

SURVEY NOTES:

1. THIS PLAT WAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN CHECKED FOR CLOSURE. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSED POLYGON OF 4787.40 FEET AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THE TOTAL AREA IS 10.644 ACRES.
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5. THE TOTAL AREA IS 10.644 ACRES.
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SURVEY REFERENCES:

1. THE SURVEY WAS CONDUCTED BY BETTERTON SURVEYING & DESIGN, INC.
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ZONING NOTES:

ZONED R-30

MINIMUM FRONT YARD SETBACK - 25.000 SO. FT.

MINIMUM SIDE SETBACK - 7.500 SO. FT.

MINIMUM REAR SETBACK - 7.500 SO. FT.

MINIMUM LOT AREA - 10,000 SQ. FT.

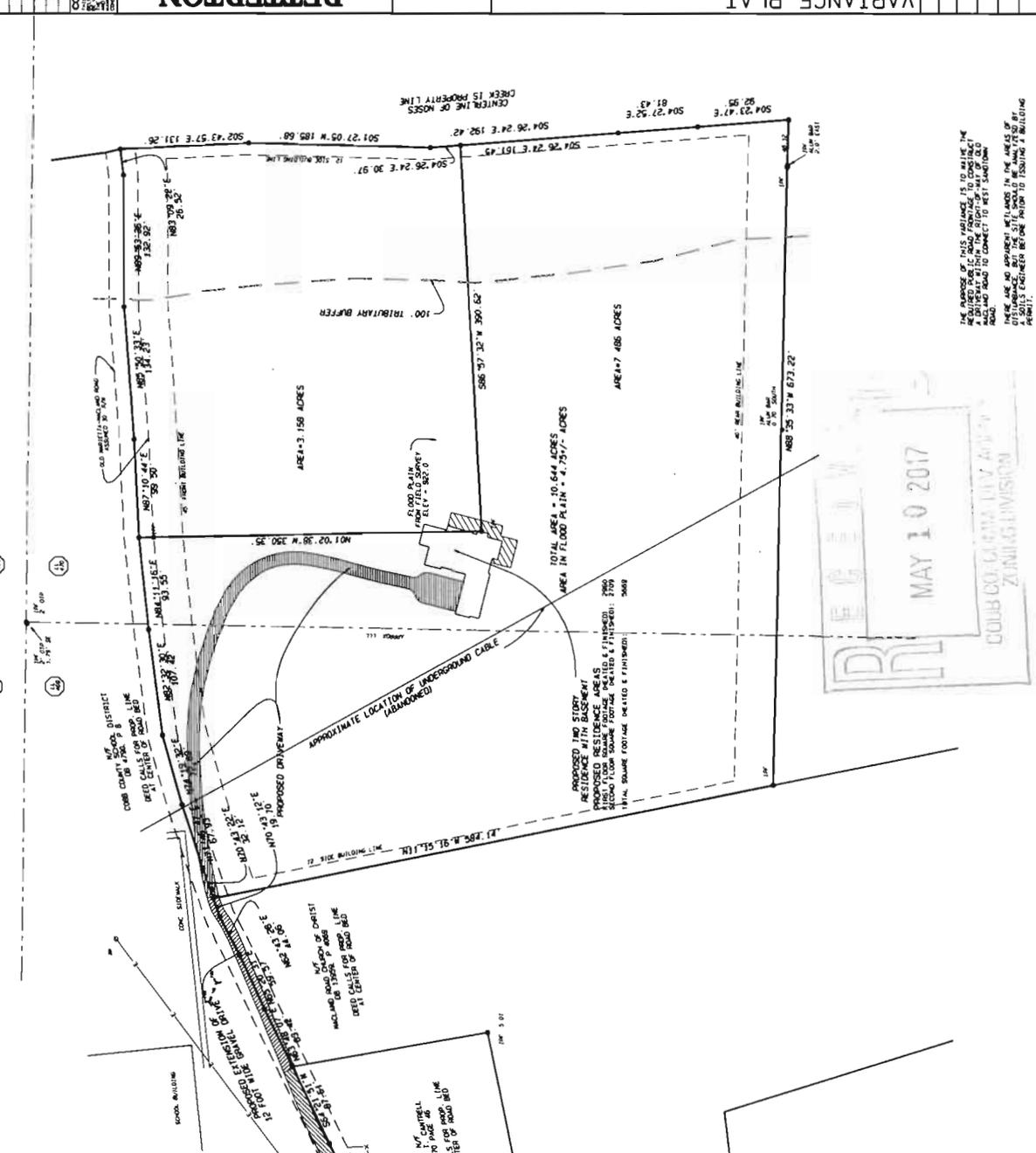
MINIMUM LOT WIDTH - 30.000 FT.

MINIMUM LOT DEPTH - 30.000 FT.

MINIMUM LOT AREA - 10,000 SQ. FT.

MINIMUM LOT WIDTH - 30.000 FT.

MINIMUM LOT DEPTH - 30.000 FT.



THE PURPOSE OF THIS VARIANCE IS TO MAKE THE ADEQUATE USE OF THE PROPERTY AND TO PROVIDE A DEVELOPMENT WHICH IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND TO MAINTAIN THE CHARACTER OF THE AREA.



SYMBOL LEGEND

—	Property Line
—	Survey Line
—	Water Line
—	Electric Line
—	Gas Line
—	Fire Hydrant
—	Fire Alarm
—	Water Meter
—	Sanitary Sewer Manhole
—	Water Line Manhole
—	Electric Pole Line
—	Electric Pole

APPLICANT: Eric Wallace

PETITION No.: V-66

PHONE: 770-639-0179

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: R-30

PHONE: 770-422-7016

LAND LOT(S): 469, 470

TITLEHOLDER: Eric Wallace

DISTRICT: 19

PROPERTY LOCATION: Accessed by a gravel drive
off the east side of West Sandtown Road, north of
Macland Road, and west of Ernest Barrett Parkway
(2640 Macland Road).

SIZE OF TRACT: 10.64 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to zero feet; and 2)
allow parking and/or access to parking areas in a residential district on a non-hardened surface.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

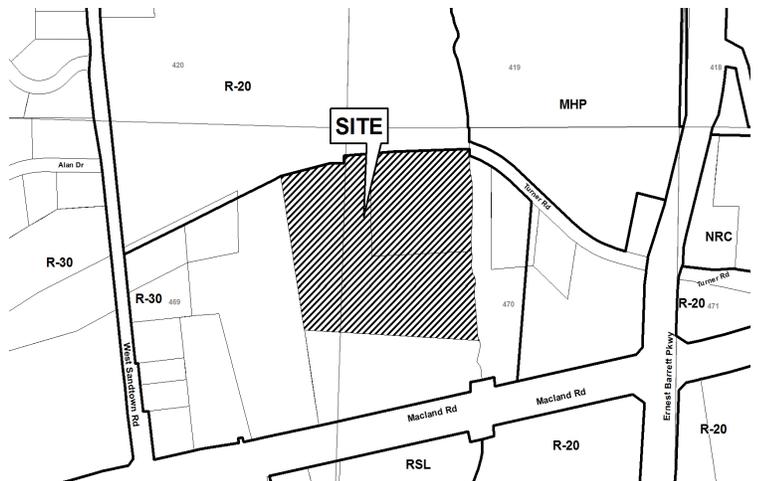
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



COMMENTS

TRAFFIC: Recommend driveway on West Sandtown Road be paved with a treated hardened surface for a minimum of 25’ from the edge of pavement or to the County right-of-way, whichever is greater in length. Recommend an access easement for construction of driveway on private property.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: If this variance request is approved, a Land Disturbance Permit must be obtained to the issuance of any building permits. The engineer must submit the civil engineering plans for this lot to the Site Plan Review Section, Community Development Agency for review and approval. Call 77-528-2147. A lot reconfiguration plat must also be recorded prior to the issuance of any building permits to allow for the construction of the house in the proposed location. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Per Cobb GIS and the deed and construction plans for Dowell Elementary School, the R/W for Old Marietta-Maclang Road extends no further than the northeastern corner of 2137 West Sandtown Road. The Cobb County School District and Maclang Road Church of Christ must therefore each grant an access easement for the encroachment of the proposed gravel drive through their respective properties. Evidence of these easements must be provided to the Site Plan review Section prior to the approval of any plats, land disturbance permits, or building permits.

STORMWATER MANAGEMENT: 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: The subject site is in the Maclang Road Design Guidelines area. The requested variance is not significant; therefore, the applicant does not need to meet the requirements of the guidelines. No action is requested.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

SEWER: No conflict.

APPLICANT: Eric Wallace

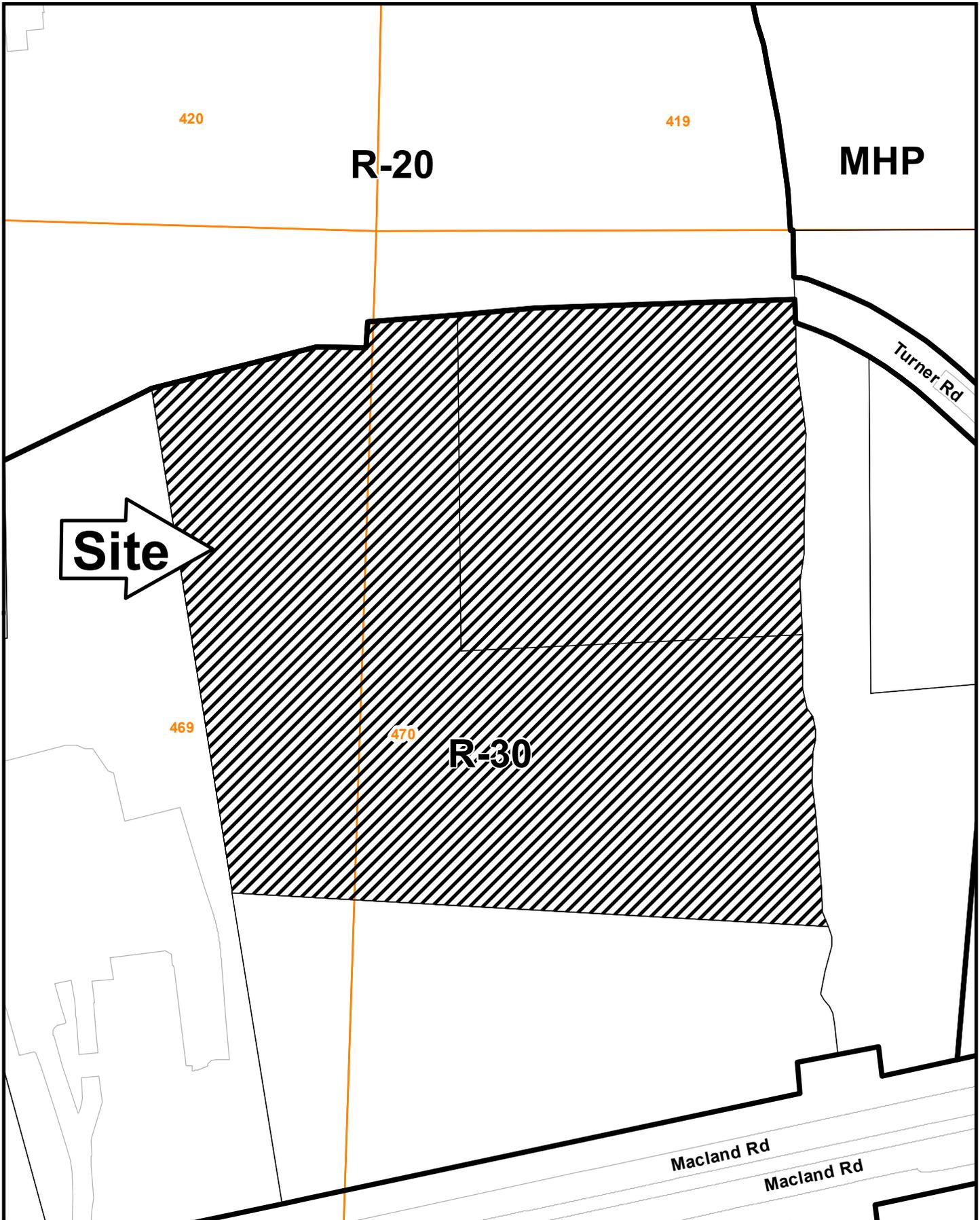
PETITION No.: V-66

- FIRE DEPARTMENT:**
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.

V-66 2017-GIS



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



Application for Variance Cobb County

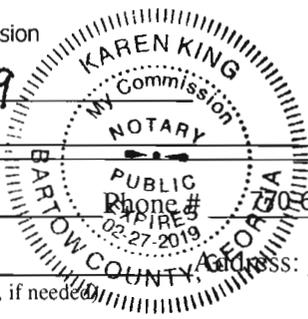
(type or print clearly)

Application No. V-66
Hearing Date: July 12, 2017

Applicant Eric Wallace Phone # 770-639-0179 E-mail ericwallace@advout.com
SAMS, LARKIN, HUFF & BALLI, LLP
by: Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-422-7016 E-mail gsams@slhb-law.com
(representative's signature)
Parks F. Huff, Esq., with express permission

My commission expires: 2-27-19



Signed, sealed and delivered in presence of:
[Signature: Karen L. King]
Notary Public

Titleholder Eric Wallace Phone # 770-639-0179 E-mail ericwallace@advout.com

Signature See Attached Address: 1705 Rifle Ridge, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public

Present Zoning of Property R-30

Location On the south side of Old Marietta - Macland Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 469 & 470 District 19th Size of Tract 10.644 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 County ROW X - access to

Does the property or this request need a second electrical meter? YES _____ NO X

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:
A literal interpretation or enforcement of provisions of the Cobb County Zoning Ordinance would disallow the development of the Subject Property.

List type of variance requested: Waive the required public road frontage to construct a driveway within the ROW of Old Macland Road to connect to West Sandtown Road.