

V-16 (2014)

PLAT TO ACCOMPANY ZONING VARIANCE APPLICATION FOR

JASON BONNER

LOCATED IN LAND LOT 318, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 1, BROOKE FALLS SUBDIVISION P.B. 259, PGS. 43 & 44 3605 STONE DRIVE

NOTE:
ALL BOUNDARY AND ZONING INFORMATION IS TAKEN FROM THE REFERENCED FINAL PLAT. NO FIELD WORK HAS BEEN PERFORMED BY THIS FIRM AT THIS TIME.

ZONING NOTES:

SUBJECT PROPERTY IS ZONED R-30 (PER REFERENCED PLAT)
MINIMUM LOT SETBACKS:
FRONT 35'
SIDE 10'
REAR 20'
MINIMUM HOUSE SIZE: 3,000 SQ. FT.
MINIMUM LOT SIZE: 20,000 SQ. FT.

2013 DEC 12 PM 3:43
COBB COUNTY ZONING DIVISION

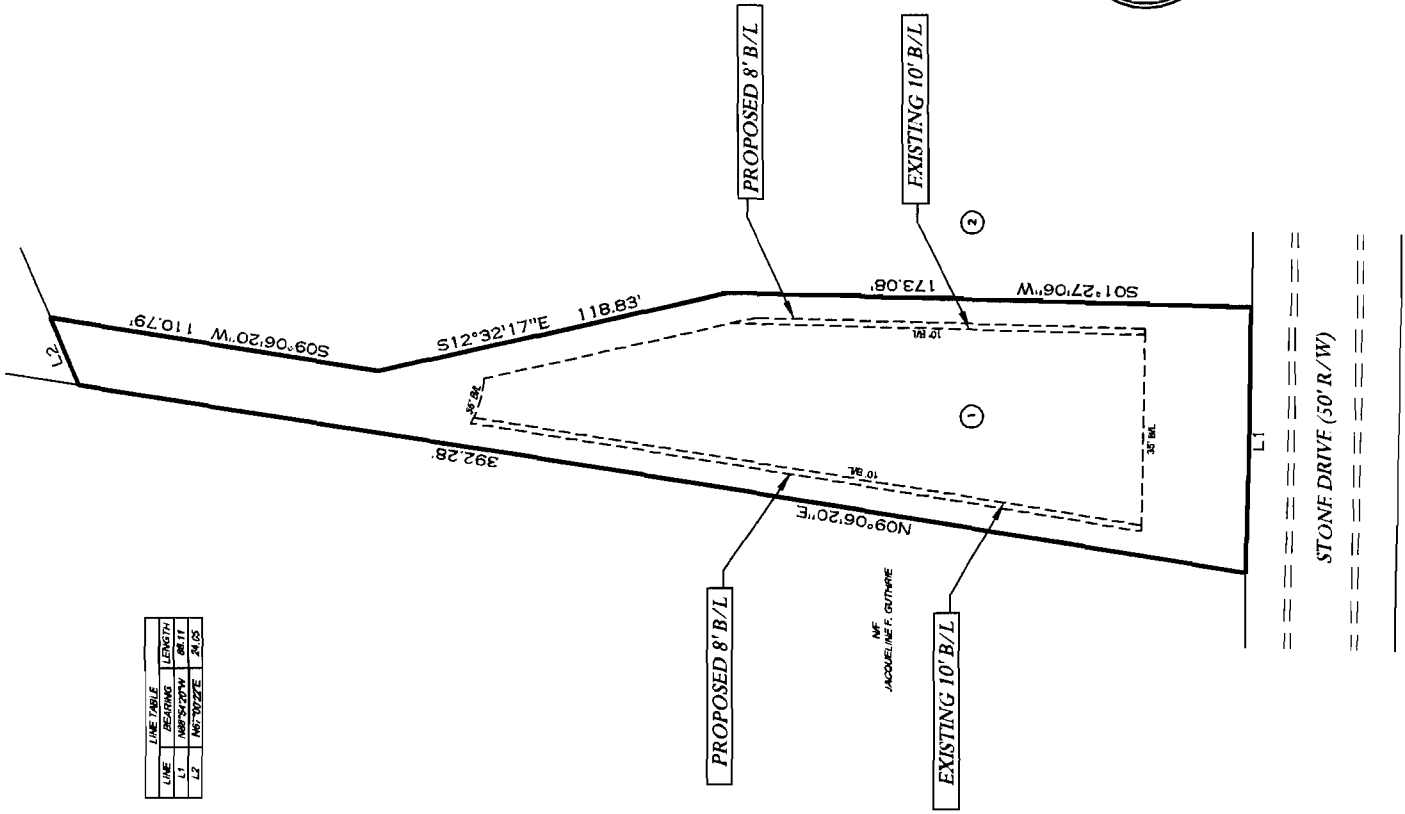


DATE	DESCRIPTION

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2001 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
PH: 770-426-7777
E-MAIL: RENG@RUSSELLE.COM
PROJ. NO. C06098 FILE C06098
FIELD SURVEY DATE N/A
PLAT DATE 12/9/13 SCALE 1"=30'



LINE	TABLE	LENGTH
L1	1	1107.91
L2	2	1107.91



FLOOD STATEMENT
WHILE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAP (FIRM NO. 130703010) EFFECTIVE DATE: 08/03/09 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONES: "X", "A", "Y" (SPECIAL) "Y" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN "X" (SPECIAL) = AREAS OF 0.2% ANNUAL CHANCE FLOOD; "A" AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1' TO 4' AND "Y" (SPECIAL) AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1' TO 4' AND AREAS NOT PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

STONE DRIVE (50' R/W)

APPLICANT: Melissa Bonner **PETITION No.:** V-16
PHONE: 404-542-1717 **DATE OF HEARING:** 02-12-14
REPRESENTATIVE: Jason Bonner **PRESENT ZONING:** R-20/OSC
PHONE: 404-218-4862 **LAND LOT(S):** 318
TITLEHOLDER: Melissa Bonner **DISTRICT:** 16
PROPERTY LOCATION: On the north side of Stone Drive, west of Cochran Lake Road **SIZE OF TRACT:** 0.50 acre
COMMISSION DISTRICT: 3
(3605 Stone Drive).

TYPE OF VARIANCE: Waive the side setbacks from the required 10 feet to 8 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Melissa Bonner

PETITION No.:

V-16

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 issues are anticipated.

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.

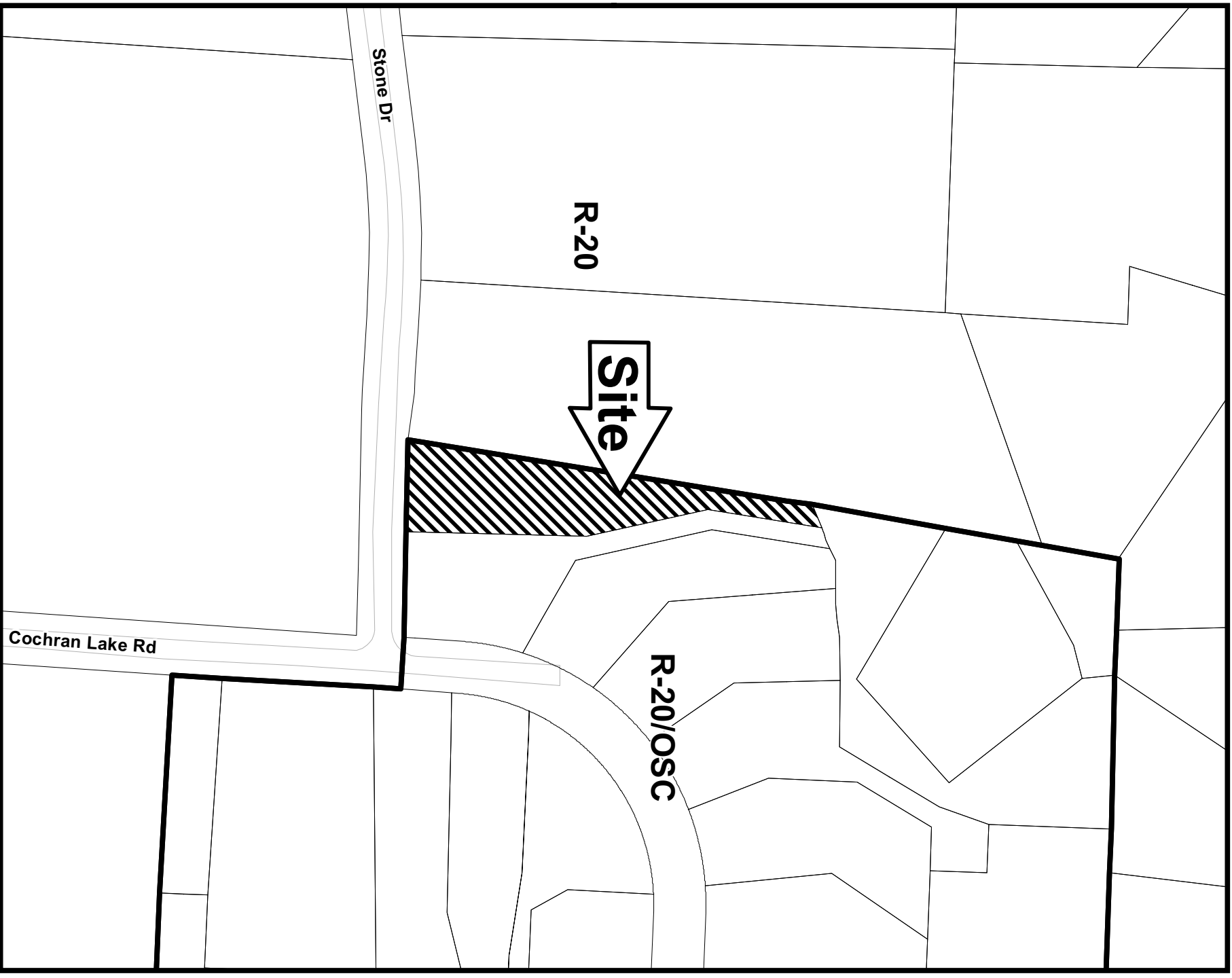
WATER: No conflict.

SEWER: No conflict with requested variance. Location of proposed structure is adequate distance from sanitary sewer easement (north edge of parcel).

APPLICANT: Melissa Bonner

PETITION No.: V-16

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.



Site

R-20

R-20/OSC

Stone Dr

Cochran Lake Rd

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
PLANNING DEPARTMENT
Application for Variance

2013 DEC 12 PM 3:43

Cobb County

COBB COUNTY ZONING ORDINANCE

(type or print clearly)

Application No. V-16
Hearing Date: 2-12-14

Applicant Melissa Bonner Phone # (404) 542 1717 E-mail melissab@bonner

Jason Bonner Address 2220 Rosemore Walk 6014.com
(representative's name, printed) (street, city, state and zip code) Marietta, 30062

[Signature] Phone # (704) 215-4862 E-mail bonnerjtgmail.com
(representative's signature) **MARTHA CHAMBLISS**

My commission expires: 6-25-2016 **NOTARY PUBLIC** Signed, sealed and delivered in presence of:
Cobb County, Georgia Marta Chambliss
My Comm. Expires 06/25/2016 Notary Public

Titleholder Melissa Bonner Phone # (404) 542-1717 E-mail melissab@bonner
Signature Melissa Bonner Address: 2220 Rosemore Walk 6014.com
(attach additional signatures, if nee **MARTHA CHAMBLISS** (street, city, state and zip code) Marietta, GA

My commission expires: 6-25-2016 **NOTARY PUBLIC** Signed, sealed and delivered in presence of:
Cobb County, Georgia Marta Chambliss
My Comm. Expires 06/25/2016 Notary Public

Present Zoning of Property _____
Location 3605 Stone Drive Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 318 District 16th Size of Tract .5 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 20,000^{sq}ft Shape of Property Irregular Topography of Property sloping 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.

The lot narrows in the back and the home we are wanting to build does not allow for this. Front width is 62ft and back narrows to 52.

List type of variance requested: We would like the side setbacks to be changed from 10ft to 8ft on both sides.