRESS: 760 ATLANTA COUNTRY CLUB RD, MARIETTA GA 30067
3. PARCEL ID NUMBER: 17169300250
4. THE NORTH ARROW AND SCALE ARE SHOWN ON C-1
5. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCKELLEN SURVEYING SERVICES, INC., DATED AS PER THE FLOOD INSURANCE RATE MAP #1306720141, DATED MARCH 4, 2013.
6. NO PORTION OF THIS PROPERTY IS ANOTHER ESTABLISHED FLOOD HAZARDOUS AREA.
7. THERE ARE WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THESE AREAS. THE PROPOSED IMPROVEMENTS TO THIS STATE WATERS BUFFER TO THE BEST OF OUR KNOWLEDGE THESE ARE CHANGES. ANY FEDERAL OR APPLICABLE LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE IDENTIFIED, THE PROPOSED IMPROVEMENTS TO THIS STATE WATERS BUFFER WILL BE MODIFIED TO AVOID AND MAINTAIN THE EXISTING USE OF THE PROPERTY.
8. THE INTENDED USE OF THE PROPERTY WILL BE FOR THE RESIDUAL OF AN EXISTING SINGLE FAMILY HOME AND THE ADDITION OF A NEW SINGLE FAMILY HOME.

**Zoning Notes:**

1. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA) EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ADA ACT.
2. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
3. ANY SITES TO BE PERMITTED THROUGH COBB COUNTY CODE ENFORCEMENT DEPARTMENT MUST BE PERMITTED THROUGH THE ZONING DIVISION. ALL UTILITIES SHALL BE LOCATED AT SUBSTATION SITES MUST ALSO BE SHOWN ON THE PLAN.
4. NO DEVELOPMENT IS PROPOSED FOR THIS SITE. GARAGE GROUP WILL BE PROVIDED BY THE OWNER.

**Zoning Requirements:**

- ZONING R-30 SINGLE-FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 30,000 SQUARE FEET
- MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET
- CU-16-SAC, 50 FEET
- MINIMUM PUBLIC ROAD FRONTAGE: 75 FEET; CU-16-SAC
- BUILDING SETBACKS SHALL BE MEASURED FROM FUTURE FRONT YARD: 40 OR 50 FT (50 SHOWN)
- REAR YARD: 40 FT (VARIANCE FOR 15 FT)
- MAX HEIGHT: 35 FT
- PAVING REQUIREMENTS: ONE SPACE FOR THE RESIDENCES. MAX THROUGH SURFACE SHALL NOT EXCEED 50%



**24 HOUR EMERGENCY CONTACT: FERNANDO CALVO 404-761-6600**

**APPLICANT:** Arlene L. Connor

**PETITION No.:** V-61

**PHONE:** 678-429-7490

**DATE OF HEARING:** 05-11-2016

**REPRESENTATIVE:** Fernando Calvo

**PRESENT ZONING:** R-30

**PHONE:** 404-751-6509

**LAND LOT(S):** 1093

**TITLEHOLDER:** Arlene Lane Connor

**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of Atlanta County Club Drive, on the south side of Burning Tree Drive (760 Atlanta Country Club Drive).

**SIZE OF TRACT:** 1.28 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 15 feet.

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

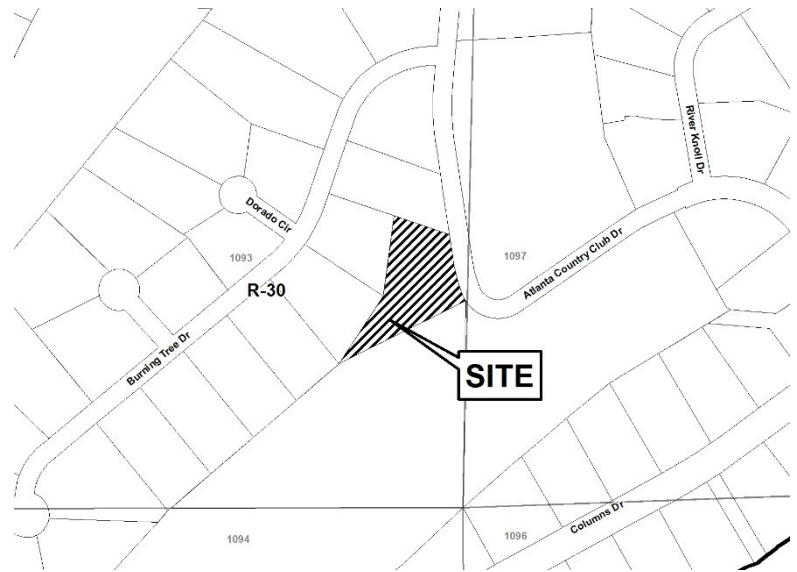
**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **VOTE**       

**STIPULATIONS:**         
        
      



**APPLICANT:** Arlene L. Connor

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**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 modified setbacks 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:** Subject to ARC Metropolitan River Protection Act review prior to permitting.

**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:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** New home must be minimum 10' from edge of sanitary sewer easement. The existing concrete wall appears to be in the sewer easement setback, in violation of County Code 122-123

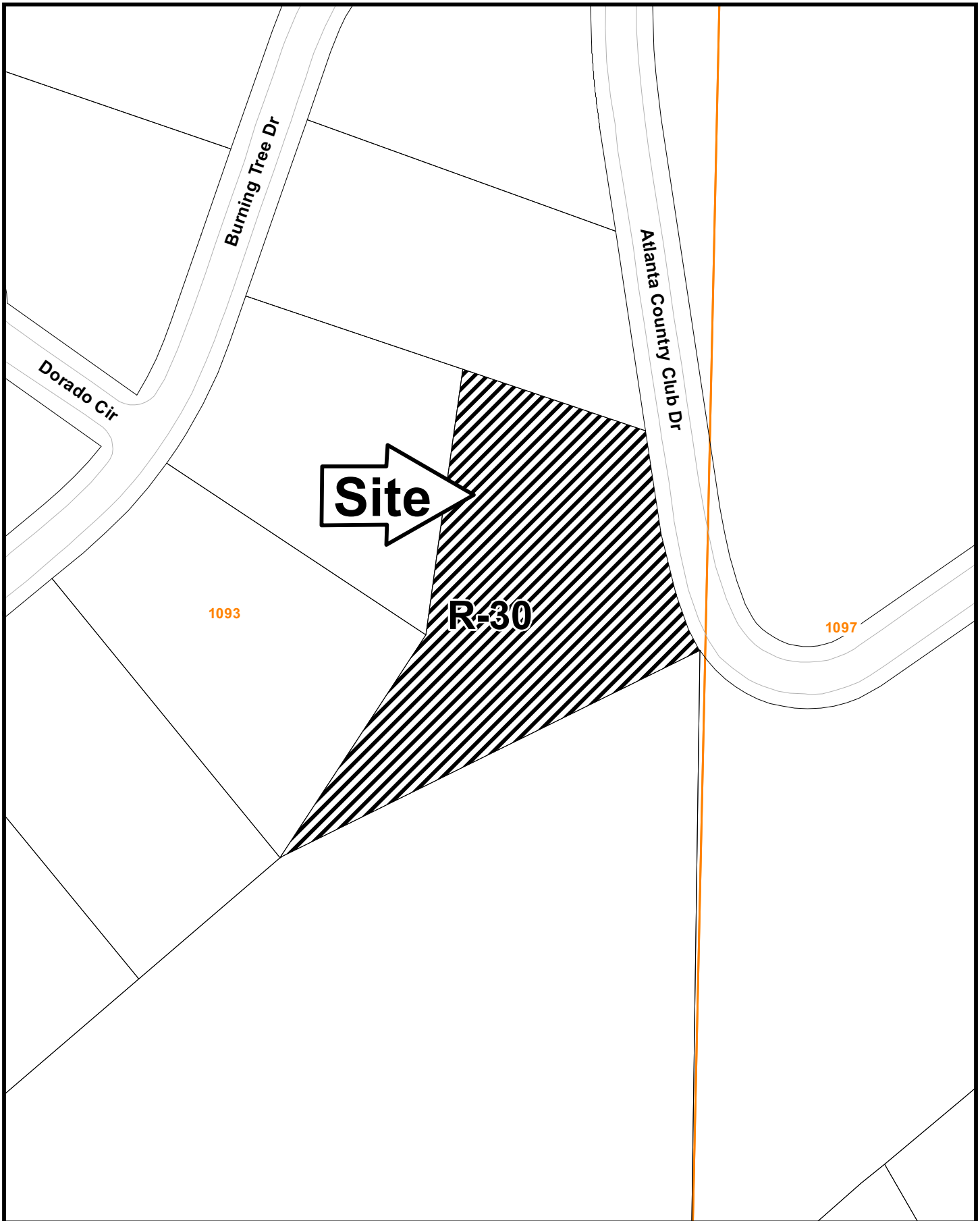
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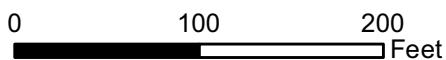
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**FIRE DEPARTMENT:** analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

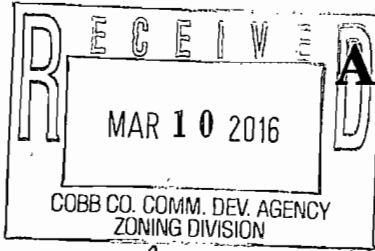
# V-61-2016 GIS MAP



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-61  
Hearing Date: 5-11-10

Applicant ARLENE L. CONNOR Phone # 678-429-7490 E-mail connorarlene@gmail.com

Fernando Calvo Address 345 Dogwood Trail SE  
(representative's name, printed) (street, city, state and zip code)

Fernando Calvo Phone # 404-751-6500 E-mail FCALVO7606@GMAIL.COM  
(representative's signature)

My commission expires: MARCH 19, 2019

Signed, sealed and delivered in presence of: Oneshia C. Smith  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires March 10, 2019  
Notary Public

Titleholder Arlene Lane Connor Phone # 678-429-7490 E-mail connorarlene@gmail.com

Signature Arlene Lane Connor Address: 10 VERNON RD NW, ATLANTA GA 30305  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: MARCH 10, 2019

Signed, sealed and delivered in presence of: Oneshia C. Smith  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires March 10, 2019  
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Present Zoning of Property R3 Residential Lots R-30

Location 760 Atlanta Country Club Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 35 & part of 33 District 17th Size of Tract 1.275 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 X Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO XXX

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).

List type of variance requested: Rear setback to be reduced from 40' to 15'. The hardship for the lot and the reason for the request of the rear setback variance is the existing sanitary sewer line and easement being well within the buildable area on the front of the lot.