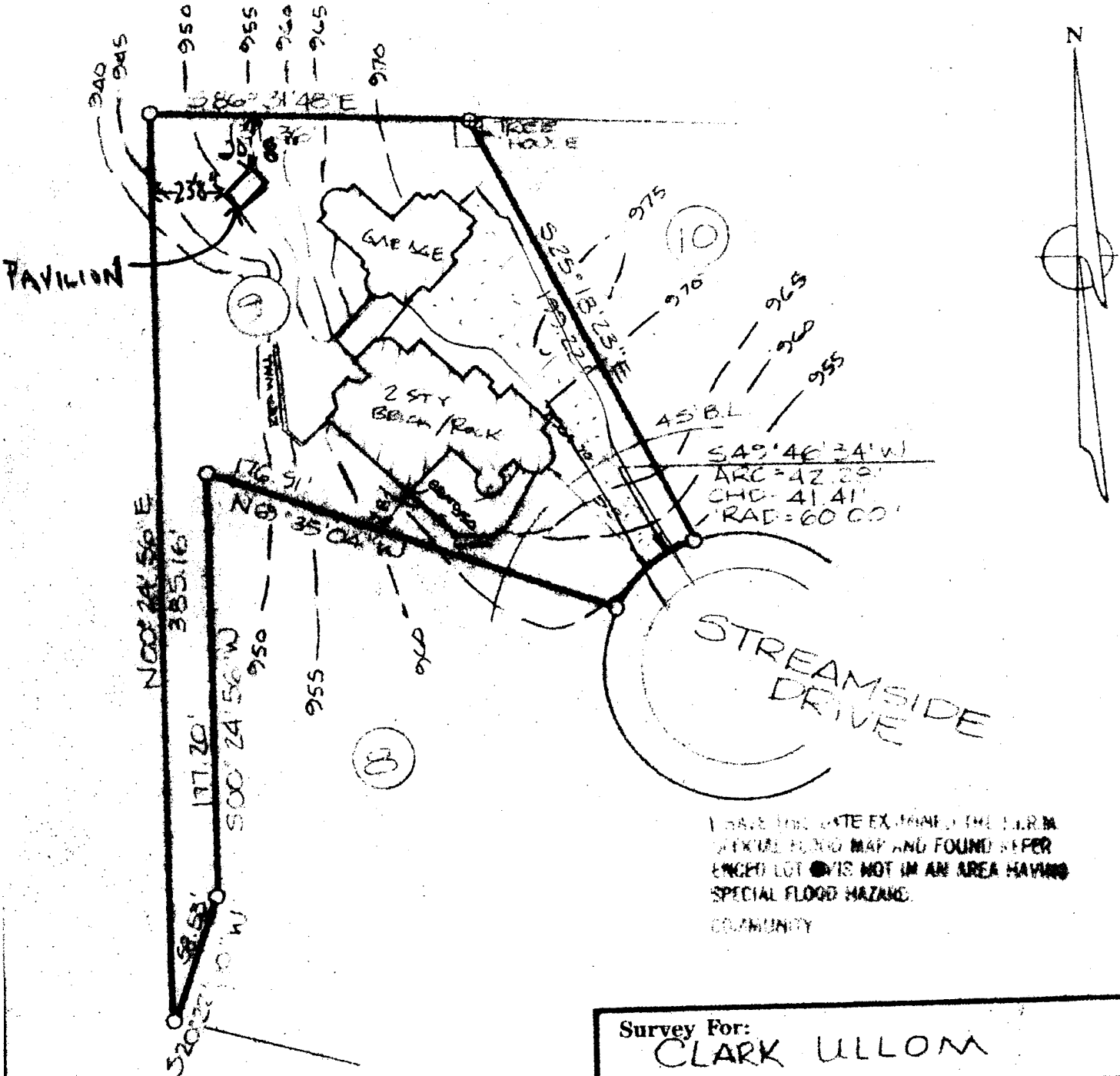
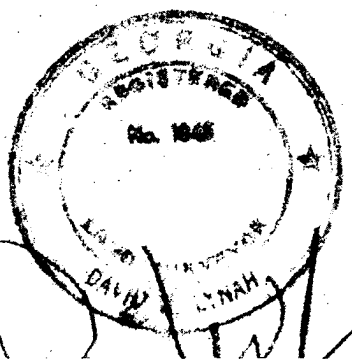


V-87
(2011)



I HAVE THIS DATE EXAMINED THE PLR IN
 A FURTHER FLOOD MAP AND FOUND REFER
 ENGED 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
 JURISDICTION COBB County, Georgia
 Scale 1" = 60' Date OCT. 27, 1994
 REV: 5-8-96

D. W. Lynah Surveyors

Surveyors Georgia (404) 433-2660

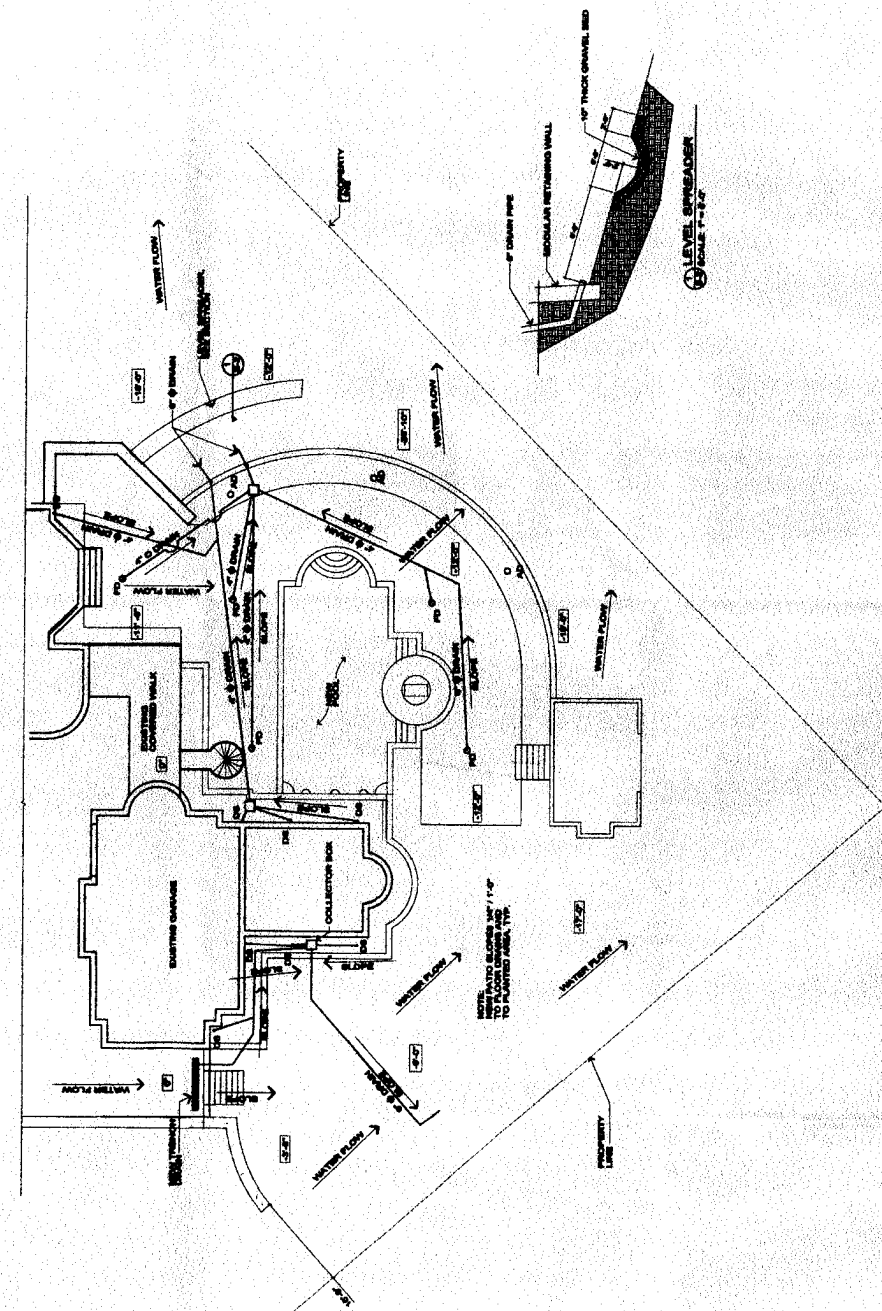
michael quinn and associates, p.c.
 Consulting Engineers
 2626 South Drive, Doraville, Ga 30090
 Telephone: (770) 452-0744
 Facsimile: (770) 452-0827
 Email: mqquinn@meandprng.com

STAMP

PROJECT: 3883 STEWARTSIDE DRIVE
 MARIETTA, GEORGIA 30067
 TITLE: HARDSCAPE PLAN

REV. NO.	REV. DATE

JOB NO.: 11163
 DATE: 9-30-2011
 DESIGN BY: JDB
 DRAWN BY: JDB
 SHEET NO.: S-2 OF 5



DRAINAGE PLAN

1. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
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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 **DISTRICT:** 17
Streamside Drive, north of Paper Mill Road **SIZE OF TRACT:** 0.808 acre
(3863 Streamside Drive). **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** _____

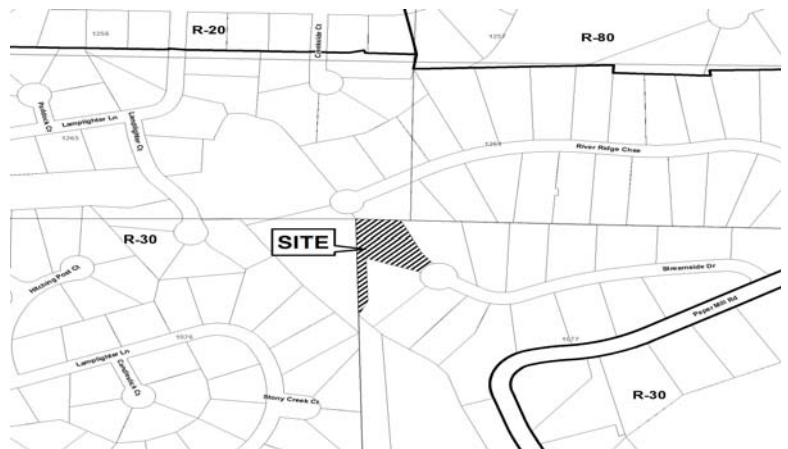
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

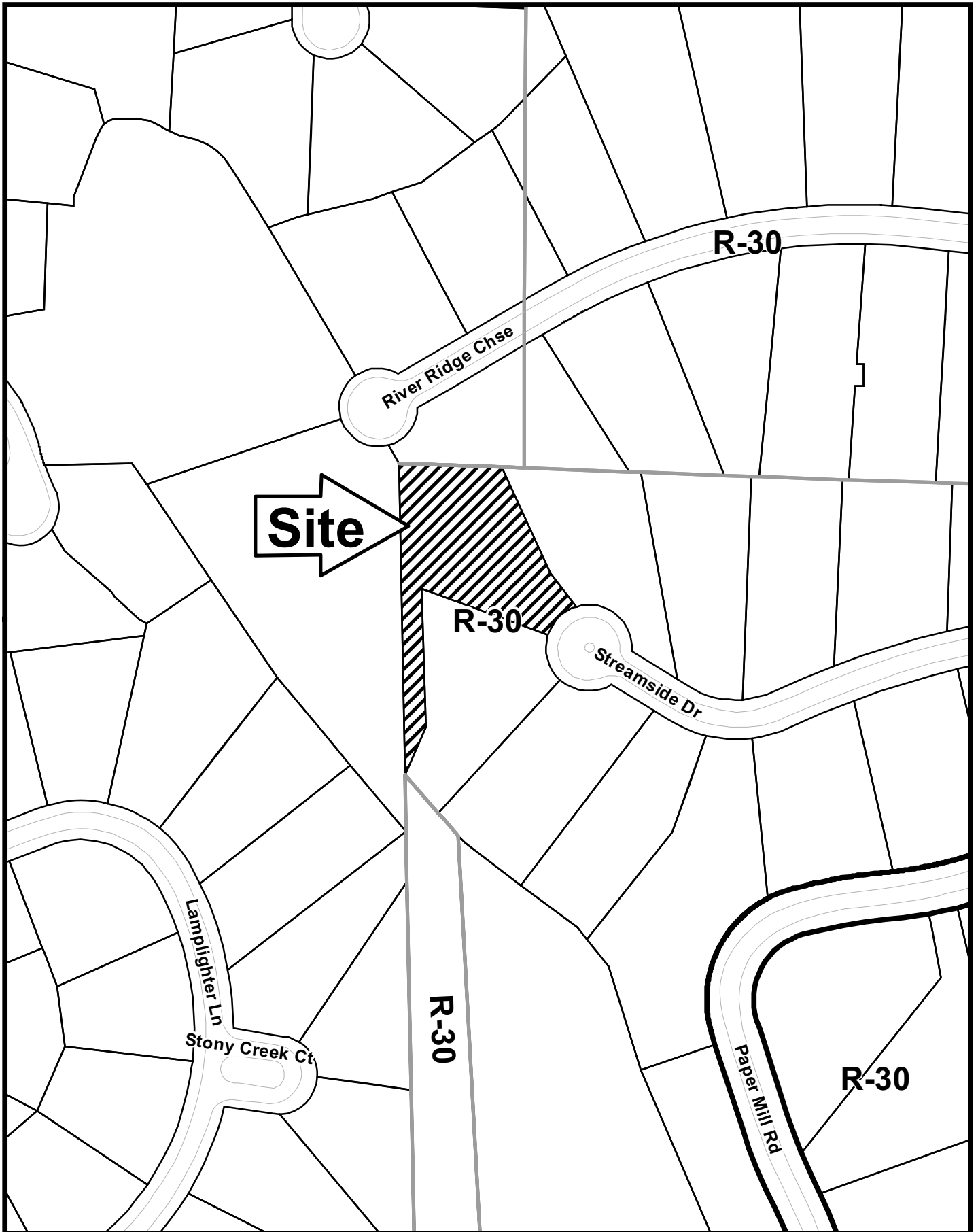
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

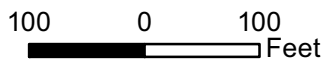
STIPULATIONS: _____





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

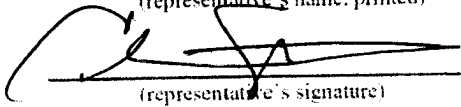
V-87

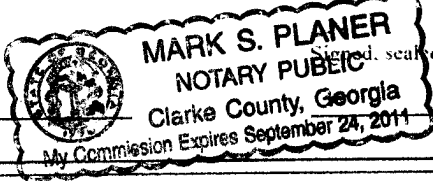
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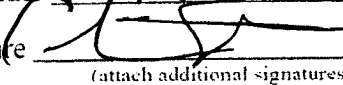
Application No. _____
Hearing Date: 11-9-11

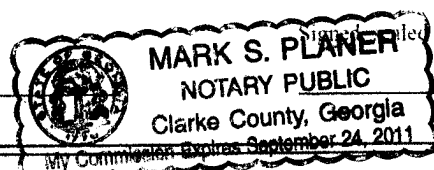
Applicant CLARK S. ULLOM Phone # 770-335-8173 E-mail crescentpointe@hotmail.com

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

 Phone # 770-335-8173 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 # 770-335-8173 E-mail crescentpointe@hotmail.com
Signature  Address: 3863 STREAMSIDE DR. MARLETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

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

Present Zoning of Property RESIDENTIAL R-30

Location 3863 STREAMSIDE 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 SERVES AS A RETAINING WALL TO PROVIDE WATER RUN-OFF CONTROL. MY LOT IS ALSO ON A CUL-DE-SAC MAKING IT A IRREGULAR SHAPE FOR BUILDING BACK PROPERTY SET-BACKS OF 40' DOES NOT ALLOW ME TO BUILD A 16' X 20' PAVILION ON MY PROPERTY. I AM REQUESTING THE VARIANCE FOR THIS PURPOSE.