

V-133 (2013)

Stormwater Management Area  
Bottom Pond 1010.50  
Top of wall 1019.00  
100 year elev.-1017.93  
100 year storage - 154,717 cfs

1072

1073

5.5'  
12'x23' PROPOSED  
SUN ROOM ADDITION  
5.5'

19

1043

ALEXANDER

17.9'

18

1039

VERLANDER TRAIL  
(PRIVATE)

1040

18" CMP

1036

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 SEP 12 PM 12:51  
COBB COUNTY ZONING DIVISION

49

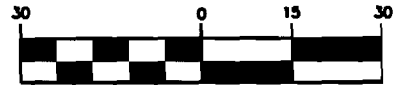
TOTAL IMPERVIOUS AREA = 3117

IPF-FLATBAR  
N 00°33'27" E

30' LANDSCAPE BUFFER

30' BL

IPF#AREBAR



1 inch = 30 ft.



LAND SYSTEMS LLC  
LAND SURVEYING SERVICES

1337 Canton Road SUITE H1  
Marietta Georgia 30066  
(404) 285-2563 Fax 770 445 7405



PROPOSED FOOTING SURVEY FOR:  
SUN ROOM ADDITION  
CONCORD VILLAGE  
LOT #19  
1043 VERLANDER TRAIL

LOCATED IN LAND LOT 1073  
OF THE 19th DISTRICT, 2nd  
SECTION COBB COUNTY, GEORGIA

DATE: 09-10-13 SCALE: 1" = 30'

**APPLICANT:** W & H Properties, LLC  
**PHONE:** 770-424-1819  
**REPRESENTATIVE:** Colby Henson, Skip Harper  
**PHONE:** 404-386-0322  
**TITLEHOLDER:** W & H Properties, LLC  
**PROPERTY LOCATION:** On the west side of Floyd Road, west of Hicks Road (1043 Verlander Trail).

**PETITION No.:** V-133  
**DATE OF HEARING:** 11-13-2013  
**PRESENT ZONING:** RSL  
**LAND LOT(S):** 1073  
**DISTRICT:** 19  
**SIZE OF TRACT:** 0.05 acre  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 24.5 feet; and 2) waive the rear landscape buffer from the required 30 feet to 24.5 feet.

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

**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** W & H Properties, LLC

**PETITION No.:** V-133

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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:** If this variance is approved, the applicant must meet with the county arborist to revise the approved project landscape plan to accommodate the infringement and achieve the required screening effect.

**STORMWATER MANAGEMENT:** If approved, the steep slope to the west and north of the sunroom addition will need to be adequately stabilized to prevent future erosion.

**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.

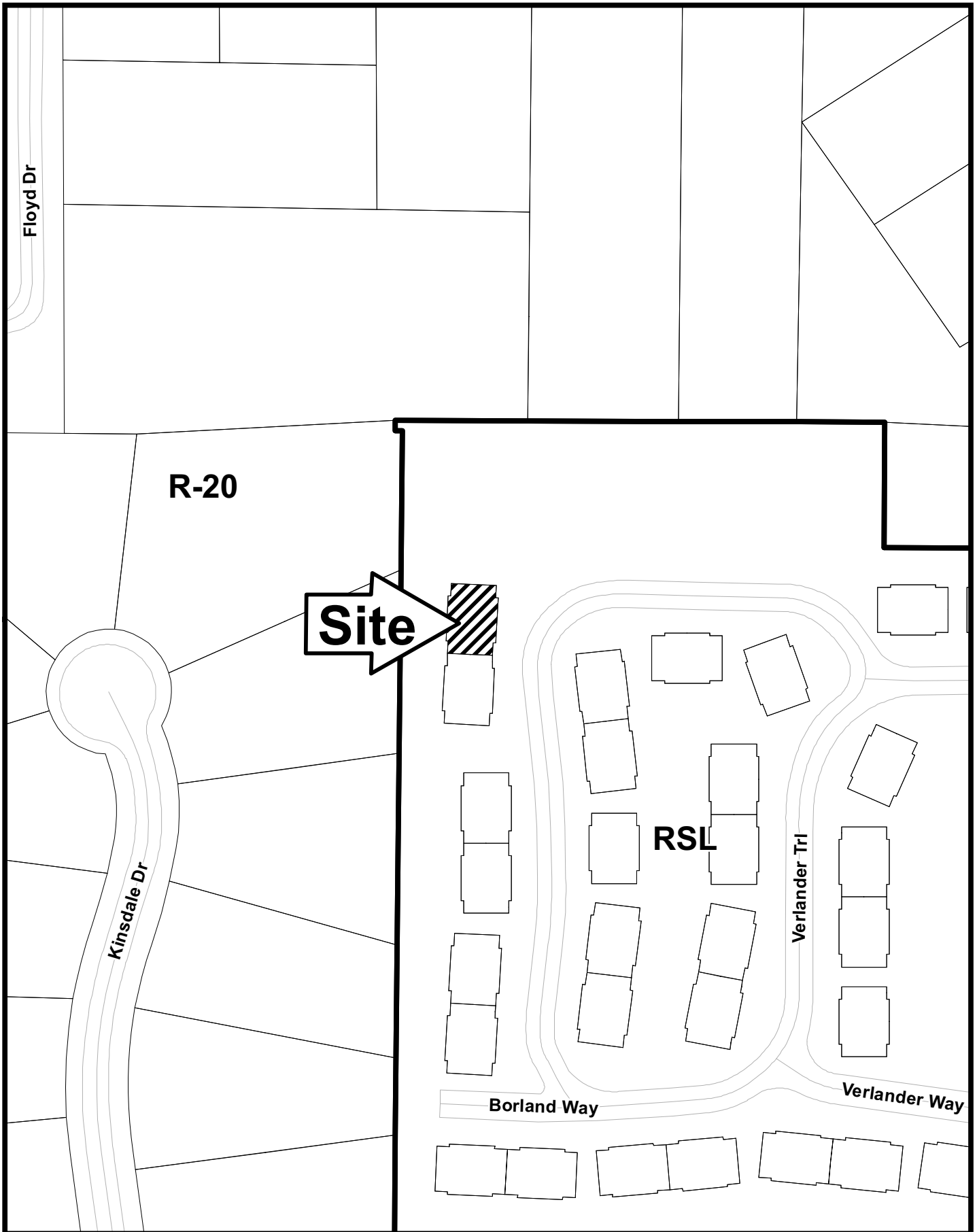
**SEWER:** No conflict.

**APPLICANT:** W & H Properties, LLC      **PETITION No.:** V-133

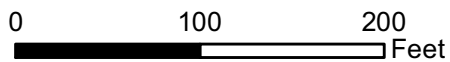
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-133



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 GEORGIA  
FILED IN OFFICE

# Application for Variance

## Cobb County

2013 SEP 12 PM 12: 50


(type or print clearly)

Application No. V-133  
Hearing Date: 11-13-13

COBB COUNTY ZONING DIVISION

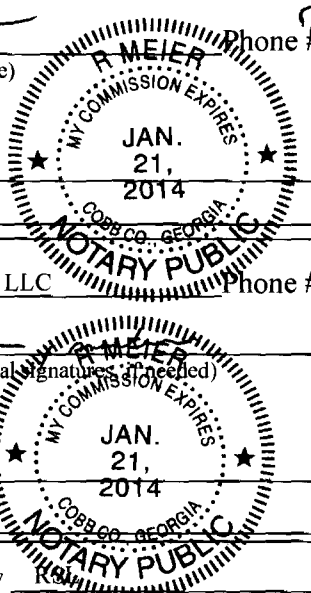
Applicant W&H Properties, LLC Phone # 770-424-1819 E-mail skip@hseproperties.com

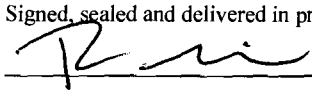
Colby Henson or Skip Harper Address 701 Whitlock Avenue, Suite K46, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)

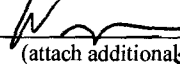
Phone # 404-386-0322 E-mail colby@hseproperties.com

My commission expires: \_\_\_\_\_

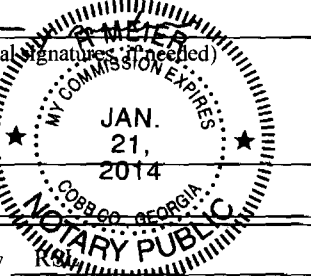


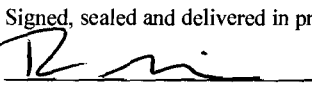
Signed, sealed and delivered in presence of:  
  
Notary Public

Titleholder W&H Properties, LLC Phone # 770-424-1819 E-mail skip@hseproperties.com

Signature  Address: 701 Whitlock Avenue, Suite K46, Marietta, GA 30064  
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:  
  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 1043 Verlander Trail, Mableton, GA 30126 (Concord Village Subdivision located off of Floyd Road)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1073 District 19th Size of Tract less than .25 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 X 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).

A hardship exists whereby the size and configuration of property does not allow for the construction of a home with a sunroom attached while providing adequate driveway depth to allow a typical car to be parked in the driveway without extending into the road.

Another hardship exists whereby the house could not be reversed due to a conflict between the driveway and an existing storm drain catch basin located in front of the house.

List type of variance requested: A variance is requested for a reduction of the landscape buffer from 30 feet to 24.5 feet behind unit #19 to allow for the construction of a sunroom.