

V-22 (2013)

COBB COUNTY GEORGIA  
FILED IN OFFICE

2012 DEC 13 PM 12:13

COBB COUNTY ZONING DIVISION

Revised December 4, 2012  
Revised August 2, 2012

CHEATAHOOCHEE RIVER CORRIDOR VULNERABILITY TABLE				
LOT	MAXIMUM ALLOWABLE (SQ. FT.) LAND DISTURBED		MAXIMUM ALLOWABLE (SQ. FT.) IMPERVIOUS SURFACE	
	C	D	E	
20	0	10120	0	0

Impervious Calculations:

- Proposed House (Footprint) 3,301.6 s.f.
  - Deck 112.6 s.f.
  - Garages/Portico 1,199.1 s.f.
  - Wells 146.5 s.f.
  - Pool/Patio Pavers 129.7 s.f.
  - Drive/Courtyard Pavers 1,105.8 s.f.
- Total Impervious 9,985.3 s.f.  
(Less Than Allowable 6,000 s.f.)  
Total Disturbed Area = 10,118.7 s.f.  
(Less Than Allowable 10,120 s.f.)

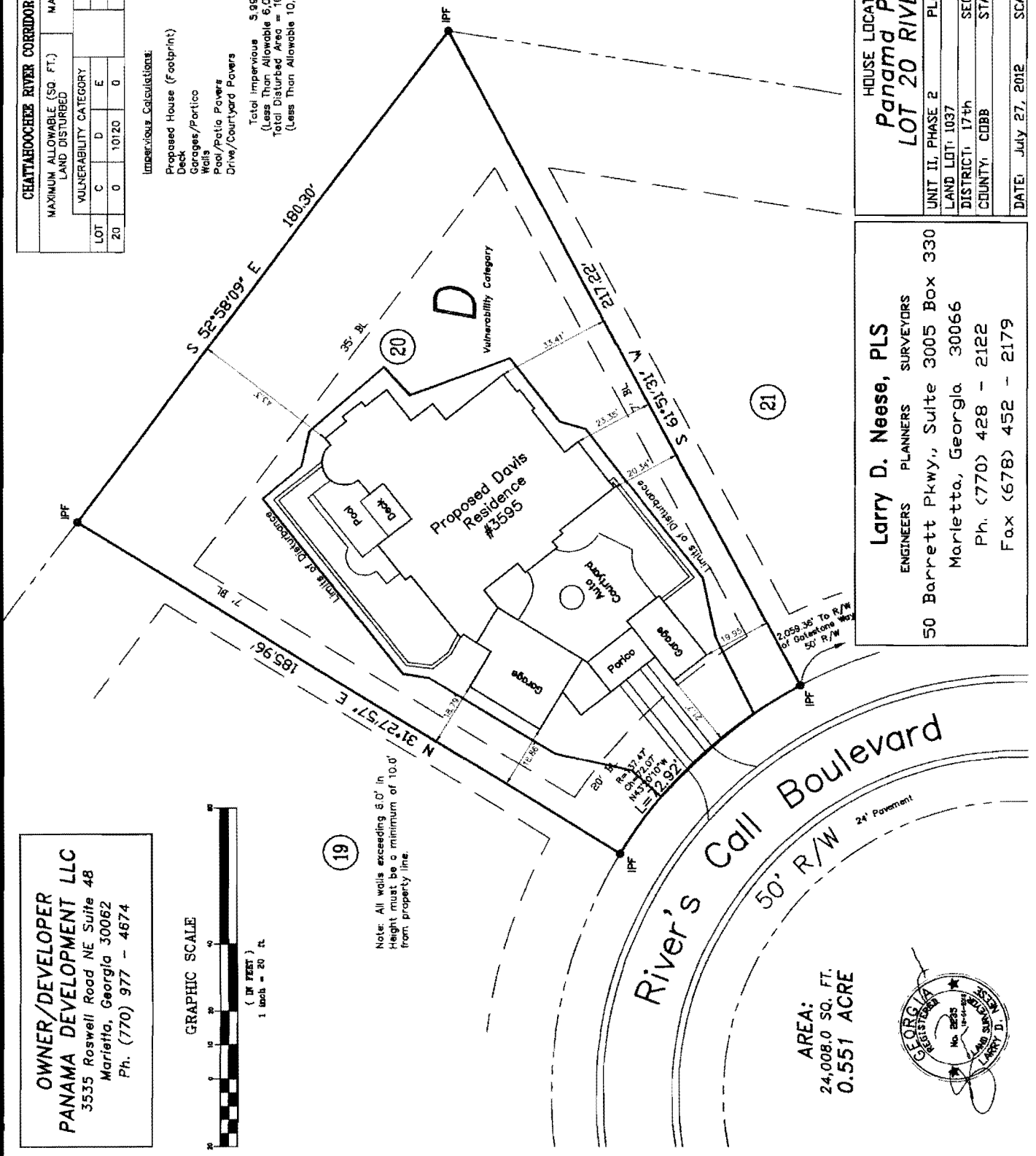
HOUSE LOCATION PLAT	
<b>Panama Properties</b>	
<b>LOT 20 RIVER'S CALL</b>	
UNIT II, PHASE 2	PLAT BOOK: 233 PAGE: 57
LAND LOT: 1037	CO: -
DISTRICT: 17th	SECTION 2nd
COUNTY: COBB	STATE: GEORGIA
DATE: July 27, 2012	SCALE: 1" = 20'

**Larry D. Neese, PLS**  
ENGINEERS PLANNERS SURVEYORS  
50 Barret Pkwy., Suite 3005 Box 330  
Marietta, Georgia 30066  
Ph. (770) 428 - 2122  
Fax (678) 452 - 2179

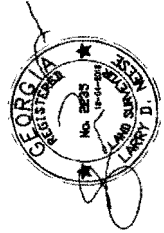
**OWNER/DEVELOPER**  
**PANAMA DEVELOPMENT LLC**  
3535 Roswell Road NE Suite 48  
Marietta, Georgia 30062  
Ph. (770) 977 - 4674



Note: All wells exceeding 6.0' in Height must be a minimum of 10.0' from property line.



AREA:  
24,008.0 SQ. FT.  
0.551 ACRE



**APPLICANT:** Tim Davis

**PETITION No.:** V-22

**PHONE:** 404-915-1753

**DATE OF HEARING:** 02-13-13

**REPRESENTATIVE:** Ken Meyer

**PRESENT ZONING:** R-15

**PHONE:** 770-977-4674

**LAND LOT(S):** 1037

**TITLEHOLDER:** Timothy E. Davis

**DISTRICT:** 17

**PROPERTY LOCATION:** On the east side of River's

**SIZE OF TRACT:** 0.551 acre

Call Boulevard, northeast of Windwood Parkway

**COMMISSION DISTRICT:** 2

(3595 River's Call Boulevard).

**TYPE OF VARIANCE:** Allow an accessory structure (proposed pool) to the side of the principal building.

**OPPOSITION:** No. **OPPOSED** \_\_\_\_\_ **PETITION No.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

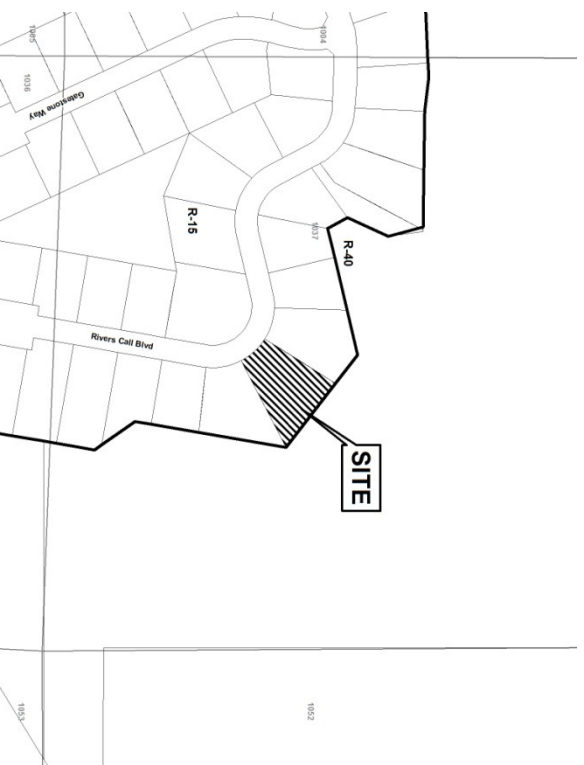
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Tim Davis

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No comment.

**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.

**SEWER:** No conflict.

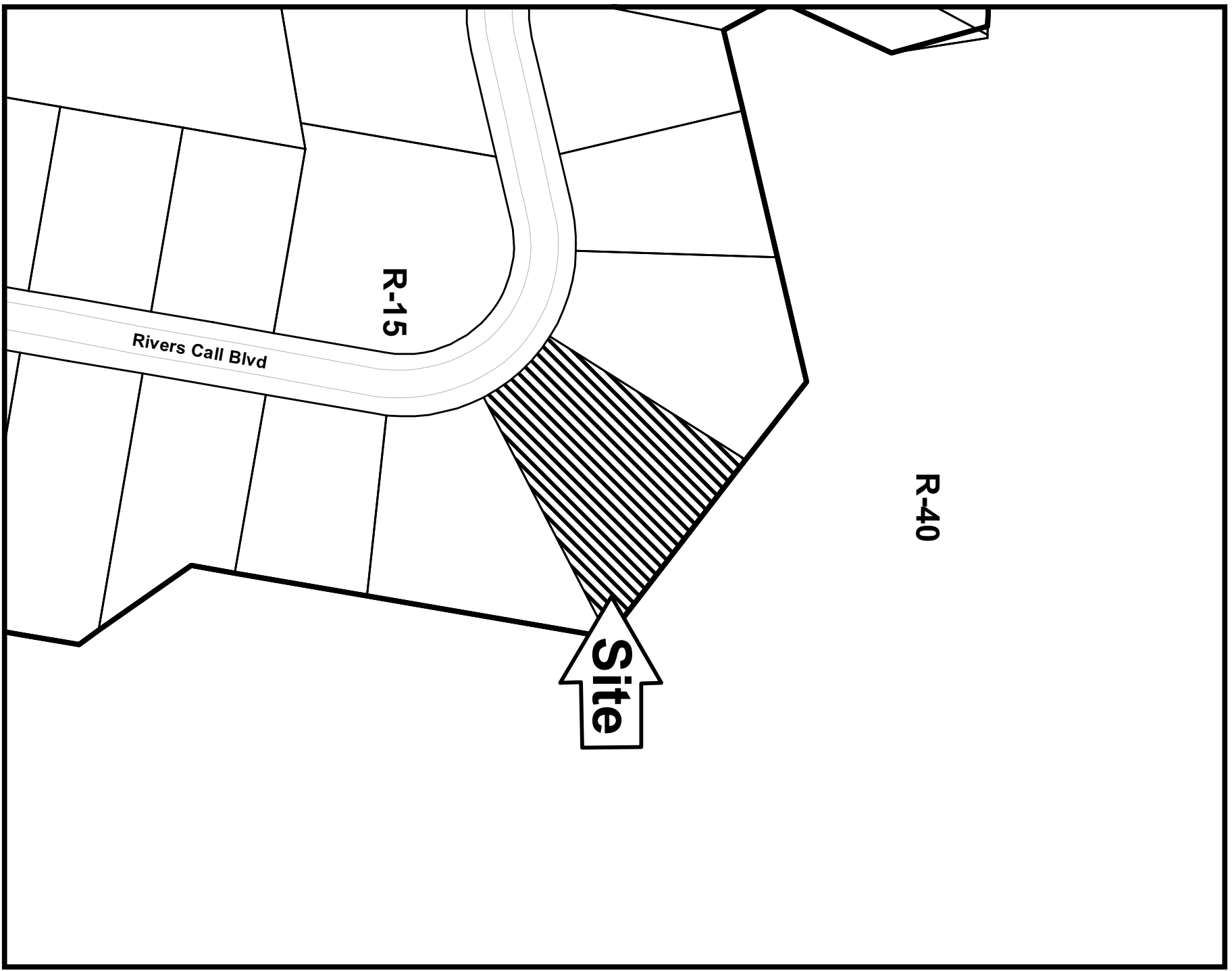
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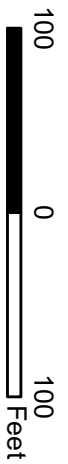
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-22



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



City Boundary  
Zoning Boundary

COBB COUNTY ~~Application~~ Application for Variance  
FILED IN OFFICE  
Cobb County

2012 DEC 13 PM 12: 13

COBB COUNTY ZONING DIVISION (Type or print clearly)

Application No. V-22  
Hearing Date: 02-13-13

Applicant Tim Davis Phone # 404.915.1753 E-mail davis.tim@synthes.com

Ken Meyer for Panama Properties, Inc. Address 3535 Roswell Road NE, Suite 48, Marietta, GA 30062

(representative's name, printed)

(street, city, state and zip code)

Phone # 770.977.4674

E-mail ken@panamaproperties.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 6/30/2016

Brenda J Bevard

Notary Public

Titleholder Tim Davis Phone # 404.915.1753 E-mail davis.tim@synthes.com

Signature Tim Davis Address: 2306 English Ivy Court SE, Smyrna, GA 30080

(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires: 6/30/2016

Signed, sealed and delivered in presence of:  
Brenda J Bevard

Notary Public

Present Zoning of Property R-15

Location 3595 River's Call Blvd. Atlanta, GA 30339

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1037 District 17th Size of Tract 1/3 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 Lot drops off severely in the rear 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.  
COBB COUNTY IN ORDERED REPRESENTATIVE THE POOL NEARBY SITE IS NOT DELETED. OWNER AND REPRESENTATIVE ARE ASKING FOR A VARIANCE TO LOCATE THE POOL AS SHOWN ON THE SITE PLAN. THE TOPOGRAPHY DOES NOT ALLOW TO PUT THE POOL IN THE REAR OF THE LOT AS COBB COUNTY REQUIRES EVEN THOUGH IS IS A SMALL POOL.

List type of variance requested: Pool Site Variance

