

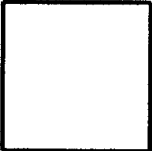
IMPERVIOUS LOT COVERAGE	
HOUSE FOOTPRINT	2701.6 SQ. FT.
PORCHES & PATIO	837.2 SQ. FT.
DRIVEWAY & WALKS	1815.1 SQ. FT.
TOTAL	5353.9 SQ. FT.
<hr/>	
$\frac{\text{TOTAL IMPERVIOUS AREA}}{\text{TOTAL LOT AREA}} \times 100 = \text{TOTAL IMPERVIOUS LOT COVERAGE}$	
$\frac{5353.9 \text{ SQ. FT.}}{30097.3 \text{ SQ. FT.}} \times 100 = 17.8\%$	
*MAXIMUM LOT COVERAGE ALLOWED = 35%	

SURVEY NOTE:

BOUNDARY, TOPOGRAPHY & LOCATION INFORMATION USED TO PRODUCE THIS DRAWING WAS TAKEN FROM PLAT PLAN DATED MARCH 2, 1990 BY GEORGIA LAND SURVEYING CO., INC. JOSH L. LEWIS, III - REG. # 1751

GEORGIA POWER COMPANY
LAND LOT #970, LAND DISTRICT NO. 17,
SECTION NO. 2
COBB COUNTY, GEORGIA

FARMINGTON SUBDIVISION
UNIT 2, LOT 16, BLOCK C



MODIFICATIONS TO THE RESIDENCE OF
WILLIAM RUNGE
3172 FARMINGTON DRIVE
ATLANTA, GEORGIA

DATE	BY	DESCRIPTION

ARCHITECTS

**KENNETH
LYNCH**
&
ASSOCIATES

404-262-3762

56
E ANDREWS DRIVE
NW
SUITE 29
ATLANTA, GA
30305

www.kennethlynch.com

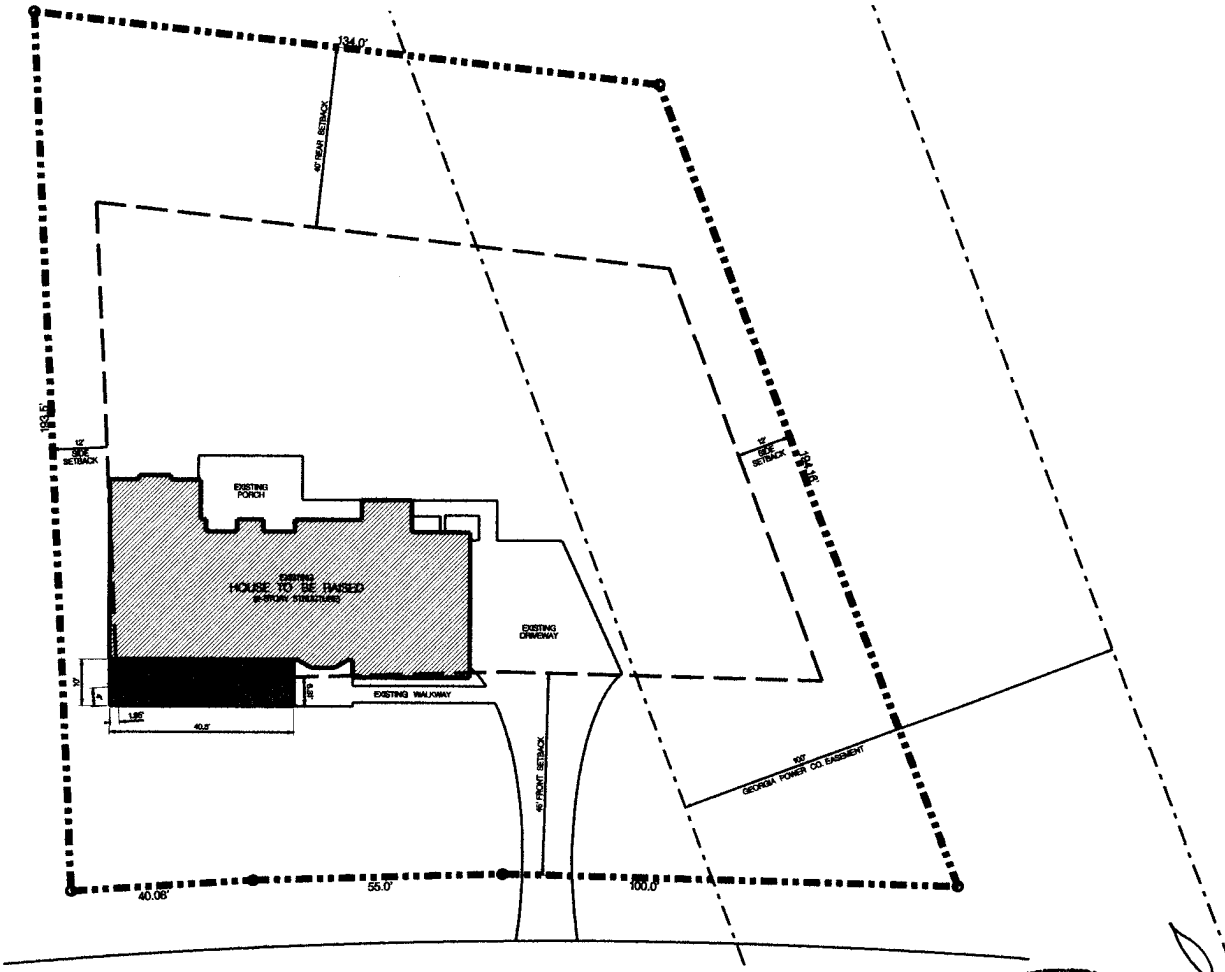
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF THE ARCHITECT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE COMMENCING AT THE CITY BEFORE ANY WORK IS DONE.

DATE OF	REVISION BY

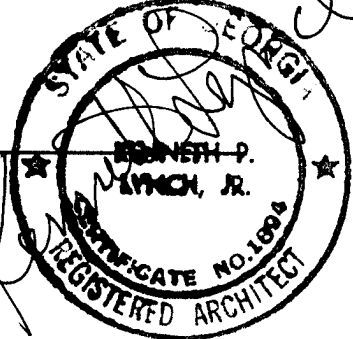
SITE PLAN

A2.1



3172 FARMINGTON DRIVE

SITE PLAN W/ PROPOSED FRONT PORCH
NTS



APPLICANT: Tom Williams Residential, Inc. **PETITION NO.:** V-7
PHONE: 770-869-0333 **DATE OF HEARING:** 01-13-10
REPRESENTATIVE: Tom Williams **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 970
PROPERTY LOCATION: Located on the south side of Farmington Drive, south of Woodland Brook Drive (3172 Farmington Drive). **DISTRICT:** 17
SIZE OF TRACT: .68 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required 12 feet to 10 feet; and 2) waive the front setback from the required 45 feet to 39 feet on lot 15

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: Home was flooded and estimated with 29.89% damage. Property is located in flood plain. Design of foundation and anchorage must be compliant with 2006 International Residential Code, Section R327.1 and meet all flood resistant requirements specified in R327. If this variance request is approved, a subdivision plat revision must be recorded reflecting the revised setback. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

STORMWATER MANAGEMENT: No objection to the proposed front setback reduction. The additional stairs and elevated entryway are required due to the proposed elevation of the structure to reduce future flood risk. No increase in impervious area is proposed due to limitations of the Metropolitan River Protection Act within the Chattahoochee River Corridor.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict

SEWER: No conflict

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

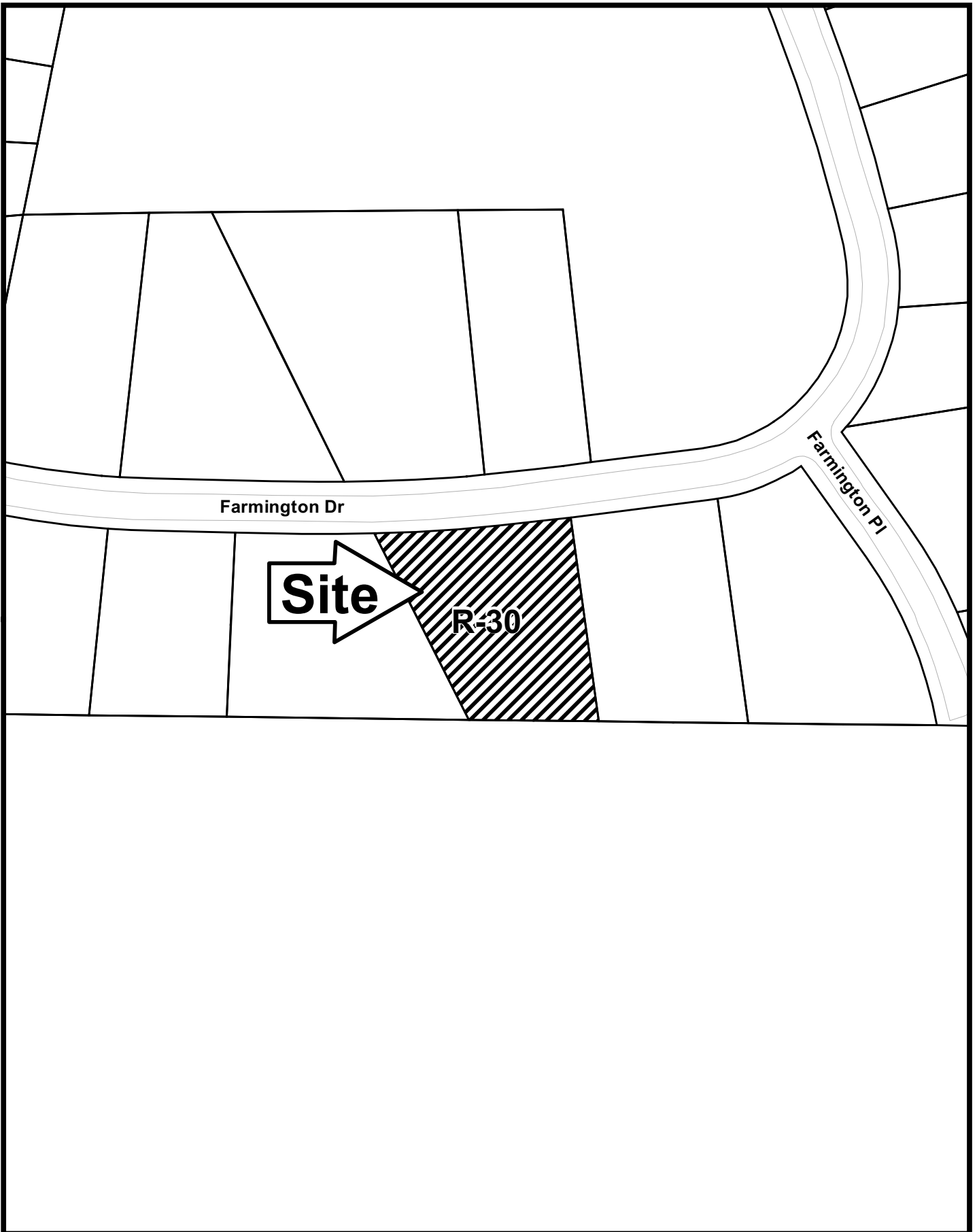
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

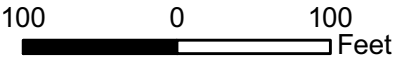
STIPULATIONS: _____





V-7



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

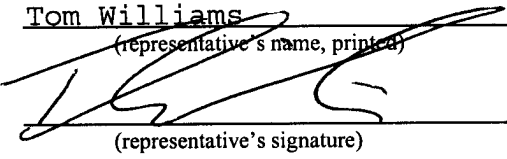
Application for Variance Cobb County

(type or print clearly)

Application No. V-7
Hearing Date: 1-13-10

Applicant Tom Williams Residential, Inc. Business Phone 404-869-0333 Home Phone 404-392-3980

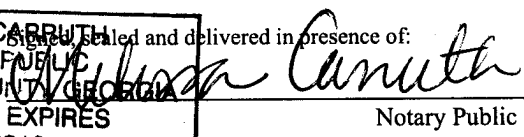
Tom Williams Address 175 North Mill Rd, Atlanta, GA 30328
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

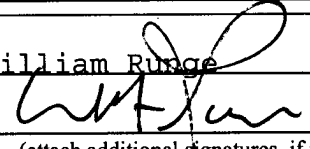
Business Phone 404-869-0333 Cell Phone 404-392-3980

My commission expires: 6-26-13

Signed, sealed and delivered in presence of:
MELISSA CARRUTH
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMM. EXPIRES
6/26/2013

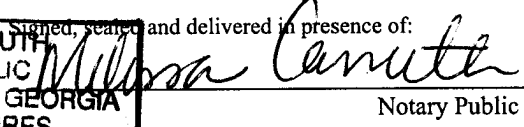

Notary Public

Titleholder William Runge Business Phone 404-260-4044 Home Phone 404-307-3170

Signature  Address: 3172 Farmington Dr, Vinings GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6-26-13

Signed, sealed and delivered in presence of:
MELISSA CARRUTH
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMM. EXPIRES
6/26/2013


Notary Public

Present Zoning of Property R-30

Location 3172 Farmington Dr, Vinings GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 970 District 17 Size of Tract 6.68 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 _____

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.

Want to raise the house to three feet minimum above 100 year flood plain.
Need to add front porch to keep the house in proportion. The proposed porch
will cross over into the front building set back line.

List type of variance requested: Setback Variance
WAIVE THE SIDE SETBACK FROM REQUIRED 12FT
TO 10FT WAIVE FRONT FROM 45 TO 39FT