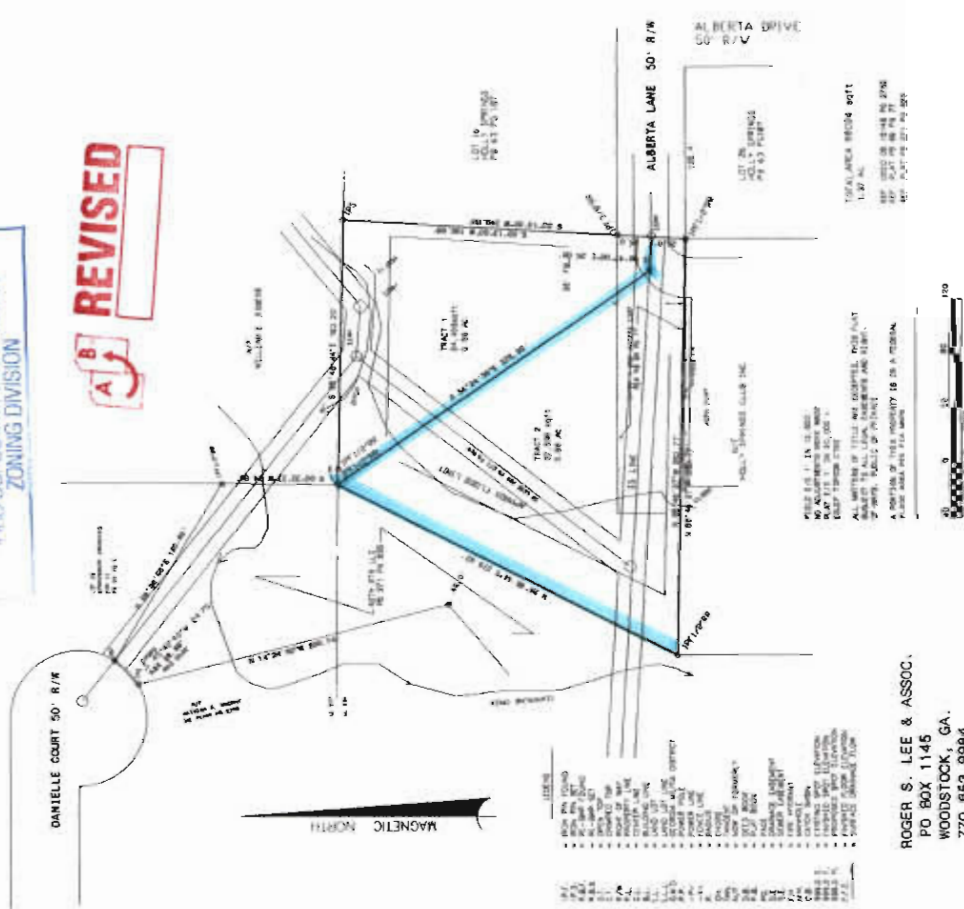


**RECEIVED**  
**MAY 11 2016**  
 2016 CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**REVIS**



ROGER S. LEE & ASSOC.  
 PO BOX 1145  
 WOODSTOCK, GA.  
 770 663 9984

*Proposed Line*

**V-75  
 (2016)  
 REVISED**

11. IS THE OWNER DEVELOPER/SUBMITTER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL AND SEDIMENTATION CONTROL ON ALL CONSTRUCTION SITES TO PREVENT AND REDUCE SOIL EROSION AND SEDIMENTATION AND TO PROTECT THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION CONTROL ORDINANCE, FOR ANY PROJECT WITH A SUBMITTAL REQUIREMENT FOR EROSION CONTROL MEASURES THAT MUST BE FILED WITH THE REGULAR ENVIRONMENTAL SUBMISSION DECISION (ESD) AND THE LOCAL DENIAL AUTHORITY (Cobb County).

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE REC. 58-58-31, MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE SUBMITTAL OF THE SITE PLAN TO THE LOCAL DENIAL AUTHORITY. THE LOCAL DENIAL AUTHORITY SHALL BE A MEMBER THAT THRESHOLD STREET ABOVE THE 100-FOOT PLOTTED PLANNED AREA, AN EROSION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE POSTING OF THE SITE PLAN.

**GENERAL NOTES:**  
 1) NUMBER A THROUGH F SHALL BE SHOWN SET AT ALL LOT CORNERS AND INTERSECTIONS.  
 2) TOTAL NUMBER OF LOTS.  
 3) TOTAL ACRES OF LOTS.  
 4) ZONING NOTES.  
 5) MINIMUM LOT SIZE: 15 ACRES.  
 6) FRONT BUILDING LINE: 30'.  
 7) SIDE BUILDING LINE: 10'.  
 8) MINIMUM HOUSE SIZE (FOOTPRINT): 1,000 SQ. FT.  
 9) MINIMUM 4.0 LOTS PER ACRE.  
 10) DISTANCES SHOWN ON THE PLAN ARE GROUND DISTANCES.  
 11) DISTANCES ARE BASED ON MAGNETIC OBSERVATION.  
 12) EROSION CONTROL MEASURES SHALL BE SET AT EDGE OF ALBERTA LANE.  
 13) DEVELOPER'S CONTRACTOR AND INSPECTOR BY COBB INSPECTORS.  
 14) SIDEWALKWAY MUST HAVE A MINIMUM 12" CHALKING SURFACE WIDTH WITH MINIMUM 2" INSIDE TURNING RADIUS.  
 15) FULLY DEVELOPED LOTS SHALL BE AT LEAST 7.5' FROM CLEARANCE OF UTILITY.  
 16) MINIMUM GRADE SHALL NOT EXCEED 1%.  
 17) SIDEWALKWAY MUST BE SET WITHIN 150' OF THE NEAREST HYDRANT.  
 18) SIDEWALKWAY IS LIMITED TO 1000' MAXIMUM FROM HIGHWAY UNLESS AN APPROVED TURN AROUND IS PROVIDED.  
 19) SIDEWALKWAY MUST BE SET WITHIN 25' FROM ALL BUILDINGS.  
 20) DEPT. ADDRESS WITH A MINIMUM 12" CLEAR WIDTH.  
 21) HYDRANT WITHIN 100' OF REMOTE STRUCTURE, MINIMUM INSULATED FROM 1000000 & 20000.  
 22) HYDRANT LINE TEST FROM GLENNET EXISTING HYDRANT.  
 23) MINIMUM 10' FROM 1000000 & 20000.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT MANHOLE BENCH OR EXISTING ON POINT OF REAR SETBACKS OR WITHIN THE DISTANCE OF A SET ON SIDE SETBACKS, PER CODE 18-1-105.

TO ENSURE COMPLIANCE WITH MICHIGAN'S EROSION CONTROL ACT, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COBB COUNTY WATER SYSTEM PRIOR TO THE BEGINNING OF CONSTRUCTION OF A BUILDING PERMIT.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING OR OTHER MAKING IMPROVEMENTS ON THE DECEDENT'S ESTATE. THE LOCAL DENIAL AUTHORITY SHALL BE RESPONSIBLE FOR REPAIRING THE PROPERTY OWNER.

WHEREAS I, ANDREW BERRYMAN, OWNER OF THE LAND SHOWN ON THIS PLAN, A FULLY AUTHORIZED AGENT THEREOF, HAVE SUBMITTED HERETO, I ACKNOWLEDGE THAT THE APPROVAL OF THIS PLAN BY COBB COUNTY IS ONLY FOR THE SUBMISSION OF THIS PLAN, AND IS NOT A GUARANTEE OF ANY KIND, AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. I WILL BE RESPONSIBLE FOR THE SUBMISSION OF THIS PLAN TO THE LOCAL DENIAL AUTHORITY (Cobb County) AND THE LOCAL DENIAL AUTHORITY (Cobb County) SHALL BE RESPONSIBLE FOR THE SUBMISSION OF THIS PLAN TO THE LOCAL DENIAL AUTHORITY (Cobb County).

COBB COUNTY DEVELOPMENT CERTIFICATION  
 THIS PLAN, HAVING BEEN SUBMITTED TO COBB COUNTY, HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORD.

COBB COUNTY WATER SYSTEM  
 ZONING DIVISION  
 DEVELOPMENT AND INSPECTIONS DIVISION  
 PLAN FILED IN OFFICE \_\_\_\_\_ RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY, COBB COUNTY SUPERIOR COURT DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 24 W. CONWAY ALEX  
 770-663-9984  
 ALEX@RECORDING.COM

COBB COUNTY DEVELOPMENT CERTIFICATION  
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 COUNTY, COBB COUNTY SUPERIOR COURT DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 24 W. CONWAY ALEX  
 770-663-9984  
 ALEX@RECORDING.COM

**APPLICANT:** Family Houses, LLC

**PETITION No.:** V-75

**PHONE:** 770-633-3062

**DATE OF HEARING:** 06-15-2016

**REPRESENTATIVE:** Aliaksandr Hamialkou

**PRESENT ZONING:** R-15

**PHONE:** 770-633-3062

**LAND LOT(S):** 527, 554, 555, 598

**TITLEHOLDER:** Family Houses, LLC

**DISTRICT:** 16

**PROPERTY LOCATION:** At the western terminus of

**SIZE OF TRACT:** 8.83 acres

Alberta Lane, west of Timberline Road and at the southern terminus of Danielle Court, south of Patten Drive

**COMMISSION DISTRICT:** 3

(2432 Salem Drive).

**TYPE OF VARIANCE:** Waive the minimum road frontage from the required 75 feet to 25 feet for proposed tracts 1 and 2 and from the required 50 feet to 25 feet for proposed tract 3.

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

**BOARD OF APPEALS DECISION**

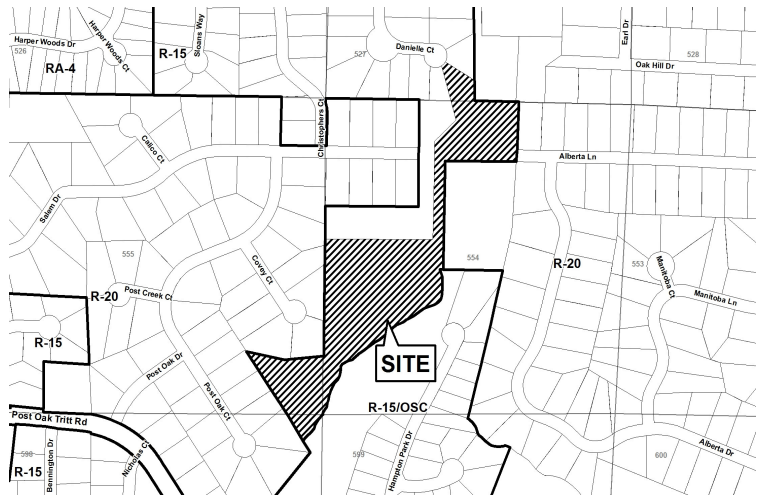
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Family Houses, LLC

**PETITION No.:** V-75

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**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, the approved configuration of the parcels, 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 sufficient acreage to allow for a three lot subdivision and to provide the minimum 12,500 sf buildable area above the floodplain. However, creation of three lots will require that stormwater management be provided and Tract 3 will need a stream buffer variance to provide access to the only buildable area on the parcel.

**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 for V-72 –V-85.

**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:** Applicant should be made aware of existing sewer easements on all 3 tracts, and County Code 122-123 which prohibits permanent structures in or near said easements.

**APPLICANT:** Family Houses, LLC

**PETITION No.:** V-75

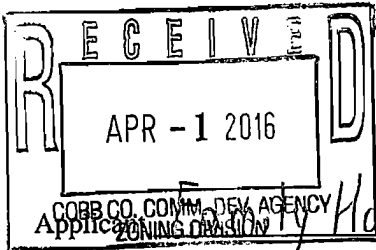
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**FIRE DEPARTMENT:** ALL 3 Tracts are in excess of the 500-ft maximum from a fire hydrant

1. Driveway must have a minimum 20' driving surface width with minimum 25' inside turning radius where serving 3 or more residence and 12' where serving 2 or less residence.
2. 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).
3. Maximum grade shall not exceed 18%.
4. Driveway must extend within 150' of the most remote portion of the structure.
5. Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
6. Driveway must support 25 Tons (50,000 lbs.)
7. Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
8. Hydrant within 500' of remote structure, minimum 6" main\*  
(Required Flow: 1000 gpm @ 20 psi)

\* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.



# Application for Variance Cobb County

(type or print clearly)

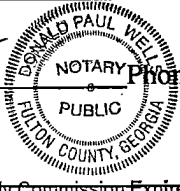
Application No. V-75  
Hearing Date: 6-15-16

COBB CO. COMM. DEV. AGENCY  
APPLICATING ORGANIZATION

Family Houses LLC Phone # 770-633-3062 E-mail alexinvestmentsllc@gmail.com

Aliaksandr Hamialkou Address 4250 Sheffield Ct NW, Kennesaw GA  
(representative's name, printed) (street, city, state and zip code) 30144

[Signature]  
(representative's signature)



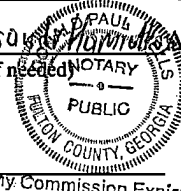
Phone # 770-633-3062 E-mail alexinvestmentsllc@gmail.com

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Titleholder Family Houses LLC Phone # 770 633 3062 E-mail alexinvestmentsllc@gmail.com

Signature [Signature] Aliaksandr Hamialkou Address: 4250 Sheffield Ct NW, Kennesaw GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30144



Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Present Zoning of Property R5- Residential Large Tracts

Location 2432 Salem Drive, Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 554 District 16th Size of Tract 8.83 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 \_\_\_\_\_ Other \_\_\_\_\_

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

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).

There is an approximately one acre suitable for building residential houses. It will be impossible to build two houses on that one acre without a variance.

List type of variance requested: Reduction in road frontage for Tract 2 at Danielle Court.  
Reduction in road frontage for Tract 1 and 2, at Alberta Lane.