

V-80
(2010)

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108 Pearl Street
Project:
Site Plan
Date:
Cobb County
Land Use



PREPARED BY:
DATE:
SCALE:
C-1

LEGEND

1	EXISTING BUILDING
2	PROPOSED BUILDING
3	EXISTING DRIVE
4	PROPOSED DRIVE
5	EXISTING SIDEWALK
6	PROPOSED SIDEWALK
7	EXISTING CURB
8	PROPOSED CURB
9	EXISTING UTILITY
10	PROPOSED UTILITY
11	EXISTING LOT LINE
12	PROPOSED LOT LINE
13	EXISTING EASEMENT
14	PROPOSED EASEMENT
15	EXISTING SETBACK
16	PROPOSED SETBACK
17	EXISTING FENCE
18	PROPOSED FENCE
19	EXISTING TREE
20	PROPOSED TREE
21	EXISTING POLE
22	PROPOSED POLE
23	EXISTING SIGN
24	PROPOSED SIGN
25	EXISTING DRIVEWAY
26	PROPOSED DRIVEWAY
27	EXISTING SIDEWALK
28	PROPOSED SIDEWALK
29	EXISTING CURB
30	PROPOSED CURB
31	EXISTING UTILITY
32	PROPOSED UTILITY
33	EXISTING LOT LINE
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42	PROPOSED TREE
43	EXISTING POLE
44	PROPOSED POLE
45	EXISTING SIGN
46	PROPOSED SIGN
47	EXISTING DRIVEWAY
48	PROPOSED DRIVEWAY
49	EXISTING SIDEWALK
50	PROPOSED SIDEWALK
51	EXISTING CURB
52	PROPOSED CURB
53	EXISTING UTILITY
54	PROPOSED UTILITY
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89	EXISTING SIGN
90	PROPOSED SIGN
91	EXISTING DRIVEWAY
92	PROPOSED DRIVEWAY
93	EXISTING SIDEWALK
94	PROPOSED SIDEWALK
95	EXISTING CURB
96	PROPOSED CURB
97	EXISTING UTILITY
98	PROPOSED UTILITY
99	EXISTING LOT LINE
100	PROPOSED LOT LINE

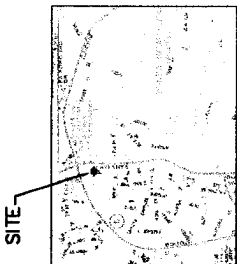
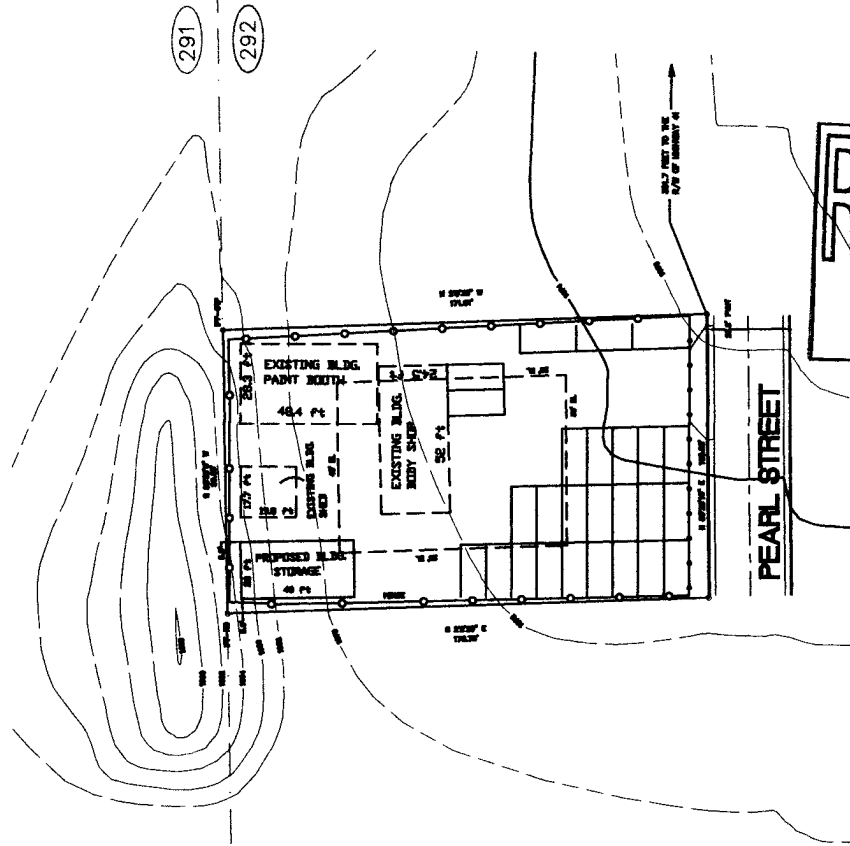


CONTRACTOR TO CHECK FOR EXISTING UTILITIES AND EASEMENTS BEFORE CONSTRUCTION. THESE UTILITIES AND EASEMENTS ARE NOT SHOWN ON THIS PLAN.

SURVEY FOR VARIANCE
108 PEARL STREET
 LAND LOT 292
 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

17,100 S.F.
0.393 AC

- THE PURPOSE OF THIS PLAN IS TO AND AN:
1. THE PROPERTY IS PRESENTLY ZONED PL.
 2. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SINGLE-FAMILY DWELLING.
 3. THE TOTAL TRACT AREA IS 17,100 S.F. (0.393 AC).
 4. ALL EXISTING BUILDINGS ARE TO REMAIN.
 5. THERE ARE NO LOTS OR STRIPS ON THIS SITE.
 6. THERE IS NO 100-FT BUFFER ON THIS SITE.
 7. THERE ARE NO CONTIGUOUS LOTS ON THIS SITE.
 8. THERE ARE NO VARIANCES ON THIS SITE.
 9. THERE ARE NO OTHER BUFFER ON THIS SITE.



RECEIVED
 SEP 9 2010
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

UTILITIES PROTECTION CENTER
 1000 Peachtree Street, N.E.
 Atlanta, GA 30309
 (404) 525-3333
 WWW.COBBCO.ORG

ENGINEER
 Jasper Proctor
 800 Adams Street
 Marietta, GA 30060
 PH: 770-425-6890

CONTRIBUTOR
 MEDIA CLAUDIO CURR, INC.
 1000 Peachtree Street, N.E.
 Atlanta, GA 30309
 PH: 770-425-6890

PRESENT ZONING - H
 15-MINUTE POINT OF CONTACT
 JESSICA MEDINA
 PH: 770-425-6890

THIS PLAN IS A PRELIMINARY SURVEY FOR VARIANCE. IT IS NOT TO BE USED FOR CONSTRUCTION. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ERRORS. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

APPLICANT: Jose Medina **PETITION NO.:** V-80
PHONE: 770-527-3947 **DATE OF HEARING:** 11-10-10
REPRESENTATIVE: same **PRESENT ZONING:** HI
PHONE: same **LAND LOT(S):** 292
PROPERTY LOCATION: Located on the north side of Pearl Street, east of Atlanta Road **DISTRICT:** 17
(108 Pearl Street). **SIZE OF TRACT:** .393 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the lot size from the required 40,000 square-feet to 17,000 square-feet; 2) waive the side setback on either side from the required 20 feet to 5 feet; and 3) waive the rear setback from the required 40 feet to 5 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Any portion of a building less than 5 feet from the property line will be required to have a One Hour Fire Rating.

STORMWATER MANAGEMENT: No significant stormwater management impacts are anticipated. The building addition will be located over an existing concrete pad. The proposed building will enclose an existing body work area that is currently exposed to weather and potential runoff.

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.

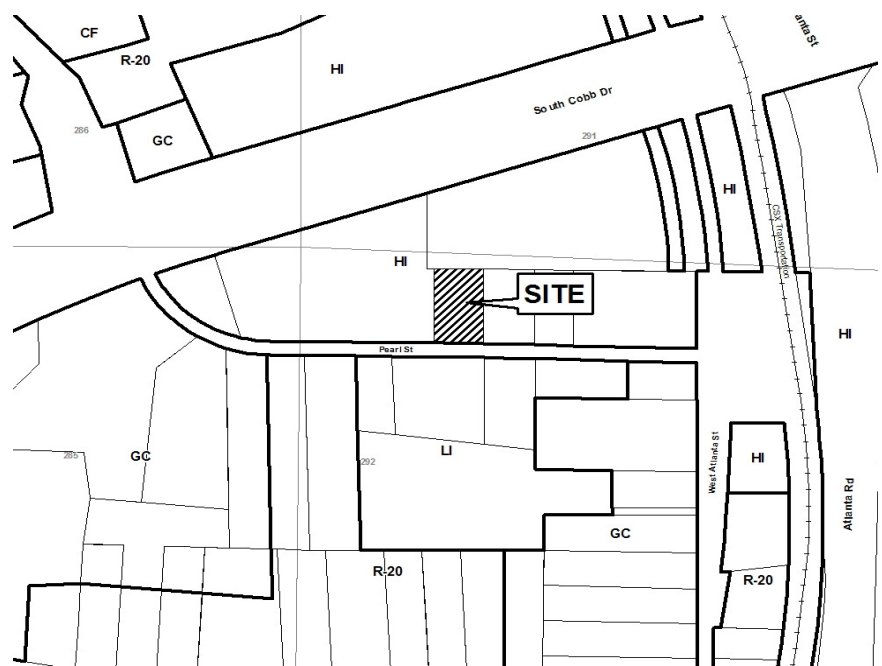
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No permanent structures shall be constructed within ten (10') feet of the edge of permanent water or sanitary easements on front or rear setbacks, or within two (2') feet on side setbacks, per Code 122-123. Existing building may already be within sewer easement.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



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Cobb County Fire and Emergency Services

Applicant Name: Jose Medina

Petition Number: V-80

Date: 10/21/2010

Fire Marshal Comments

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

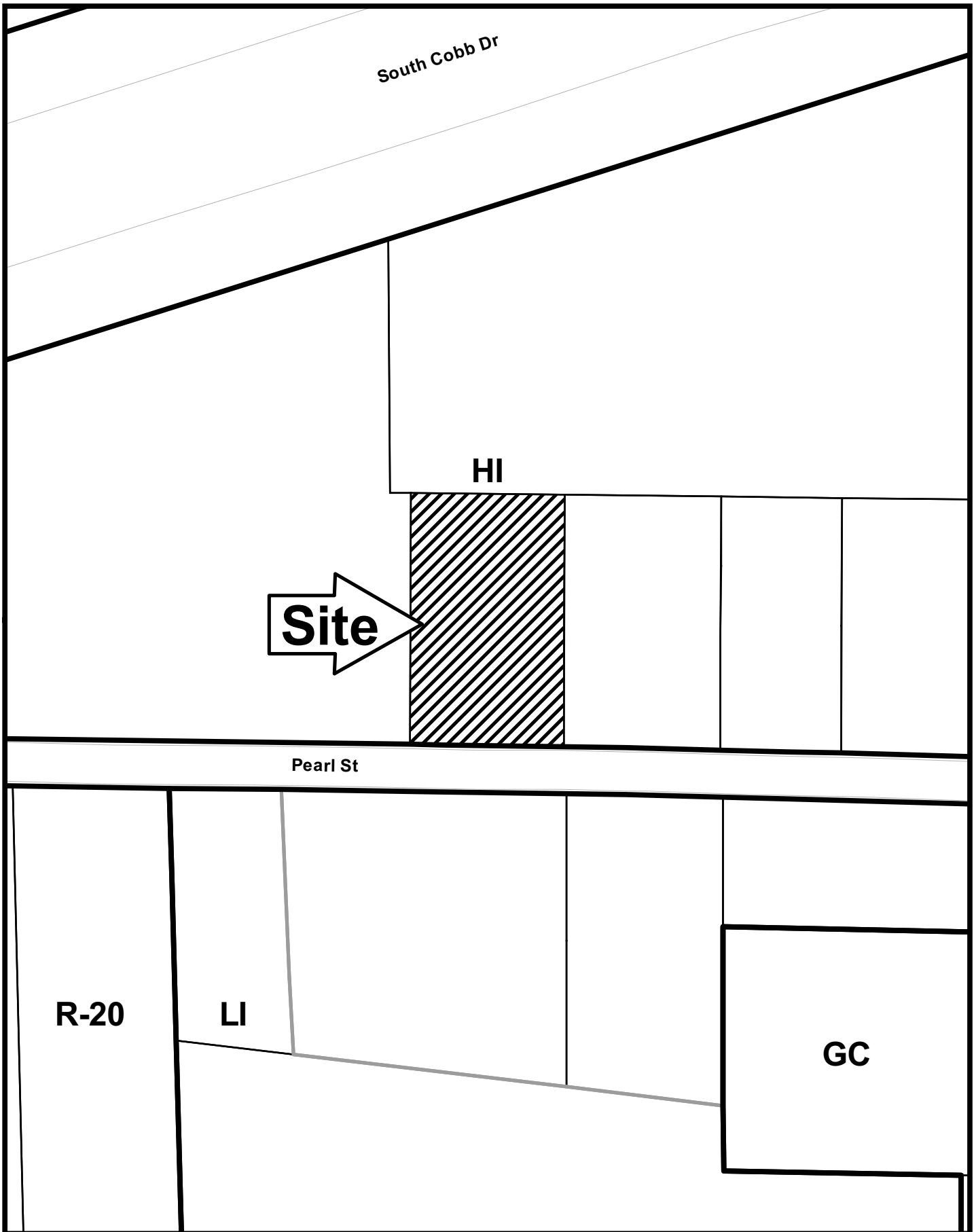
Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

All fuel tanks must be submitted to Cobb County Fire Marshal's Office for approval call 770-528-8328.

V-80

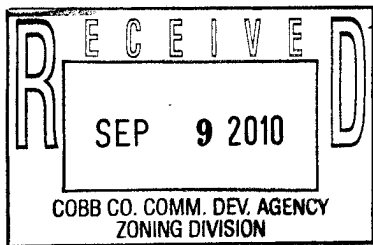


This map is provided for display and planning purposes only. It is not meant to be a legal description.

50 0 50 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-80
Hearing Date: 11-10-10

Applicant J JOSE MEDINA Business Phone 770-527-3947 Home Phone _____

Address 1443 ANGUS TRAIL, MARIETTA, GA 30008
(representative's name, printed) (street, city, state and zip code)

Business Phone 770-425-6890 Cell Phone 770-347-8454
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia
Commission Expires February 3, 2011

J. Bower
Notary Public

Titleholder J. Medina Clagg Business Phone 770-527-3947 Home Phone _____

Signature J. Medina Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Notary Public, Cobb County, Georgia
Commission Expires February 3, 2011
J. Bower
Notary Public

Present Zoning of Property HI

Location 108 PEARL STREET
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 285, 292 District 17 Size of Tract _____ 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.

Building is required additional storage for body shop.

List type of variance requested: WAIVE THE LOT SIZE FROM
REQUIRED 40,000 SQ FT TO 17,100 SQ FT
WAIVE THE SIDE SETBACK ON EITHER SIDE
FROM REQUIRED 20FT TO 5FT; 3) WAIVE THE
REAR SETBACK FROM REQUIRED 40FT TO 5FT