

V-2 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

Revised
2012 NOV 26 AM 8:29

COBB COUNTY ZONING REVISION

BEARINGS ARE BASED ON
REFERENCED PLAT

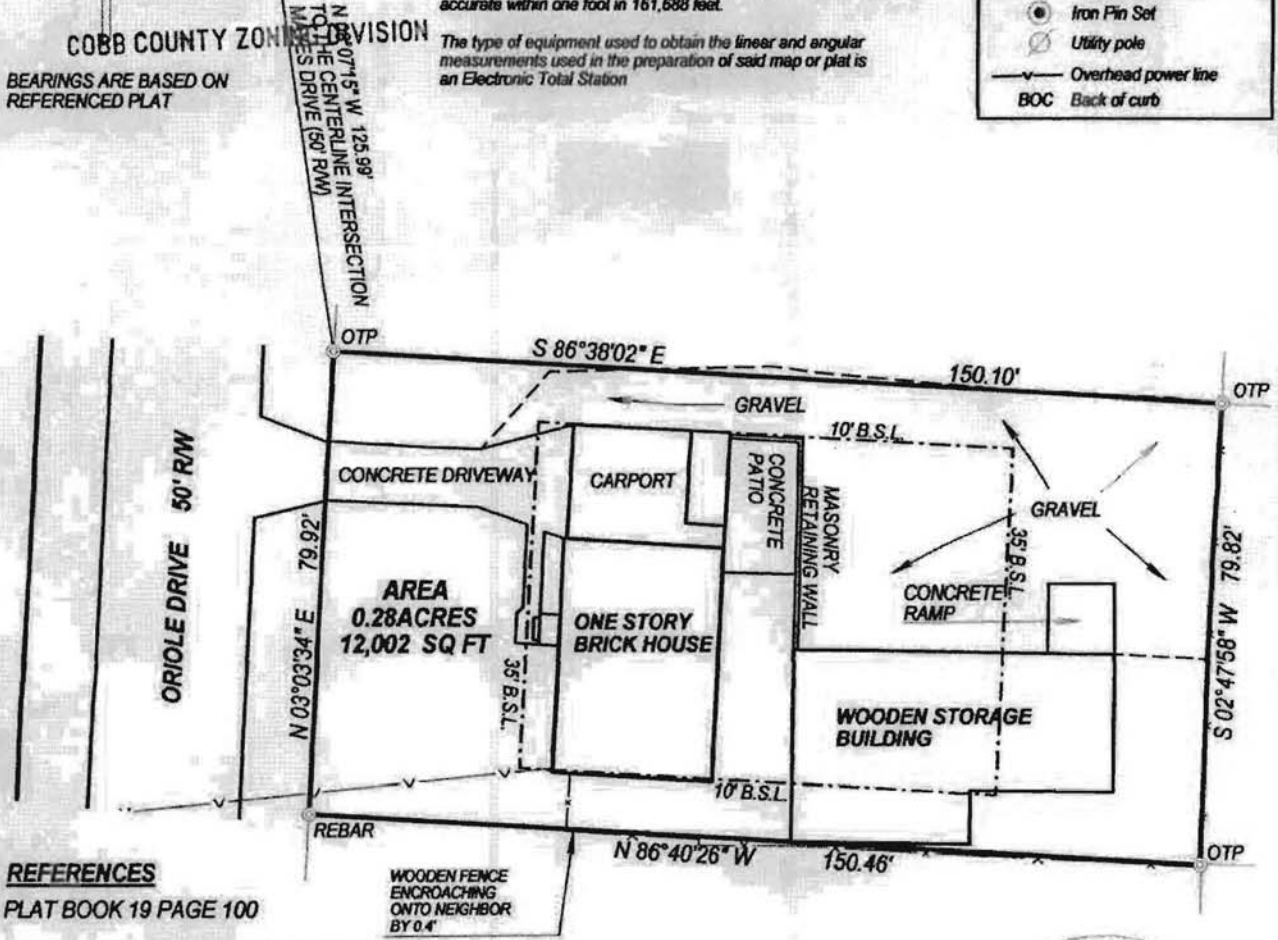
The field data upon which this map or plat is based has a closure
precision of less than one foot in 10,000 feet and an angular error of
3 seconds per angle point, and was adjusted using compass rule.

This map or plat has been calculated for closure and is found to be
accurate within one foot in 161,688 feet.

The type of equipment used to obtain the linear and angular
measurements used in the preparation of said map or plat is
an Electronic Total Station

LEGEND

- POC Point of Commencement
- POB Point of Beginning
- Iron pin found
- Iron Pin Set
- Utility pole
- Overhead power line
- BOC Back of curb



REFERENCES

PLAT BOOK 19 PAGE 100

PROPERTY ADDRESS 411 ORIOLE DRIVE

PROPERTY ZONED R-20

NOTE:

IMPERVIOUS SURFACE = 21.8% (GRAVEL NOT INCLUDED)
IMPERVIOUS SURFACE = 64.6% (IF GRAVEL CONSIDERED IMPERVIOUS)

SURVEY FOR:

DANA WOODALL

LOT 47, SECTION NO. 5, MEADOWBROOK SUBDIVISION, PART LAND LOT
719, 2ND SECTION, 17TH LAND DISTRICT, COBB COUNTY, GEORGIA



HARBUCK LAND SURVEYORS, INC.

WILLIAM G. HARBUCK

GEORGIA REGISTERED LAND SURVEYOR NO. 3006

GRAPHIC SCALE IN FEET

TELEPHONE 770-253-5585
GHARB@NUMAIL.ORG

10.09.2012
REVISED 10.19.2012
REVISED 11.21.2012
(IMPERVIOUS SURFACE)



35 MANSOUR CIRCLE
NEWMAN, GEORGIA 30263

SCALE 1" = 30'

APPLICANT: Dana H. Woodall
PHONE: 770-565-7188
REPRESENTATIVE: Dana H. Woodall
PHONE: 770-565-7188
TITLEHOLDER: Dana H. Woodall
PROPERTY LOCATION: On the east side of Oriole Drive, west of Powers Ferry Road (411 Oriole Drive).

PETITION No.: V-2
DATE OF HEARING: 01-09-13
PRESENT ZONING: R-20
LAND LOT(S): 719
DISTRICT: 17
SIZE OF TRACT: 0.28 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback (existing footprint on southern side) from the required 10 feet to 9 feet; 2) waive the rear setback for an accessory structure over 650 square feet (existing 1,620 square foot wooden storage building) from the required 100 feet to 15 feet; 3) waive the side setback for an accessory structure over 650 square feet (existing 1,620 square foot wooden storage building) from the required 100 feet to zero feet; 4) waive the setback for an accessory structure (1,620 square foot storage building) from the required 100 feet to 80 feet from the western property line; 5) allow parking and/or access to parking areas in a residential district on a non-hardened surface; and 6) increase the maximum allowable impervious surface from 35% to 64.6%.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Back portion of building was constructed under a permit in 1998 for a 576 square foot building. The remainder of the structure that is encroaching in the setbacks does not appear to have had a permit for construction and was added sometime between 2009 and 2012. Permit and inspection are required if variance is approved. Wall that is parallel to property line and closer than 5 feet from the property line is required to be one hour fire rated.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: Gravel parking areas are considered impervious surfaces because once in place, they become highly compacted with continued use and/or eventually asphalt sealed or paved. The existing coverage on this site is approximately 63.7%. This significantly exceeds the allowable R-20 limit of 35%. There is evidence of drainage issues in the front yard from the existing runoff. Even if the 40% paver credit is applied to the existing gravel area, the “effective impervious” coverage is still 51.6%. If the code limit cannot be met due to hardship, then a significant reduction in impervious coverage is still warranted.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

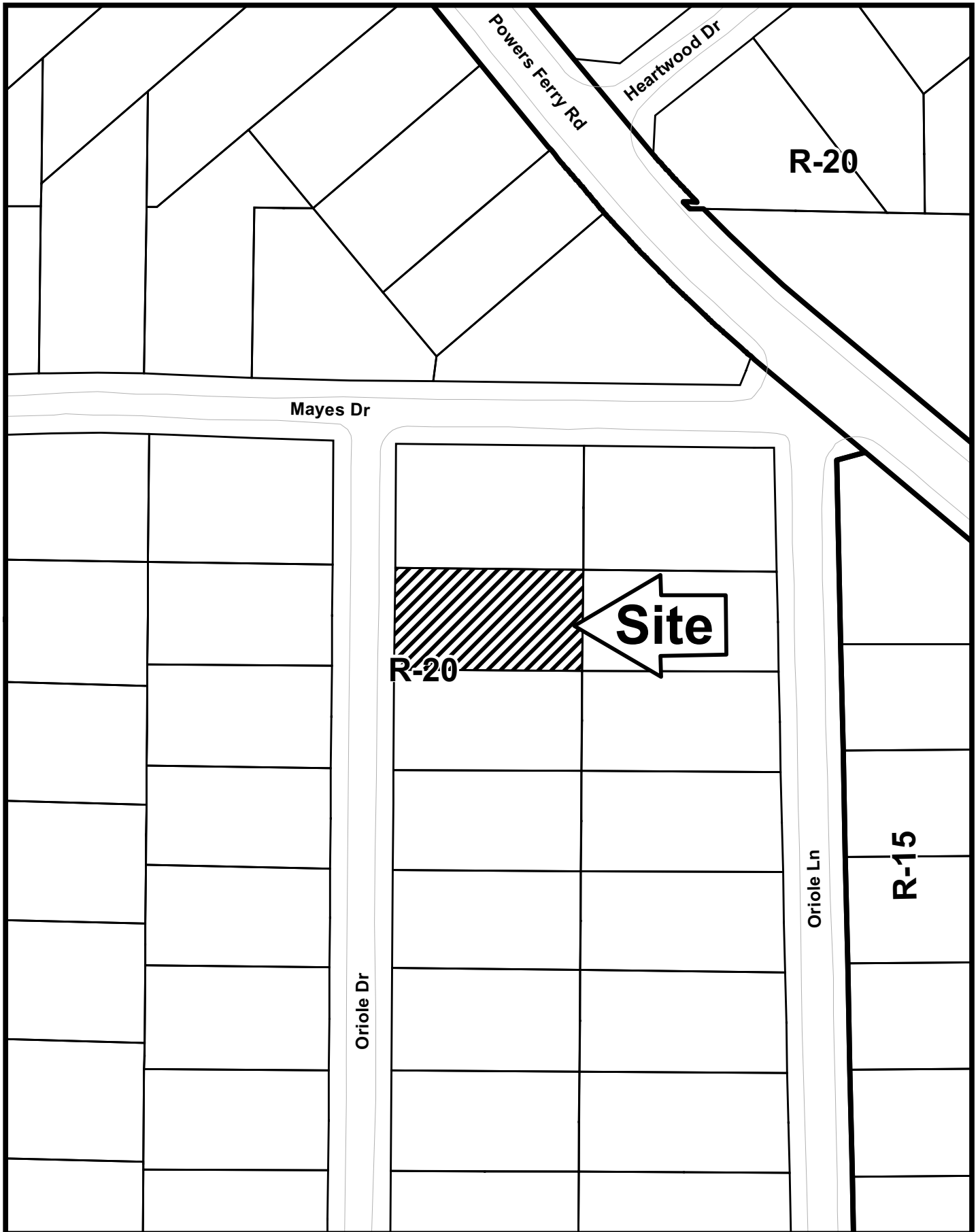
WATER: No conflict (per Marietta water and sewer department)

SEWER: No conflict (per Marietta water and sewer department)

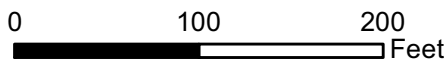
APPLICANT: Dana Woodall **PETITION No.:** V-2



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

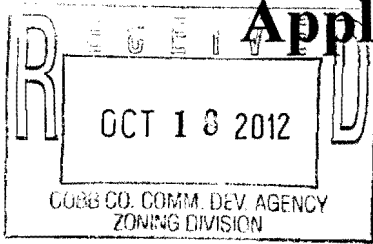
V-2



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-2
Hearing Date: 1/9/13

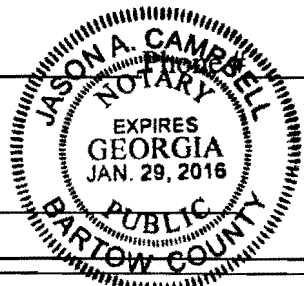
Applicant Dana woodall Phone # 7565-7188 E-mail _____

Dana woodall Address 411 oriole Dr.
(representative's name, printed) (street, city, state and zip code)

Dana woodall E-mail _____
(representative's signature)

GA DL 024851885

My commission expires: _____



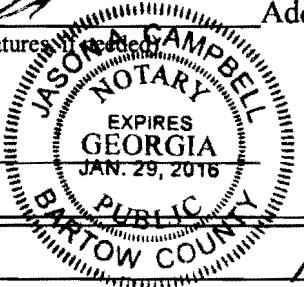
Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder Dana woodall Phone # 7565-7188 E-mail _____

Signature Dana woodall Address: 411 oriole Dr.
(attach additional signatures) (street, city, state and zip code)

GA DL 024851885

My commission expires: _____



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Present Zoning of Property _____ R20

Location 411 oriole Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 719 District 17 Size of Tract .28 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.

Truck and Trailer stays in Building
Have to Drive across Rocks to get there

List type of variance requested: waive max imperious surface