

V-61
(2010)



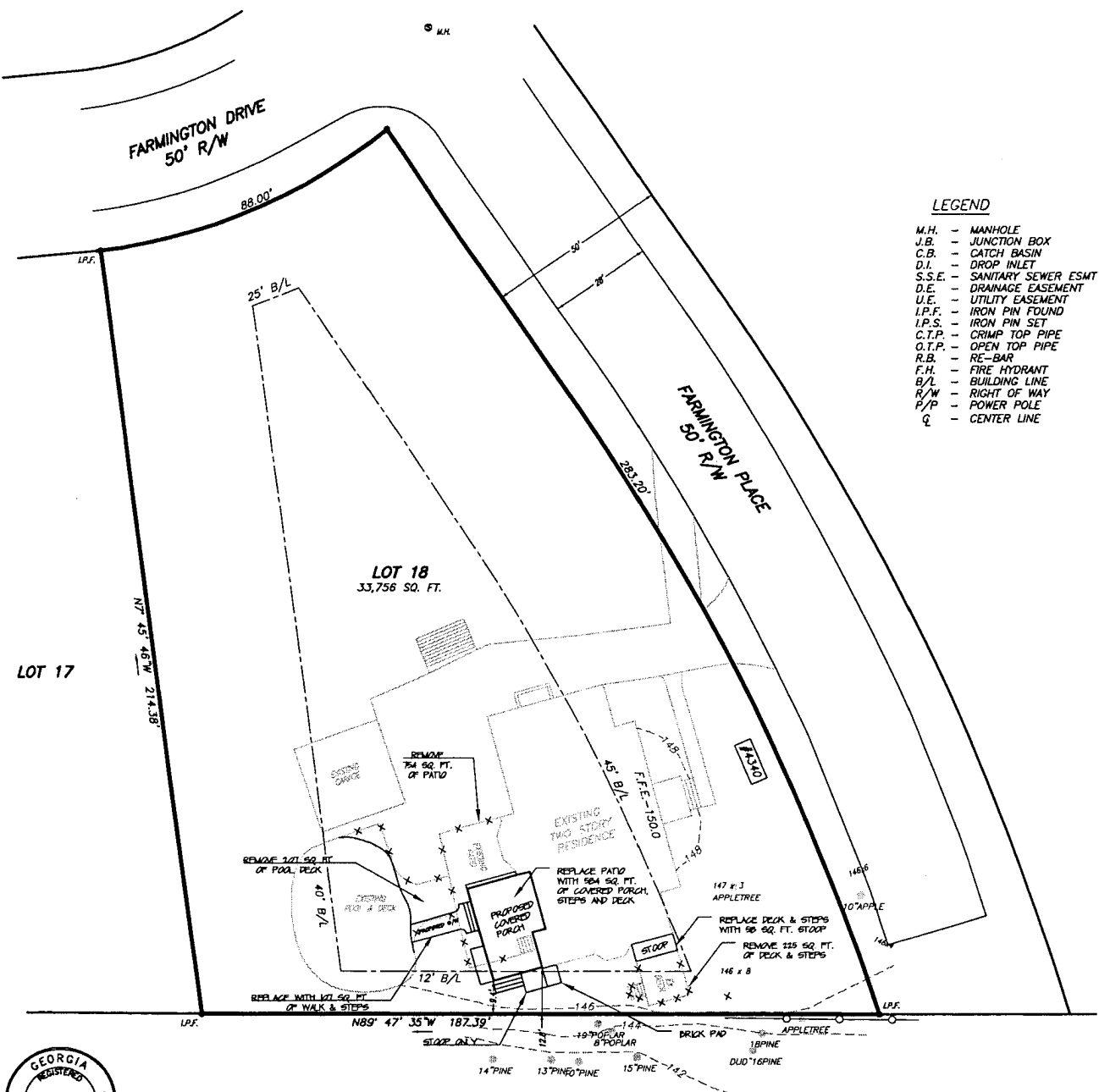
Scale: 1" = 20'



NORTH

LEGEND

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SANTARY SEWER ESMT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B/L - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- Q - CENTER LINE



LOT 18
33,756 SQ. FT.

LOT 17



INTERVOLS SURFACE ANALYSIS
 INTERVOLS SURFACE REMOVED = 108 SQ. FT.
 INTERVOLS SURFACE REPLACED = 743 SQ. FT.
 NET INTERVOLS SURFACE AREA = 497 SQ. FT. LESS

FLOOD STATEMENT
 THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO
 F.I.R.M. PANEL #13067C0227 G LAST REVISED ON DEC. 16, 2008.

SITE PLAN FOR

SURVEYED REG. TPO
 CALCULATED RAM
 DWG FARMINGTON 4340
 DATE MAY 3, 2010

GUJDER SURVEYING INC.
 LAND & ENGINEERING SURVEYS
 7000 PEACHTREE-DUNWOODY ROAD
 BUILDING 8, SUITE 250
 ATLANTA, GEORGIA 30328
 PH. (770)388-8011 FAX (770)388-3379

4340 FARMINGTON PLACE
 LOT 18, BLOCK C, UNIT 2
 FARMINGTON
 LL 970, DISTRICT 17
 COBB COUNTY, GEORGIA



APPLICANT: Charles B. Zirkle, Jr. and Mary Lynn Zirkle **PETITION NO.:** V-61
PHONE: 770-551-8700 **DATE OF HEARING:** 08-11-10
REPRESENTATIVE: J. Kevin Moore **PRESENT ZONING:** R-30
PHONE: 770-429-1499 **LAND LOT(S):** 970
PROPERTY LOCATION: Located at the southwest **DISTRICT:** 17
intersection of Farmington Drive and Farmington Place **SIZE OF TRACT:** 0.77 acre
(4340 Farmington Place). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 9 feet on lot 18.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: The proposed setback variance is located adjacent to floodplain pastureland that cannot be developed. As long as there is a net reduction in impervious coverage as proposed, this plan can be permitted under the provisions of the Metropolitan River Protection Act. The covered deck must remain open and not enclosed to meet the County’s Flood Damage Prevention Ordinance.

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** _____

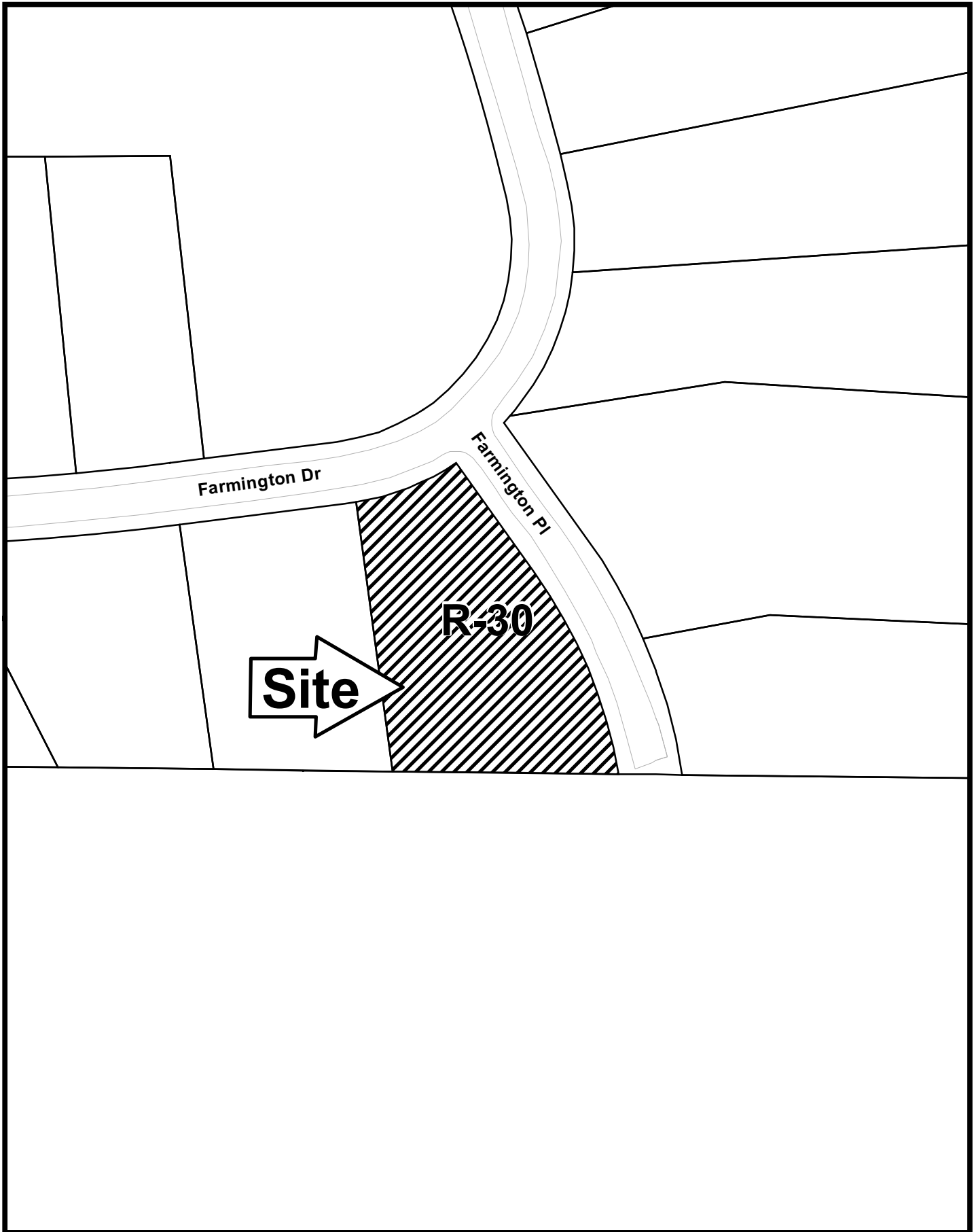
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

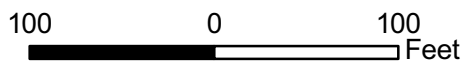
STIPULATIONS: _____





V-61



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



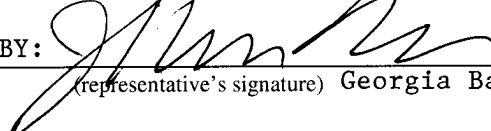
-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

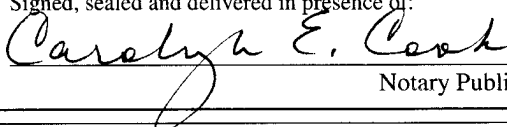
(type or print clearly)

Application No. v-61 (2010)
Hearing Date: 08/11/2010

Applicant Charles B. Zirkle, Jr. and Mary Lynn Zirkle Business Phone (770) 551-8700 Home Phone _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY:  Business Phone (770) 429-1499 Cell Phone (678) 516-1609
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2011

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Charles B. Zirkle, Jr. and Mary Lynn Zirkle Business Phone (770) 551-8700 Home Phone _____
Signature See Attached Exhibit "A" for Signatures Address: 4340 Farmington Place, Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-30

Location 4340 Farmington Place
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 970 District 17th Size of Tract 33,756 square feet

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.
See Exhibit "B" attached hereto and incorporated herein by reference

List type of variance requested: Waiver of required minimum minor side setback from 12 feet to 9.4 feet. (See § 134-196(4)(d))
WAIVE THE REAR SETBACK FROM REQUIRED 40 FT TO 9 FT

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 61 (2010)
Hearing Date: August 11, 2010

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicants/Property Owners: Charles B. Zirkle, Jr. and
Mary Lynn Zirkle**

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a waiver of the required minimum minor side setback pursuant to the R-30 zoning classification from twelve (12) feet to 9.4 feet, as more particularly shown and reflected on the Site Plan submitted with the Application for Variance. Applicants' residence was flooded during the floods occurring in September 2009 and Applicants have been involved in the long, painstaking process of trying to rebuild their residence and resume normal life. As part of the reconstruction efforts, Applicants propose to replace an existing patio with an approximately 584 square foot covered porch, together with a deck and steps to the existing pool. Additionally, Applicants propose replacing a side deck and steps with a small stoop and steps. The overall impervious surface would be reduced to 749 square feet, as opposed to 1,186 square feet as it presently exists, resulting in a gain of 437 square feet of pervious surface.