

V-44 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 14 PM 3:06

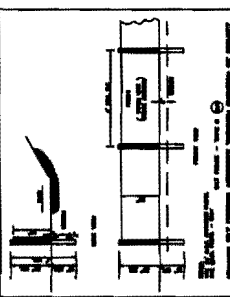
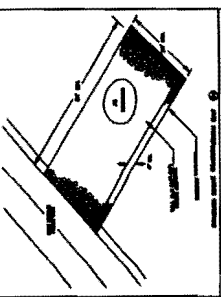
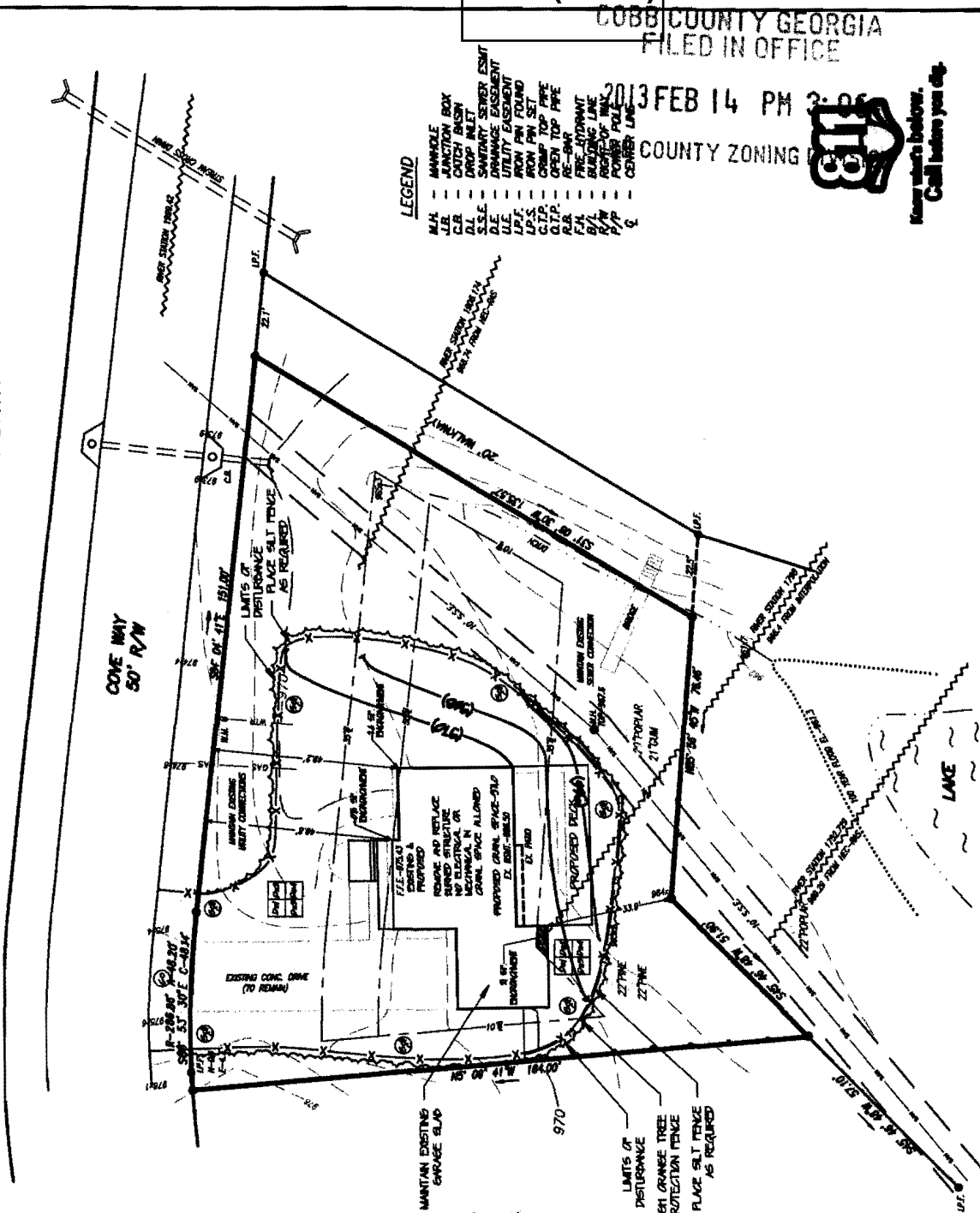
COUNTY ZONING



Call before you dig



- LEGEND**
- M/A - MANHOLE
 - J.B. - JUNCTION BOX
 - C.L. - CURB LINE
 - D.L. - DRIVE LINE
 - S.S.E. - SANITARY SEWER EJECTOR
 - D.E. - DRAINAGE EASEMENT
 - U.L.E. - UTILITY EASEMENT
 - L.P.F. - LEAKY PUMP FOUND
 - C.T.P. - CRAMP TOP PIPE
 - G.T.P. - GREEN TOP PIPE
 - F.A. - FIRE ALARM
 - B/L - BUILDING LINE
 - R/W - RIGHT-OF-WAY
 - P/P - POWER POLE
 - C - CENTER LINE



MAINTAIN EXISTING GARAGE SLAB

LIMITS OF DISTURBANCE

4' HIGH ORANGE TREE PROTECTION FENCE

PLACE SALT FENCE AS REQUIRED

EXISTING CONC. DRIVE (TO REMAIN)

MAINTAIN EXISTING DRIVEWAY

REMOVE AND REPLACE EXISTING STRUCTURE AND RECONSTRUCT WITH CONCRETE BLOCK AND MASONRY. ALLOWED TO BE 10' HIGH.

PROPOSED GARAGE SLAB

EXISTING CONC. DRIVE (TO REMAIN)

MAINTAIN EXISTING GARAGE SLAB

LIMITS OF DISTURBANCE

4' HIGH ORANGE TREE PROTECTION FENCE

PLACE SALT FENCE AS REQUIRED

EXISTING CONC. DRIVE (TO REMAIN)

MAINTAIN EXISTING DRIVEWAY

REMOVE AND REPLACE EXISTING STRUCTURE AND RECONSTRUCT WITH CONCRETE BLOCK AND MASONRY. ALLOWED TO BE 10' HIGH.

PROPOSED GARAGE SLAB

EXISTING CONC. DRIVE (TO REMAIN)

MAINTAIN EXISTING GARAGE SLAB

LIMITS OF DISTURBANCE

4' HIGH ORANGE TREE PROTECTION FENCE

PLACE SALT FENCE AS REQUIRED

TOTAL AREA - 20.433 SQ. FT. OR 0.4691 ACRES

AREA OF DISTURBANCE - 0.24 ACRES

PROPERTY ZONED: R-20

BUILDING SETBACK LINES

FRONT - 35 FEET (PER ZONING)

SIDE - 10 FEET (PER PLAT)

REAR - 35 FEET

REFERENCE: D.B. 14,740 PG. 3077
P.B. 65, PG. 152



SITE SURVEYS & PLANNING
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-0911 FAX: 770-396-2379
e-mail: rgudgerurveying@bellsouth.net

| | | |
|---|-----------|--|
| STAMPED | REG. INFO | OWNER/APPLICANT CAROL LENK PH: 408-452-3023 |
| CALCULATED | REG. INFO | |
| DRAWN | REG. INFO | |
| DWG. NAME | REG. INFO | |
| DATE | REG. INFO | |
| VARIANCE DRAWING FOR 4332 COVE HWY LOT 30, BLOCK D SECTION # ARMS COVE LL 1116, DISTRICT 16, SECTION 2 COBB COUNTY, GEORGIA | | NO. DATE |
| WARRANT DRAWING FOR 4332 COVE HWY LOT 30, BLOCK D SECTION # ARMS COVE LL 1116, DISTRICT 16, SECTION 2 COBB COUNTY, GEORGIA | | REVISION |

APPLICANT: Carol Lenk

PETITION No.:

V-44

PHONE: 408-455-3023

DATE OF HEARING:

04-10-13

REPRESENTATIVE: Carol Lenk

PRESENT ZONING:

R-20

PHONE: 408-455-3023

LAND LOT(S):

1118

TITLEHOLDER: Carol Lenk

DISTRICT:

16

PROPERTY LOCATION: On the south side of

SIZE OF TRACT:

0.47 acre

Cove Way, west of Cove Island Way

COMMISSION DISTRICT: 2

(4332 Cove Way).

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 33 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Carol Lenk

PETITION No.:

V-44

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: Any building permit showing the proposed fill in the flood plain will require the review and approval of the Stormwater Management Division. 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: The existing topography and floodplain on this lot make re-construction on this lot difficult without the requested setback variance.

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.

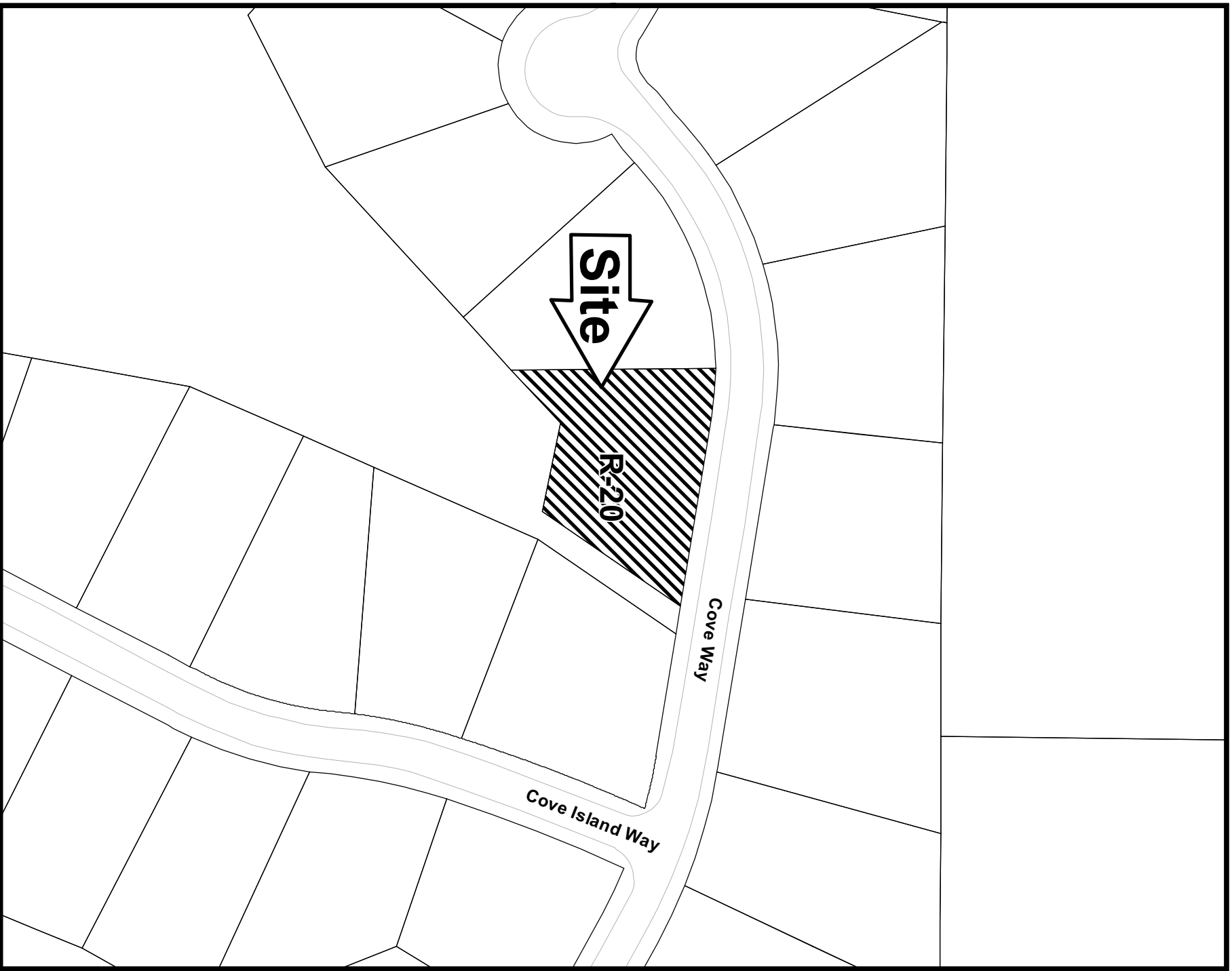
WATER: No conflict.

SEWER: Proposed deck appears to encroach into sanitary sewer easement setback limits (10 feet rear, 2 feet side). Violation of County Code 122-123.

APPLICANT: Carol Lenk

PETITION No.: V-44

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.



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

100

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100

Feet



City Boundary

Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

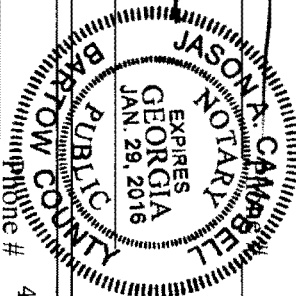
Application No. V-44
 Hearing Date: 4/10/13

Applicant Carol Lenk Phone # 408-455-3023 E-mail cclenk@gmail.com

(representative's name, printed) Carol Lenk Address 4332 Cove Way Marietta GA 30067
 (street, city, state and zip code)

(representative's signature) [Signature] E-mail _____

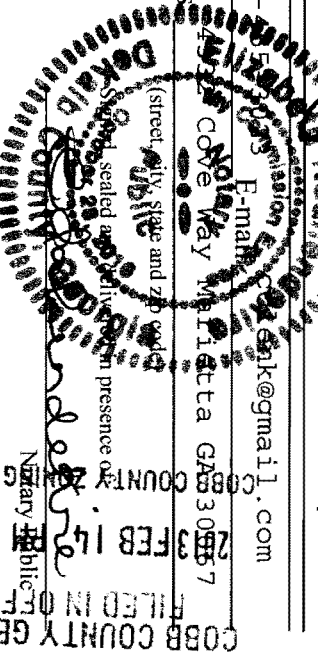
My commission expires: _____ Signed, sealed and delivered in presence of: _____
 Notary Public



Titleholder Carol Lenk 408 - _____ E-mail carol.lenk@gmail.com

Signature [Signature] Address 4332 Cove Way Marietta GA 30067
 (attach additional signatures, if needed)

My commission expires: October, 28th 2016



Present Zoning of Property Residential

Location 4332 Cove Way Marietta GA 30067
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1118 District 16 Size of Tract .35 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 X

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. This is a 40 year old house that suffered a recent house fire which destroyed the property. We are using insurance settlement to rebuild home on existing foundation. Now we are being told the corner of the existing garage is 3 ft into the rear setback. To comply we would have to remove foundation and re-pour, which would put us too far over budget from insurance settlement.

List type of variance requested: Variance to comply with rear setback by 3 feet.