

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.)

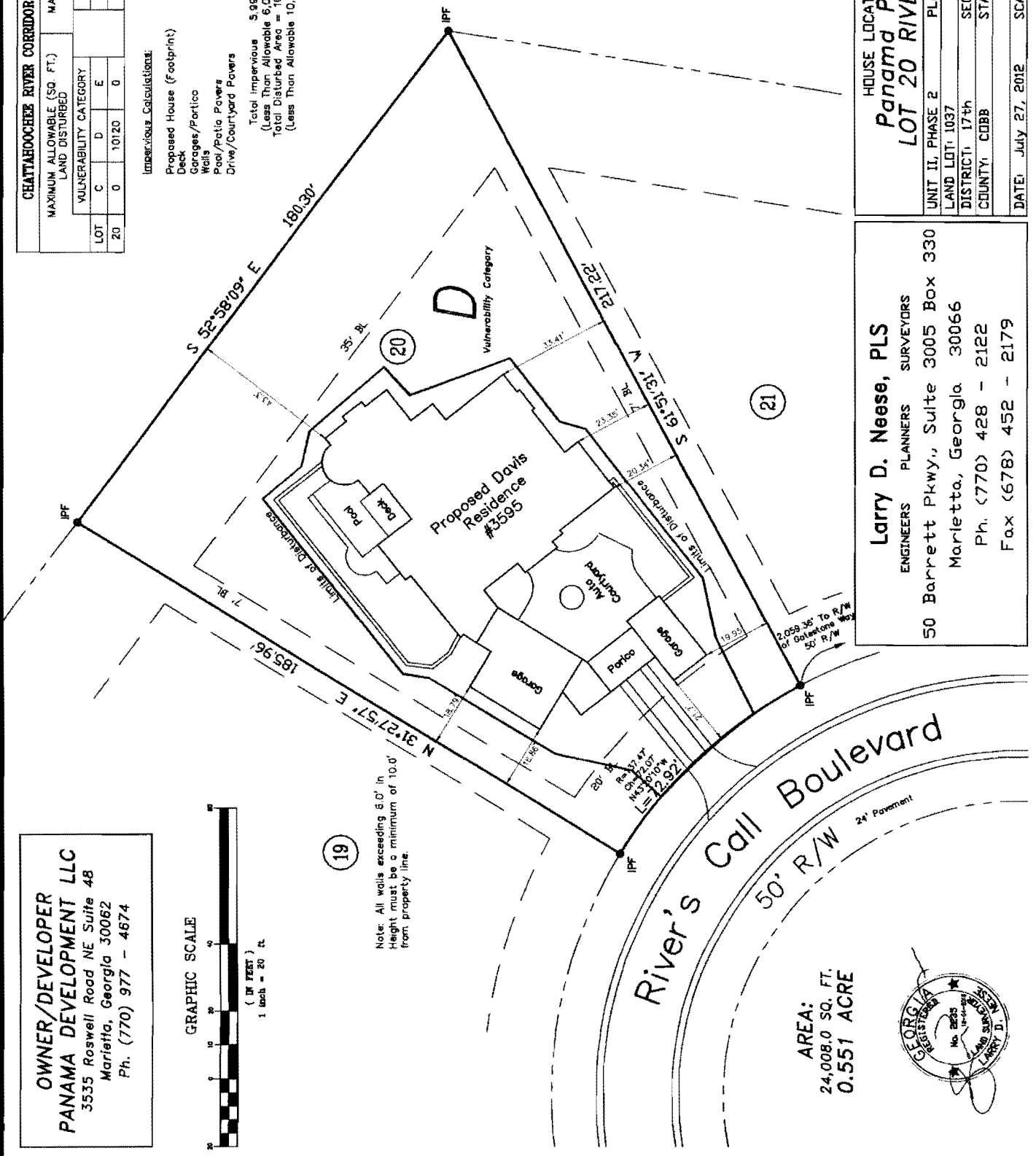
HOUSE LOCATION PLAT	
Panama Properties	
LOT 20 RIVER'S CALL	
UNIT II, PHASE 2	PLAT BOOK: 233 PAGE: 57
LAND LOT: 1037	CO: -
DISTRICT: 17th	SECTION: 2nd
COUNTY: COBB	STATE: GEORGIA
DATE: July 27, 2012	SCALE: 1" = 20'

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

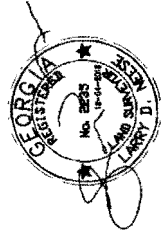
OWNER/DEVELOPER
PANAMA DEVELOPMENT LLC
3535 Roswell Road NE Suite 48
Marietta, Georgia 30062
Ph. (770) 977 - 4674



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



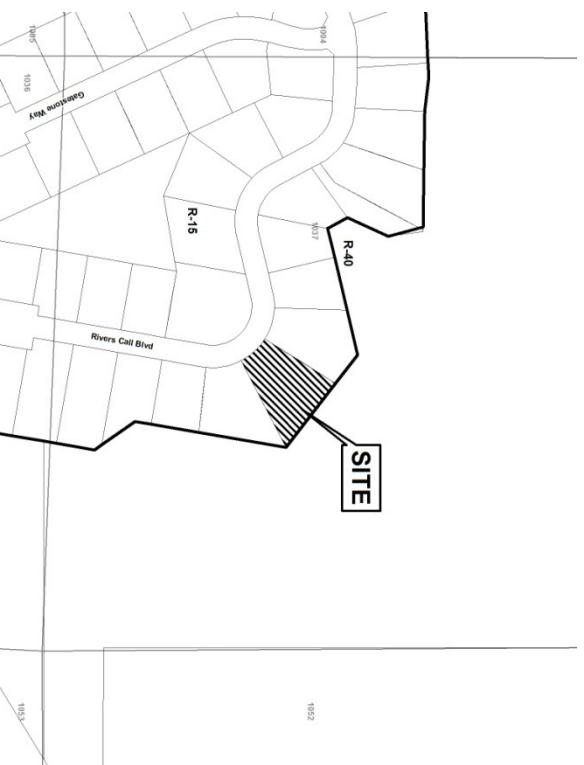
APPLICANT: Tim Davis **PETITION No.:** V-22
PHONE: 404-915-1753 **DATE OF HEARING:** 02-13-13
REPRESENTATIVE: Ken Meyer **PRESENT ZONING:** R-15
PHONE: 770-977-4674 **LAND LOT(S):** 1037
TITLEHOLDER: Timothy E. Davis **DISTRICT:** 17
PROPERTY LOCATION: On the east side of River's **SIZE OF TRACT:** 0.551 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

PETITION No.: V-22

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.

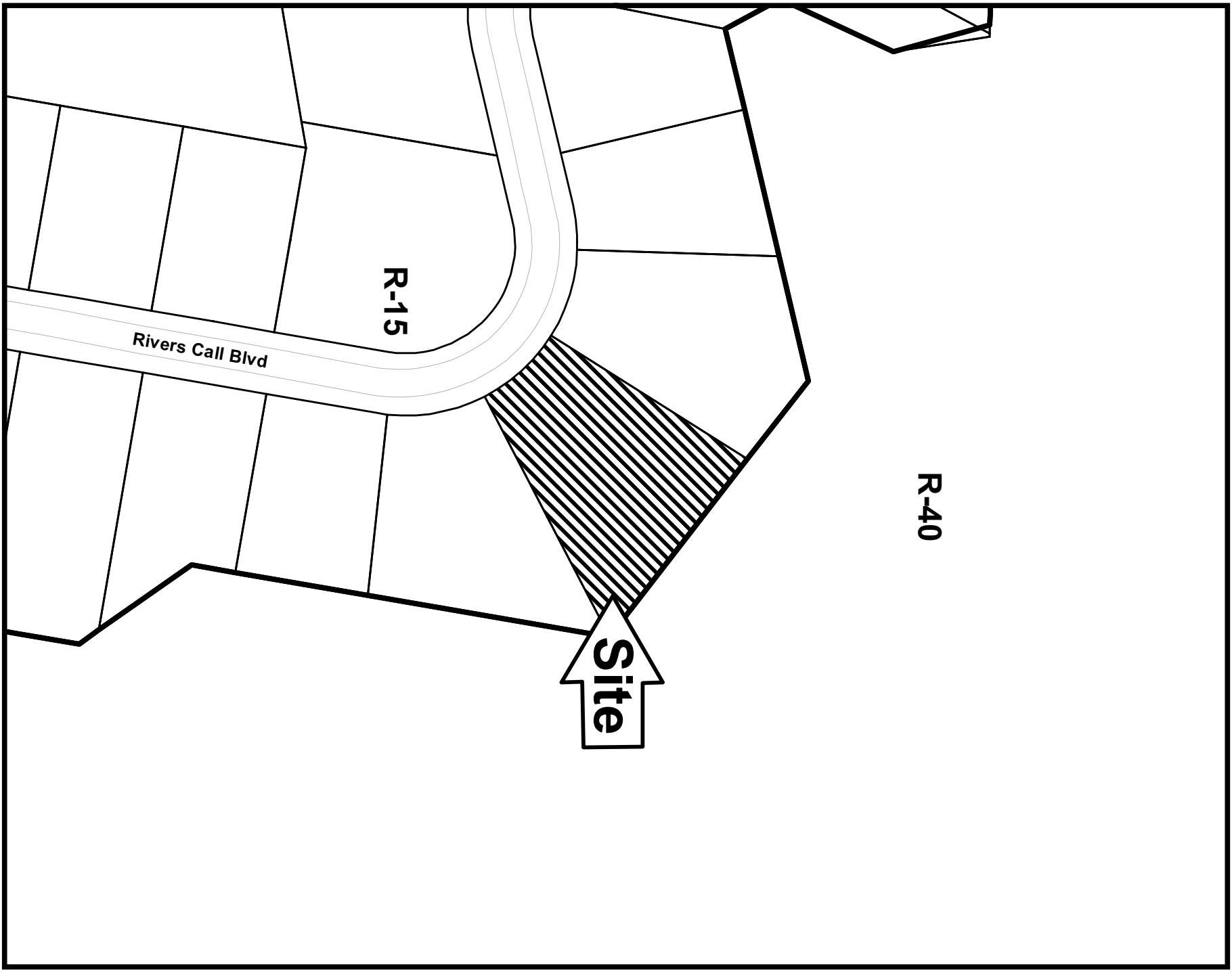
SEWER: No conflict.

APPLICANT: Tim Davis

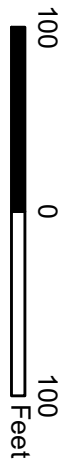
PETITION No.: V-22

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 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)

[Signature]
 (representative's signature)

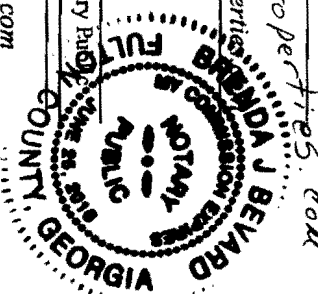
Phone # 770.977.4674

E-mail ken@panamaproperties.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires: 6/25/2016

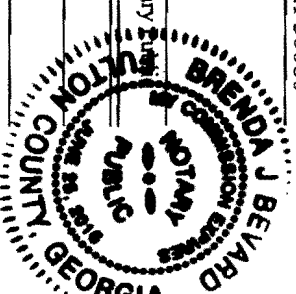
Titleholder Tim Davis Phone # 404.915.1753 E-mail davis.tim@synthes.com

Signature *[Signature]* Address: 2306 English Ivy Court SE, Smyrna, GA 30080
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6/25/2016

Signed, sealed and delivered in presence of:
[Signature]

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 NEEDED 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 SHALL POOL.

List type of variance requested: Pool Site Variance