

CARSON MCELHENRY
ARCHITECTURE, INC.

RESIDENCE
CHISEL DRIVE
FA, GEORGIA

V-56
(2017)

NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE
NO. 11	DATE
NO. 12	DATE
NO. 13	DATE
NO. 14	DATE
NO. 15	DATE
NO. 16	DATE
NO. 17	DATE
NO. 18	DATE
NO. 19	DATE
NO. 20	DATE

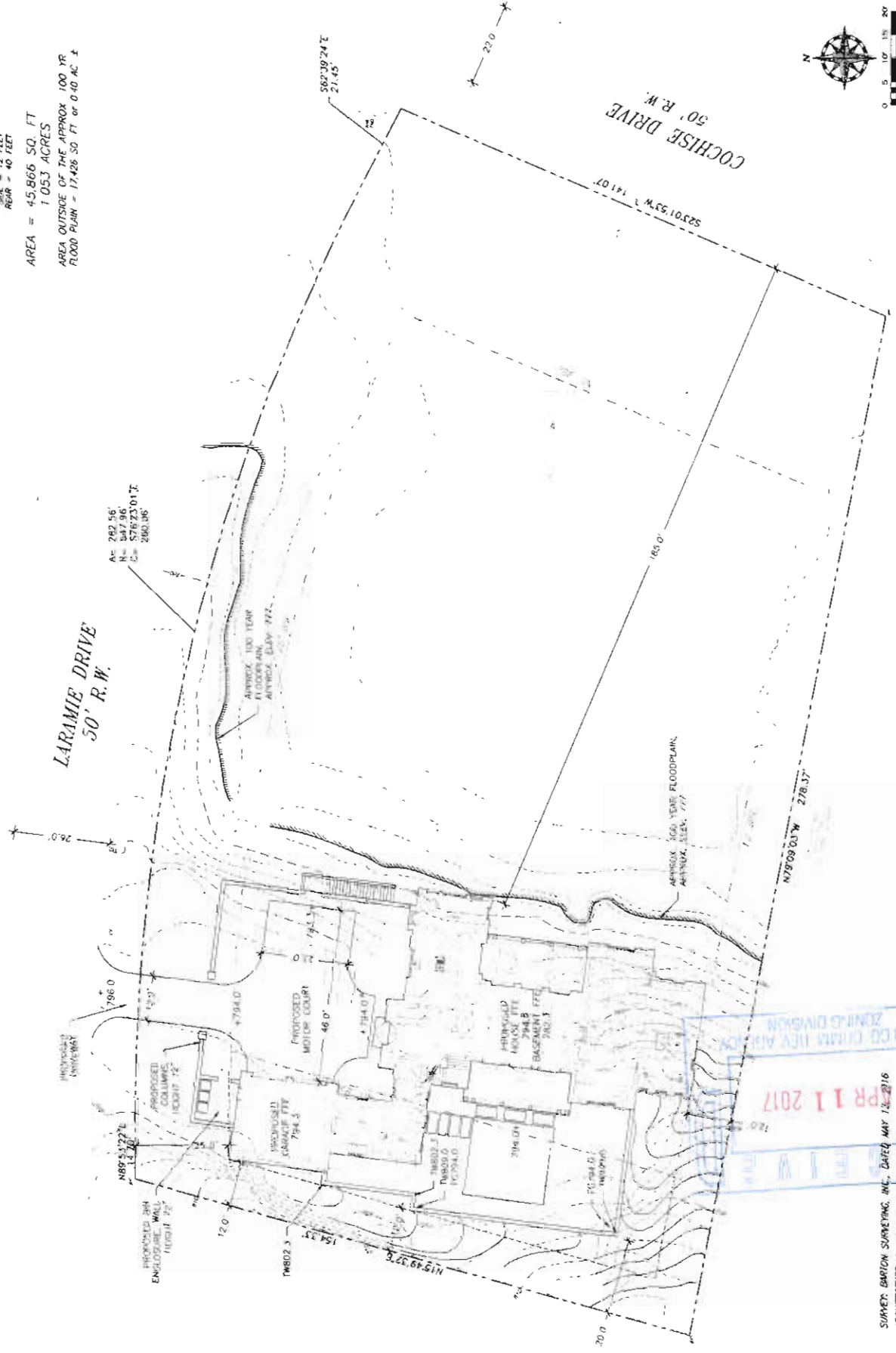


VARIANCE
EXHIBIT
L-1

THIS PROPERTY IS CURRENTLY ZONED R-50 PER THE
GWINN COUNTY C.L.S. ZONING MAP
SETBACKS: FRONT = 50 FEET
SIDE = 12 FEET
REAR = 40 FEET

AREA = 45,866 SQ. FT
1.053 ACRES

AREA OUTSIDE OF THE APPROX. 100 YR.
FLOOD PLAIN = 17,428 SQ. FT. OR 0.40 AC. ±



SURVEY: BARTON SURVEYING, INC., DATED MAY 18, 2016
ARCHITECTURE: D. STANLEY DIXON, ARCHITECT

APPLICANT: Emily Davis

PETITION No.: V-56

PHONE: 770-235-0899

DATE OF HEARING: 6-14-2017

REPRESENTATIVE: Jon Hart

PRESENT ZONING: R-30

PHONE: 770-597-4764

LAND LOT(S): 974

TITLEHOLDER: Emily D. Gray

DISTRICT: 17

PROPERTY LOCATION: On the southwest corner of Laramie Drive and Cochise Drive (3588 Cochise Drive).

SIZE OF TRACT: 1.05 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the setback for a retaining wall 15 feet tall from the required 15 feet to 12 feet adjacent to the west property line; and 2) waive the rear setback from the required 40 feet to 12 feet.

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

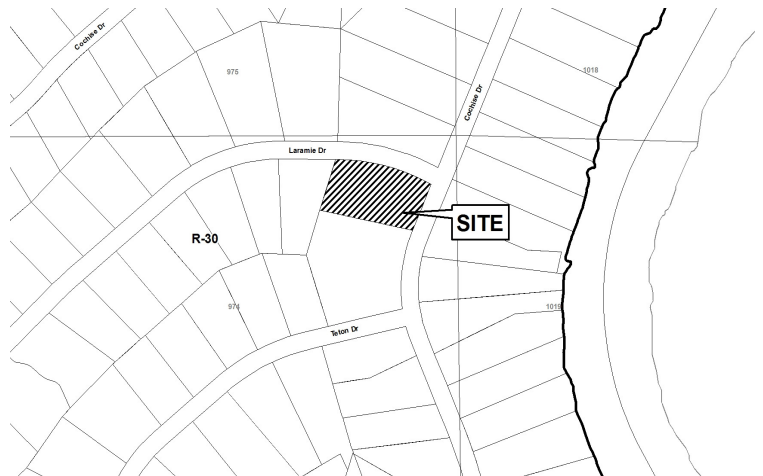
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Emily Davis

PETITION No.: V-56

COMMENTS

TRAFFIC: Recommend moving fence out of the right-of-way during any future improvements.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: Per the Cobb County Zoning Ordinance Sec. 134-267, the exposed portion of a retaining wall (i.e. the side facing the adjacent property) cannot exceed six feet in height within five feet of the property line. The proposed retaining wall appears to face into the subject property, and therefore may not require a variance.

STORMWATER MANAGEMENT: This parcel is located in the 2000 foot Chattahoochee River Corridor and will be subject to MRPA review. Building permit must be approved by the Stormwater Management Division. No adverse stormwater 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.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments

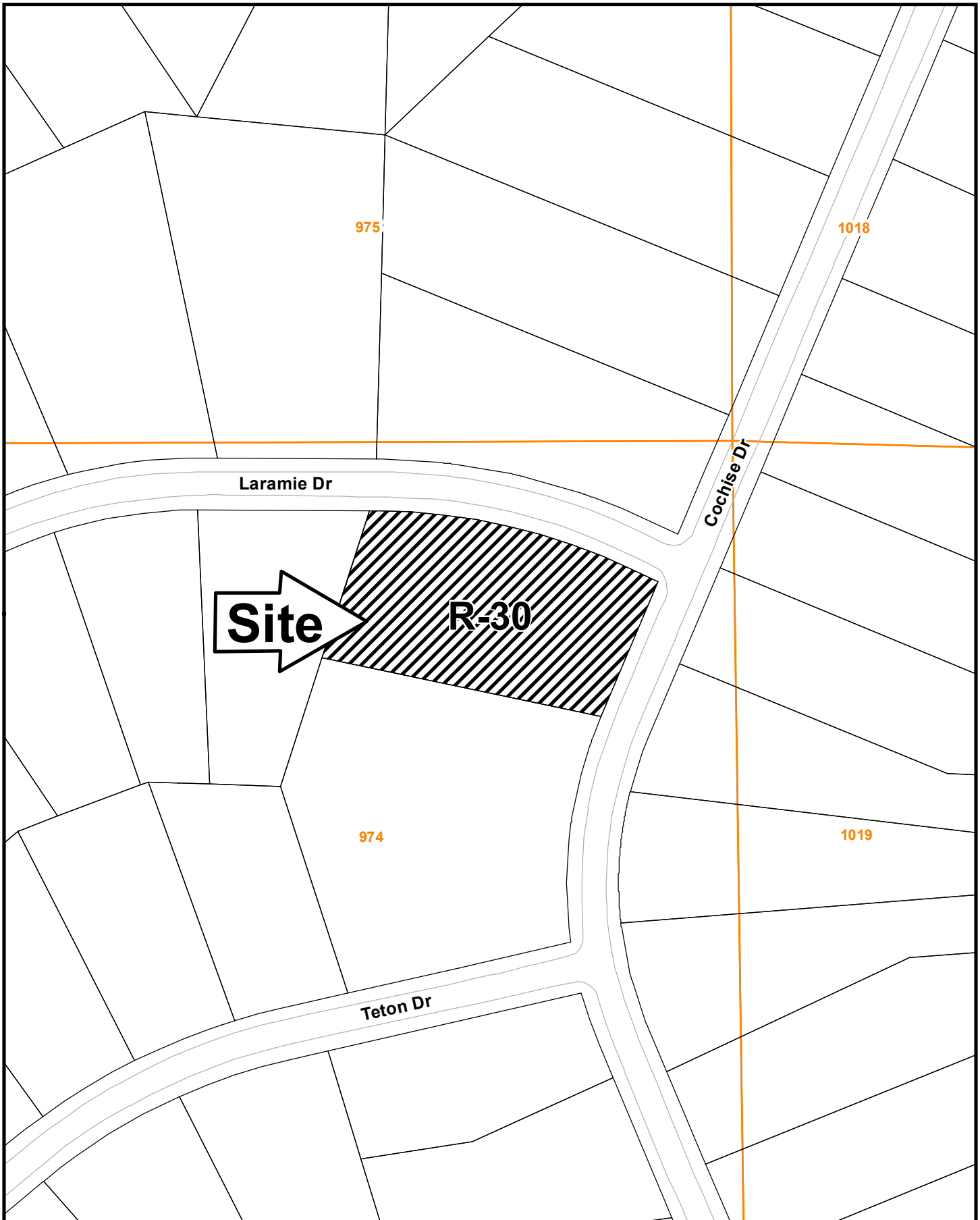
WATER: No conflict.

SEWER: No conflict.

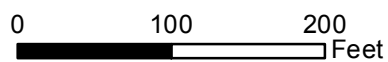
APPLICANT: Emily Davis **PETITION No.:** V-56



FIRE DEPARTMENT: No comments.

V-56-2017-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-510

Hearing Date: 6-14-17

Applicant EMILY DAVIS Phone # 770-235-0899 E-mail emily.d.gray@gmail.com

JON HART
(representative's name, printed) Address 2300 PEACHTREE RD STE C 202 ATLANTA GA
(street, city, state and zip code) 30309

Jon Hart
(representative's signature) Phone # 770-597-4764 E-mail jon@carsonmcelmeney.com

My commission expires: March 9 2017
Signed, sealed and delivered in presence of:
Kelly Smythe Johnson
OFFICIAL SEAL
KELLY SMYTHE JOHNSON
Notary Public, Georgia
ROCKDALE COUNTY
My Commission Expires
MARCH 14, 2017
Notary Public

Titleholder EMILY DAVIS Phone # 770-235-0899 E-mail emily.d.gray@gmail.com

Signature Emily Davis Address: 3541 COCHISE DR ATL GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 9 2017
Signed, sealed and delivered in presence of:
Kelly Smythe Johnson
OFFICIAL SEAL
KELLY SMYTHE JOHNSON
Notary Public, Georgia
ROCKDALE COUNTY
My Commission Expires
MARCH 14, 2017
Notary Public

Present Zoning of Property R-30

Location 3588 COCHISE DR, ATLANTA GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 975 # 1018 District 17 Size of Tract 1.053 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:

APPROXIMATELY 40% OF THE PROPERTY IS FLOODPLAIN. INGRESS/EGRESS IS LIMITED DUE TO THE STEEP TOPOGRAPHY OF THE REMAINING SQUARE FOOTAGE. DUE TO THE CONFIGURATION OF THIS CORNER LOT, THE 40 FOOT REAR SETBACK AS REQUIRED IN R30 ZONING MINIMIZES THE USEFUL AREA OF THIS LOT.

List type of variance requested: (1) VARIANCE IN MAXIMUM WALL HEIGHT IN REAR SETBACK TO ALLOW HEIGHTS UP TO 15 FEET IN ORDER TO UTILIZE THE BUILDABLE AREA OF THIS LOT. (2) VARIANCE IN BUILDING SETBACK TO ALLOW GARAGE AND MUDROOM/HALLWAY WITHIN 12 FEET OF THE PROPERTY BOUNDARY SO THAT SAFE VEHICULAR INGRESS/EGRESS CAN BE ACHIEVED.