

I HAVE THE DATE EXAMINED THE F.I.R.M. AERIAL PHOTO MAP AND FOUND REFER ENCHED LOT 9 IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD. COMMUNITY



Survey For:
CLARK ULLOM

Lot 9 Block Unit
Subdivision **WATERS' EDGE**
Land Lot 1077 District 17TH
2ND SECTION, COBB County, Georgia
Scale 1" = 60' Date OCT. 27, 1994
REV: 5-8-96

D. W. Lynah Surveyors
Georgia, Georgia (404) 433-2660

michael quinn and associates, p.c.
 Consulting Engineers
 2626 School Drive, Durham, Ca 93820
 Telephone: (773) 452-0744
 Facsimile: (773) 452-0827
 Email: mquinn@mqandassociates.com

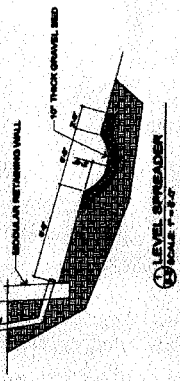
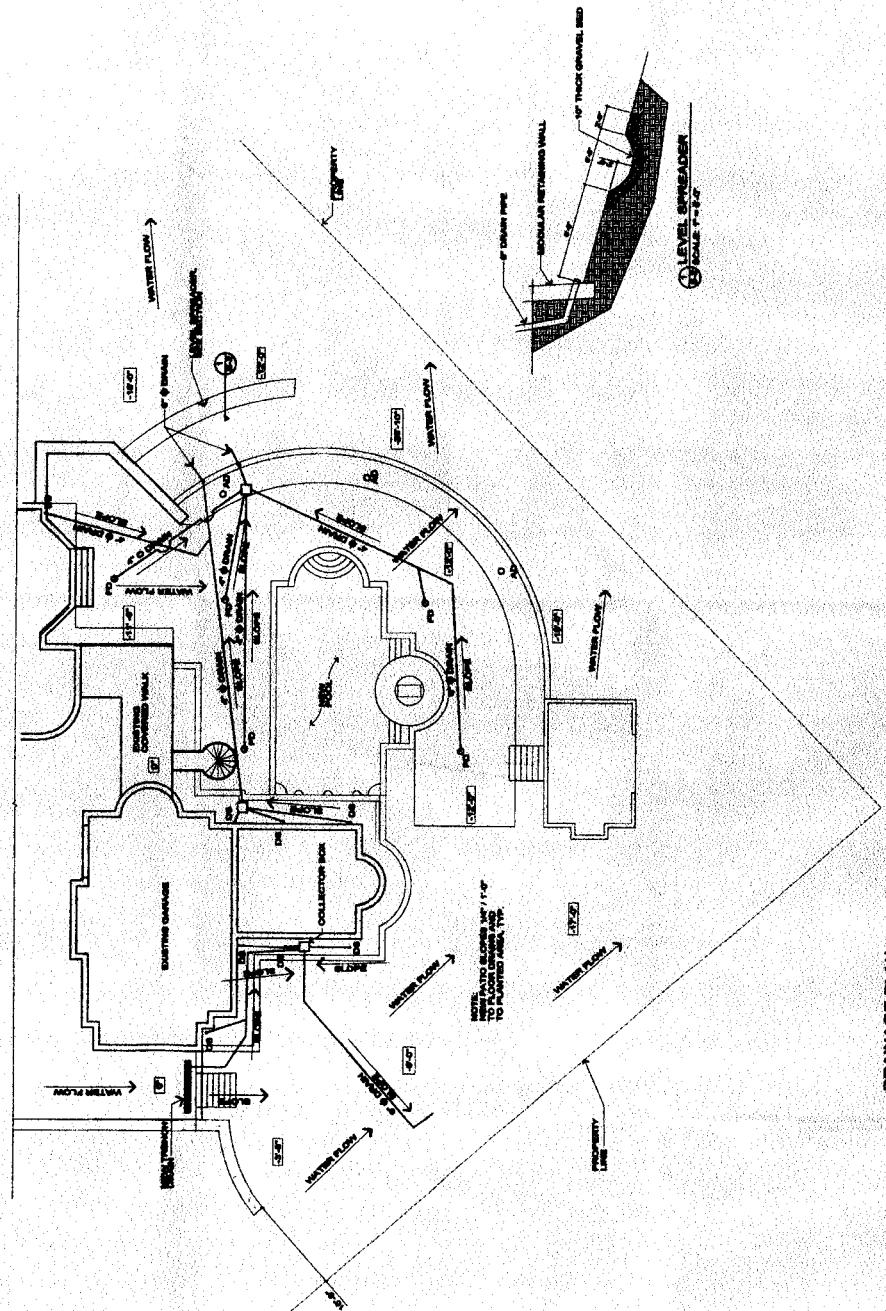


PROJECT
 TITLE
 HARDSCAPE PLAN

PROJECT
 TITLE
 ULLOM RESIDENCE
 3603 STRAHLER DRIVE
 MAURIETTA, GEORGIA 30087

REV. NO.	REV. DATE

JOB NO.: 11163
 DATE: 8-30-2011
 DESIGN BY: JOB
 DRAWN BY: JOB
 SHEET NO.: S-2 of 5



DRAINAGE PLAN
SCALE 1/4" = 1'-0"

1. ALL DIMENSIONS TO THE CENTER OF CURVES OR TO PLANTING PITS.
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APPLICANT: Clark S. Ullom **PETITION NO.:** V-87
PHONE: 770-335-8173 **DATE OF HEARING:** 11-09-11
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 1077
PROPERTY LOCATION: On the west side of Streamside Drive, north of Paper Mill Road (3863 Streamside Drive). **DISTRICT:** 17
SIZE OF TRACT: 0.808 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (proposed 320 square-foot pavilion) from the required 40 feet to 20 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: This property was issued a Stop Work Order and notice of violation on 6/7/11 for beginning grading work for construction of retaining walls without a permit. On 6/28/11 a retaining wall permit was issued (2011-004886) for 3 new retaining walls and addition to an existing rock retaining wall. On 9/20/11, another Stop Work Order and notice of violation was issued. The inspector found the construction on site differed from the approved permit and submitted plans. Only one 14 foot retaining wall was constructed vs. 3 tiered walls as submitted and permitted. In addition, a block house attached to the retaining wall has been constructed without a permit. Owner of property stated it was a pool house. A corrected site survey needs to be provided to the applicable Community Development staff to review for all new existing construction not permitted on this site. Also, permits will be required for the new construction currently not permitted. A variance will be required if there are other encroachments identified when an accurate as built survey is provided to county staff.

STORMWATER MANAGEMENT: The proposed pavilion and landscape wall will have drainage directed to minimize downstream impacts.

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** _____

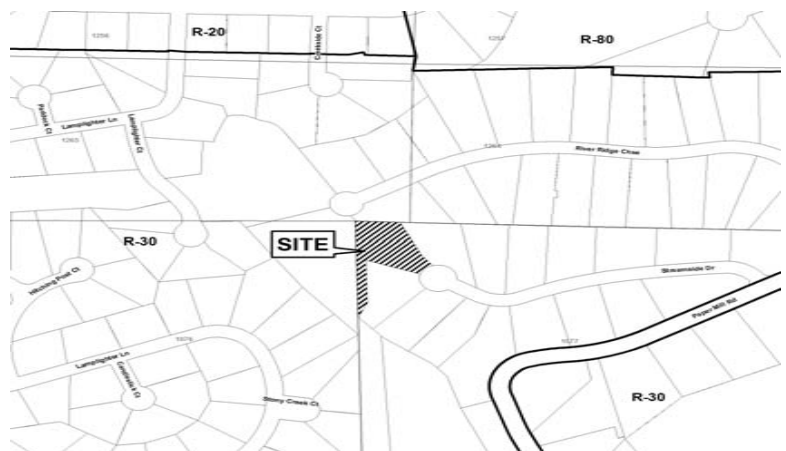
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

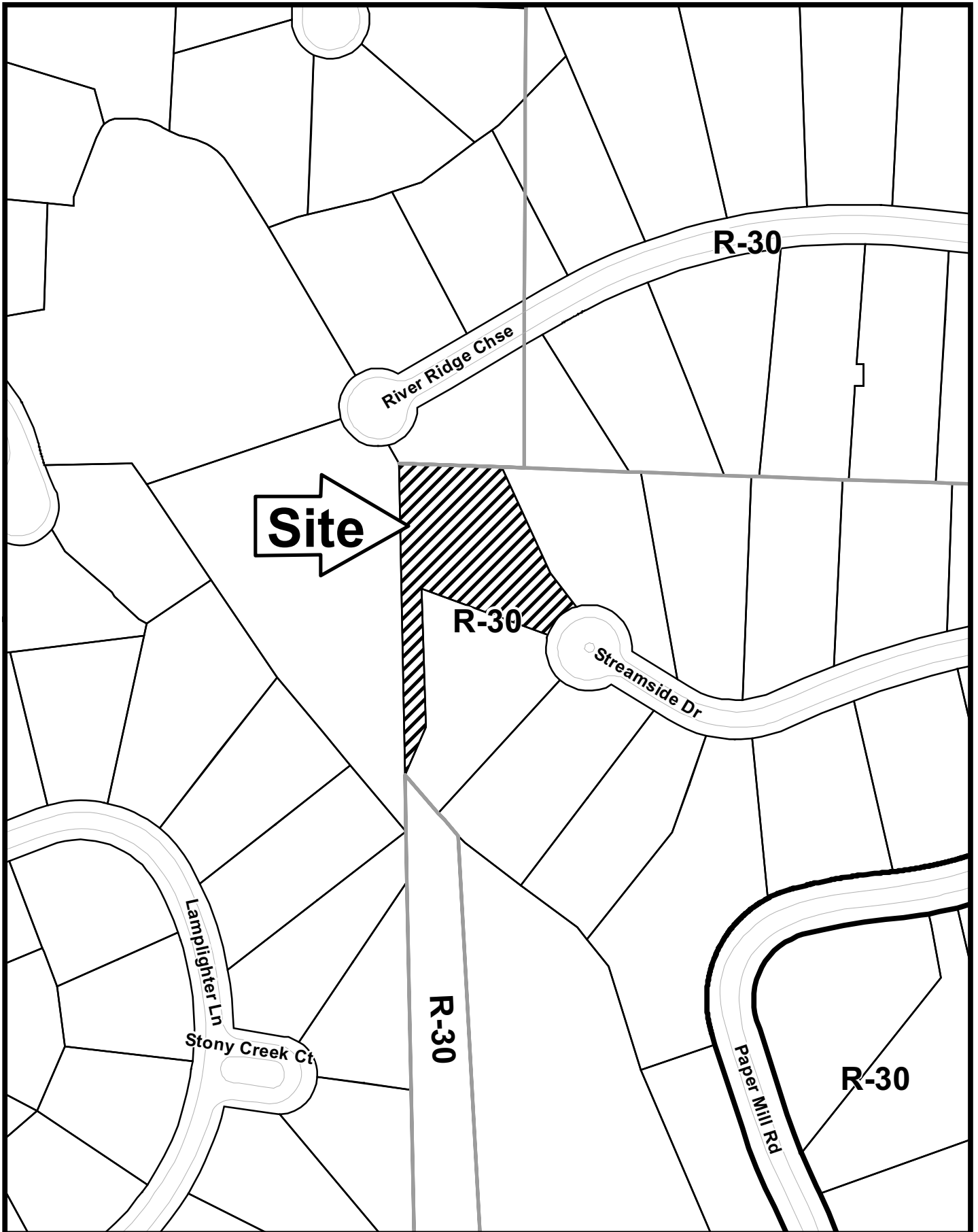
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

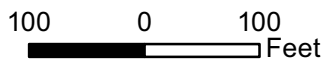
STIPULATIONS: _____



V-87



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

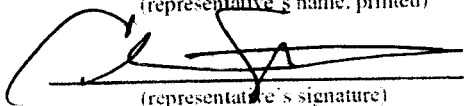
V-87

(type or print clearly)

Application No. _____
Hearing Date: 11-9-11

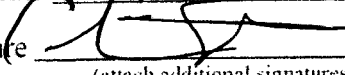
Applicant CLARK S. ULLOM Phone # 470-335-8173 E-mail crescentpointe@hotmail.com

CLARK S. ULLOM Address 3863 STRATHMSIDE DR. MARLETTA GA 30067
(representative's name, printed) (street, city, state and zip code)

 Phone # 470-335-8173 E-mail crescentpointe@hotmail.com
(representative's signature)

My commission expires: 9-24-11  Signed, sealed and delivered in presence of: MR
Notary Public

Titleholder: CLARK S. ULLOM Phone # 470-335-8173 E-mail crescentpointe@hotmail.com

Signature:  Address: 3863 STRATHMSIDE DR. MARLETTA, GA. 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9-24-11  Signed and delivered in presence of: MR
Notary Public

Present Zoning of Property RESIDENTIAL R-30

Location 3863 STRATHMSIDE DR. MARLETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1077 District 17th Size of Tract 1 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 X 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.

I CANNOT PLACE THE PAVILION ON MY PROPERTY PROPERLY WITHOUT THE SET-BACK VARIANCE. THE PAVILION ALSO SETS AT A RETAINING WALL TO PROVIDE WATER RUN-OFF CONTROL. MY LOT IS ALSO ON A CUL-DE-SAC MAKING IT A IRREGULAR SHAPED FOR BUILDING.
List type of variance requested: BACK PROPERTY SET-BACK OF 40'
DOES NOT ALLOW ME TO BUILD A 16' X 20' PAVILION ON MY PROPERTY. I AM REQUESTING THE VARIANCE FOR THIS PURPOSE.