

64-V-96  
 (2016)

SITE PLAN FOR  
 130 TURNER ROAD REMODEL

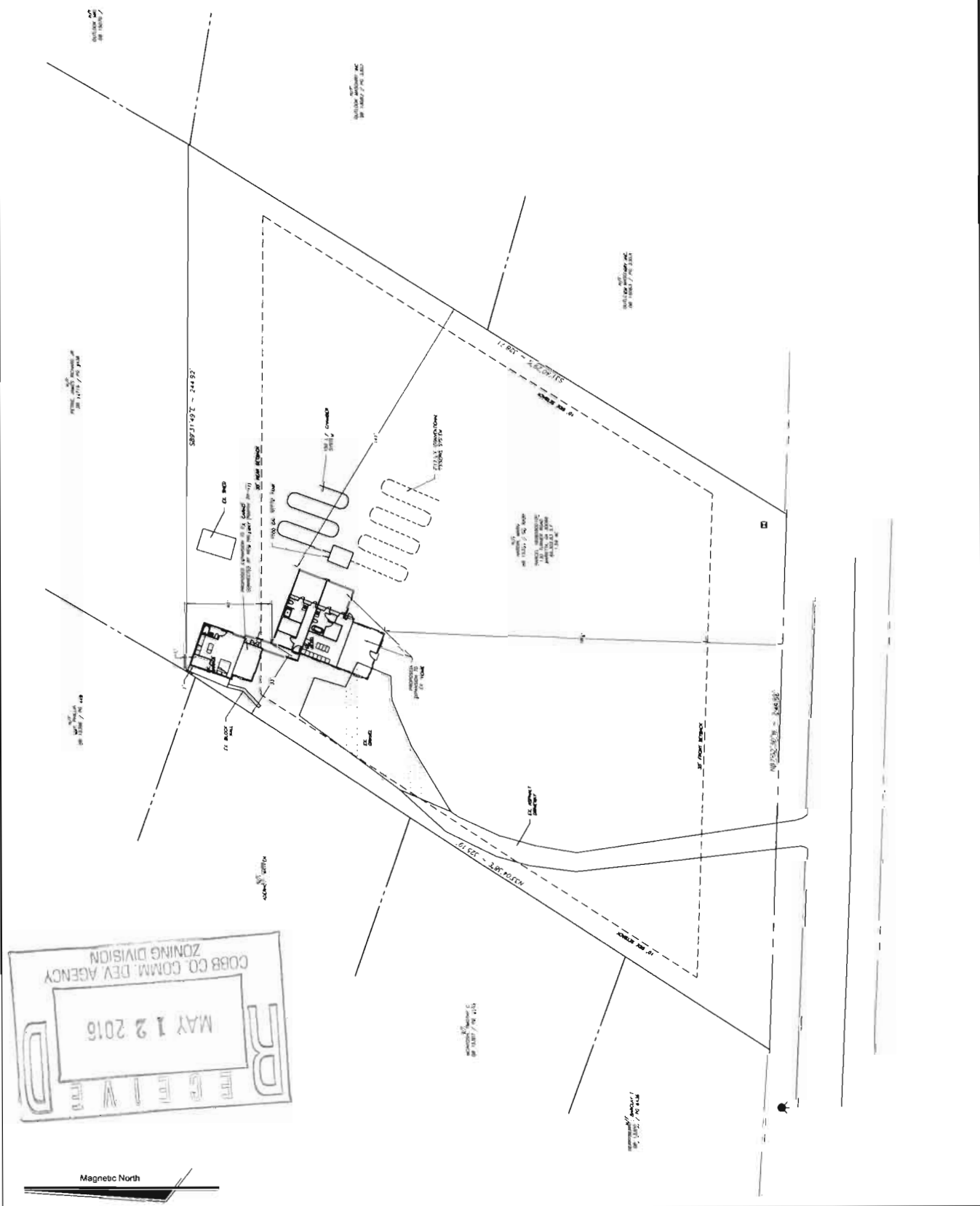


SITE PLAN

- PROJECT NOTES:**
1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  2. ALL EXISTING STRUCTURES TO BE DEMOLISHED ARE SHOWN WITH DASHED LINES AND DIMENSIONS.
  3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL PLUMBING CODE.
  4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE AND THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
  5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE.
  6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE.
  7. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
  8. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SCHEDULING CODE.
  9. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SIGNAGE CODE.
  10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WIND-BURNING RESISTANCE CODE.
  11. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL VEHICLE SAFETY CODE.
  12. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SAFETY CODE.
  13. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SECURITY CODE.
  14. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY CODE.
  15. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TRANSPORTATION CODE.
  16. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL COMMUNICATIONS CODE.
  17. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TELEVISION AND SOUND BROADCASTING CODE.
  18. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TELECOMMUNICATIONS CODE.
  19. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL VIDEO AND MULTIMEDIA CODE.
  20. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TELEVISION AND SOUND BROADCASTING CODE.
  21. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TELECOMMUNICATIONS CODE.
  22. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL VIDEO AND MULTIMEDIA CODE.

IF YOU SEE BODILY INJURY...  
 1-800-368-7243  
 (NATIONWIDE SERVICE)  
 IT'S THE LAW

24-HOUR EMERGENCY CONTACT:  
 Jon Lawson  
 PH: 770-318-0908



RECEIVED  
 MAY 12 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**APPLICANT:** Terry Frank

**PETITION No.:** V-94

**PHONE:** 404-285-1124

**DATE OF HEARING:** 07-13-2016

**REPRESENTATIVE:** Amanda K. Woodruff

**PRESENT ZONING:** R-20

**PHONE:** 404-285-1124

**LAND LOT(S):** 859

**TITLEHOLDER:** Deborah Kay Hubert

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Turner Road, west of Bells Ferry Road and east of Price Lane (130 Turner Road).

**SIZE OF TRACT:** 1.59 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed) from the required 35 feet to five (5) feet; 2) waive the rear setback from the required 35 feet to one (1) foot; 3) waive the side setback from the required 10 feet to one (1) foot adjacent to the western property line; and 4) allow parking on a non-hardened surface.

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

**BOARD OF APPEALS DECISION**

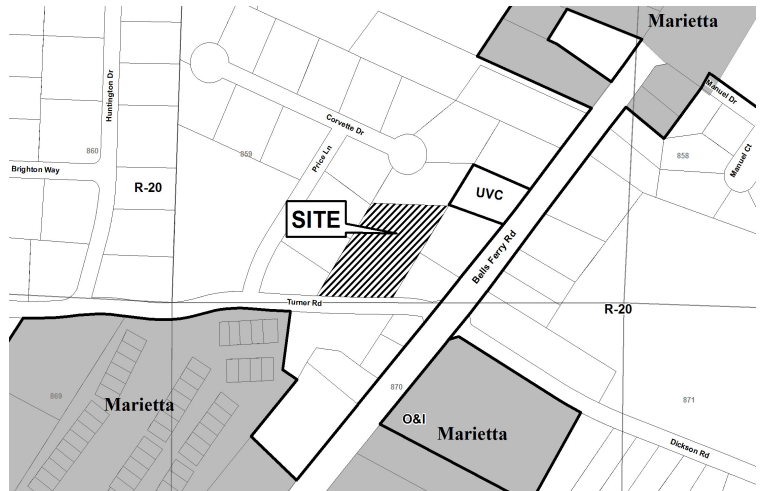
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Terry Frank

**PETITION No.:** V-94

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**COMMENTS**

**TRAFFIC:** Recommend driveway on Turner Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or the County right-of-way, whichever is greater in length.

**DEVELOPMENT & INSPECTIONS:** If allowed permits will be required the entire attached structure would have to meet constuction code requirements. Wall closer than 5 feet to the property line will be required to be one hour fire rated.

**SITE PLAN REVIEW:**

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated.

**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-94.

**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:** There is no significant impact on thee cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

**SEWER:** No conflict.

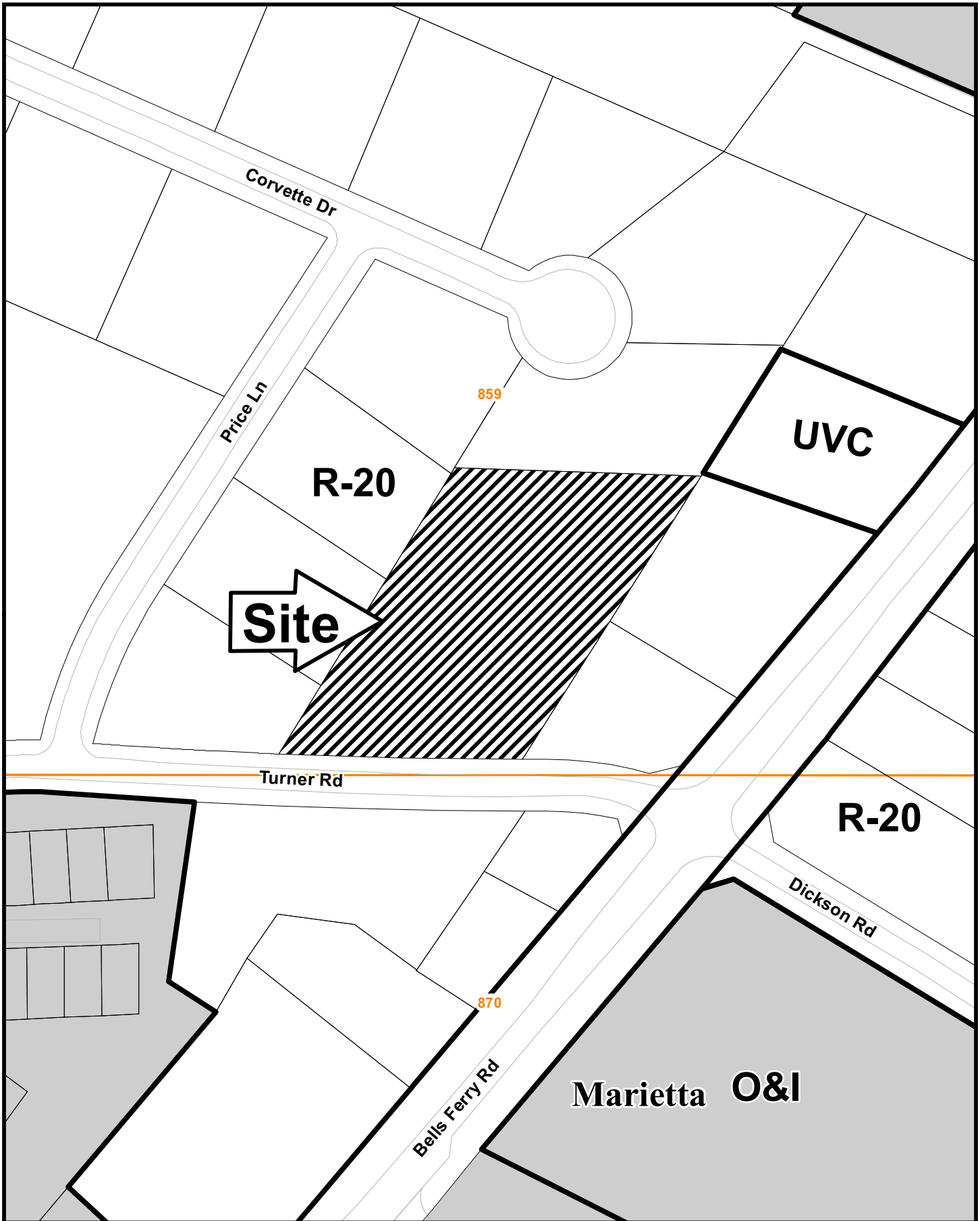
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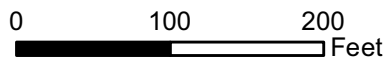
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

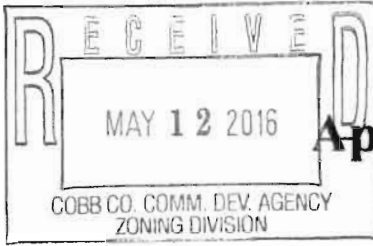
# V-94-2016 GIS



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-94  
Hearing Date: JULY 13, 2016

Applicant TERRY FRANK Phone # 404 285-1124 E-mail amanda@woodruffai.com

Amanda K. Woodruff Address 3301 Stewart Lake Road Monroe 30655  
(representative's name, printed) (street, city, state and zip code)

Amanda K. Woodruff Phone # 404 285-1124 E-mail amanda@woodruffai.com  
(representative's signature)

My commission expires 5/22/2016

Michael J. Woodruff Notary Public  
Notary Public  
Signature: [Signature]  
Notary Public

Titleholder Deborah K. Hubert Address Hubert 76770  
Signature Deborah K. Hubert Address EARTHINK.NET  
(attach address) (street address, if applicable, nearest intersection, etc.)



My commission expires 5/11/2016  
350 PARK AVENUE WEST  
#813 ATLANTA GA  
30313-1607

Present Zoning of Property \_\_\_\_\_

Location 130 TURNER MARIETTA GA  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 859 District 16 Size of Tract 1.59 Acres(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The conditions 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:

APPLICANT WOULD LIKE TO COMPLETE AN EXPANSION TO  
IMPROVE USE & VALUE OF LOT. EXISTING STRUCTURE TO IMPROVE  
IS CURRENTLY INSIDE SETBACK UNNECESSARY TO MOVE EXISTING  
STRUCTURE WOULD CAUSE UNNEEDED & VERY HIGH COST

List type of variance requested: WE RESPECTFULLY REQUEST TO OBTAIN A VARIANCE  
TO IMPROVE THE EXISTING SHED ON SITE IN ACCORDANCE WITH THE  
SITE PLAN & FLOOR PLAN ATTACHED HERE IN. WE WILL BE  
CONNECTING THE EXISTING HOME & THIS IMPROVEMENT WITH  
AN ENCLOSED CONDITIONED HALLWAY.