

Goodman and Associates, Inc.
Landscape Architecture
200 Marietta Ave.
Marietta, Georgia 30064
770-421-9865



DRAA RESIDENCE
525 TOWNESIDE LANE, MARIETTA, GEORGIA, 30064

(1010) 011-V

DATE	7/11/13
ISSUED BY	UP
SCALE	1" = 30'-0"
SHEET	1
TITLE OF SHEET	DRAMA RESIDENCE
PROJECT	DRAMA RESIDENCE
DATE OF CONSTRUCTION	



LOCATION/VICINITY MAP

PROJECT INFORMATION:

OWNER: DR. A. A. DR. A. A.
525 TOWNESIDE LN, MARIETTA, GA 30064
770-841-2423

LANDSCAPE ARCHITECT:
WILL GOODMAN
324 ST. MARY'S LN, MARIETTA, GA 30064
770-421-9865

LOT INFORMATION:
LAND LOT: 390 DISTRICT: 2010
ZONING: R-30
SITE ACREAGE: 0.46 ACRES

IMPERVIOUS SURFACE CALCULATIONS:
IMPERVIOUS SURFACE: 11,111 SF
PAVEMENT: 1,698 SF
TOTAL IMPERVIOUS: 6,913 SF
TOTAL SITE: 70,199 SF
IMPERVIOUS COVERAGE: 34.2%
ALLOWABLE COVERAGE: 35.0%

24 HOUR EMERGENCY CONTACT:
MICHAEL DRAA 770-841-2825



SITE PLAN
SCALE 1" = 30'-0"

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL 11 PM 2:24
COBB COUNTY ZONING DIVISION

APPLICANT: Michael R. Draa
PHONE: 770-841-2825
REPRESENTATIVE: Michael R. Draa
PHONE: 770-841-2825
TITLEHOLDER: Michael R. Draa
PROPERTY LOCATION: At the southwest corner of
Townside Lane, east of New Salem Road
(525 Townside Lane).

PETITION No.: V-110
DATE OF HEARING: 09-11-2013
PRESENT ZONING: R-20
LAND LOT(S): 290
DISTRICT: 20
SIZE OF TRACT: 0.46 acre
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 34.6 feet (existing); and 2) waive the rear setback from the required 35 feet to 25 feet adjacent to the western property line.

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

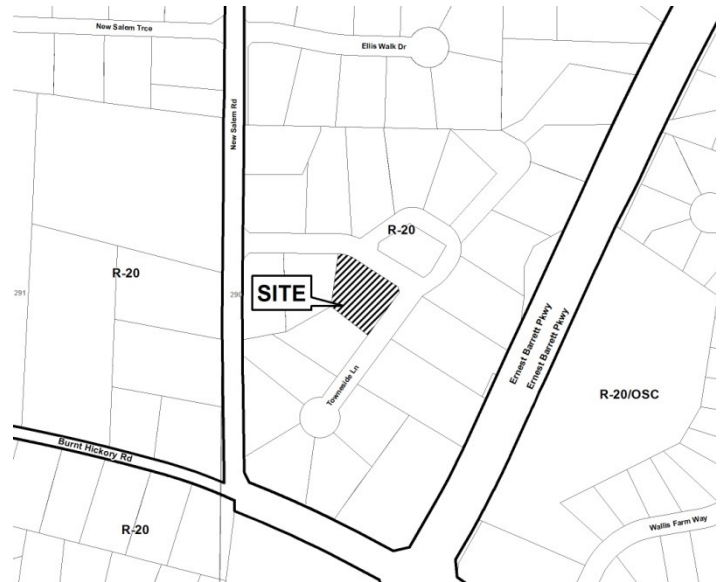
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Michael R. Draa **PETITION No.:** V-110

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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: No adverse stormwater management impacts are anticipated. The proposed porch will be located over the existing pool decking.

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.

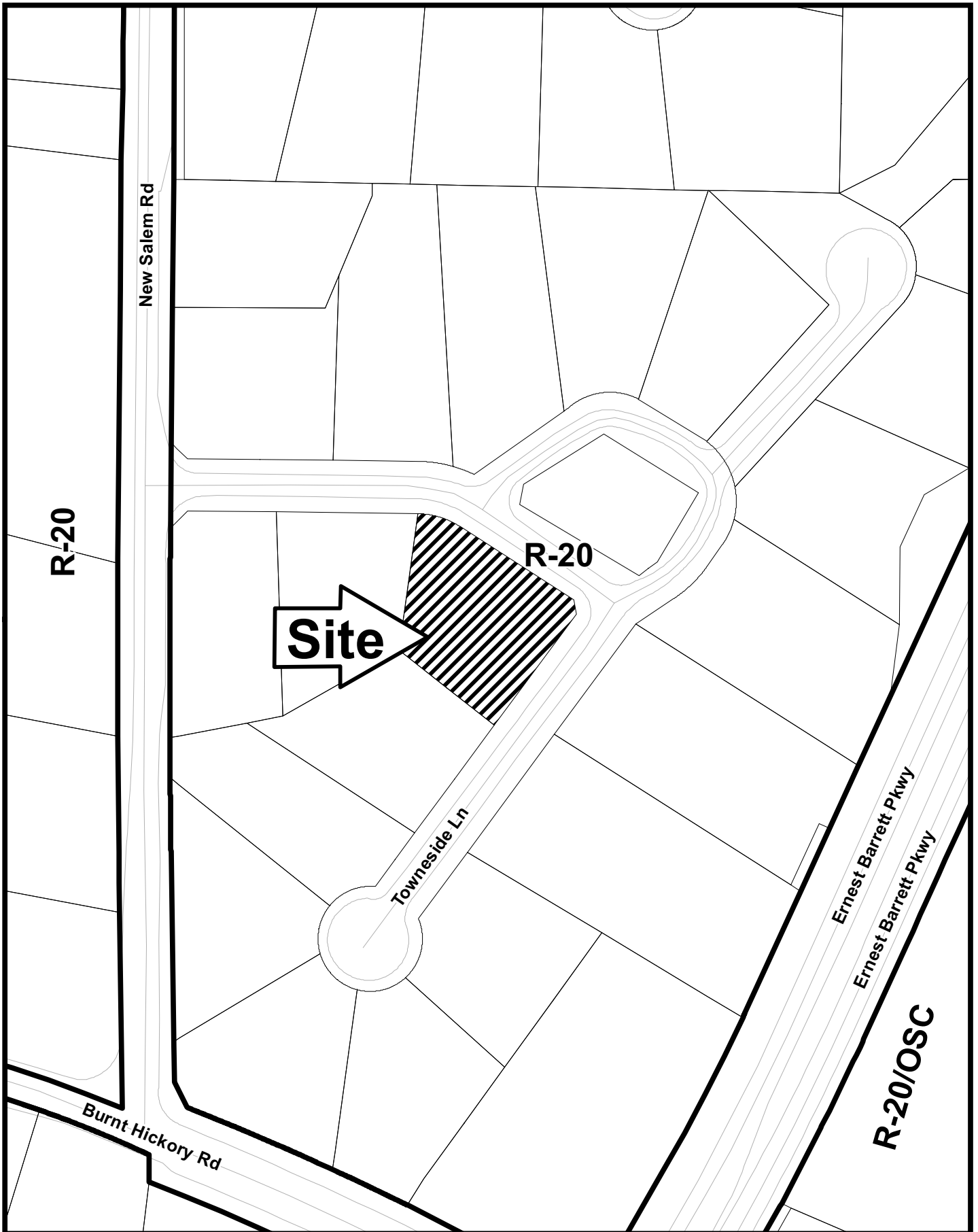
WATER: No conflict.

SEWER: No conflict.

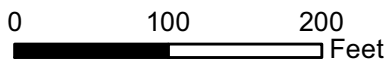
APPLICANT: Michael R. Draa **PETITION No.:** V-110

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-110



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

FILED IN OFFICE

Cobb County

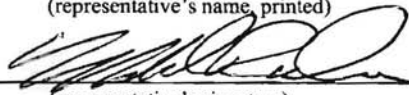
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COBB COUNTY ZONING DIVISION

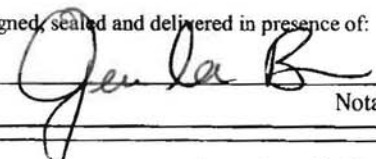
Application No. V-110
Hearing Date: 7-11-13

Applicant Michael R Draa Phone # 770-841-2825 E-mail MichaelRDraa@gmail.com

Michael R Draa Address 525 Townside Ln, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)


 Phone # 770-841-2825 E-mail MichaelRDraa@gmail.com
(representative's signature)

Notary Public, Cobb County, Georgia
My Commission Expires November 3, 2011

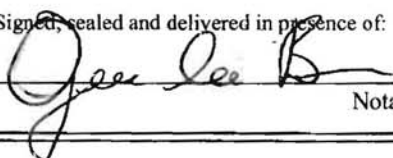
Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Titleholder Michael R Draa Phone # 770-841-2825 E-mail MichaelRDRAA@gmail.com

Signature  Address: 525 Townside Ln, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cobb County, Georgia
My Commission Expires November 3, 2014

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property _____

Location 525 Townside Ln, Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 290 District 20 Size of Tract _____ 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 20,199 S.F. 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: Set-back Variance Requested for back-yard construction. Adding porch over existing pool deck