

# 2014 MAY -8 PMR & Addition to the RAMSEY RESIDENCE



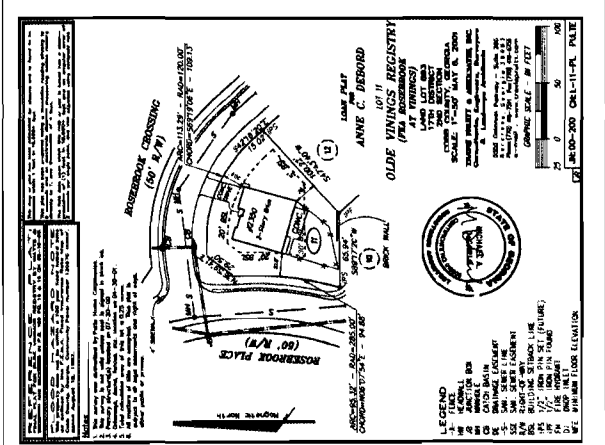
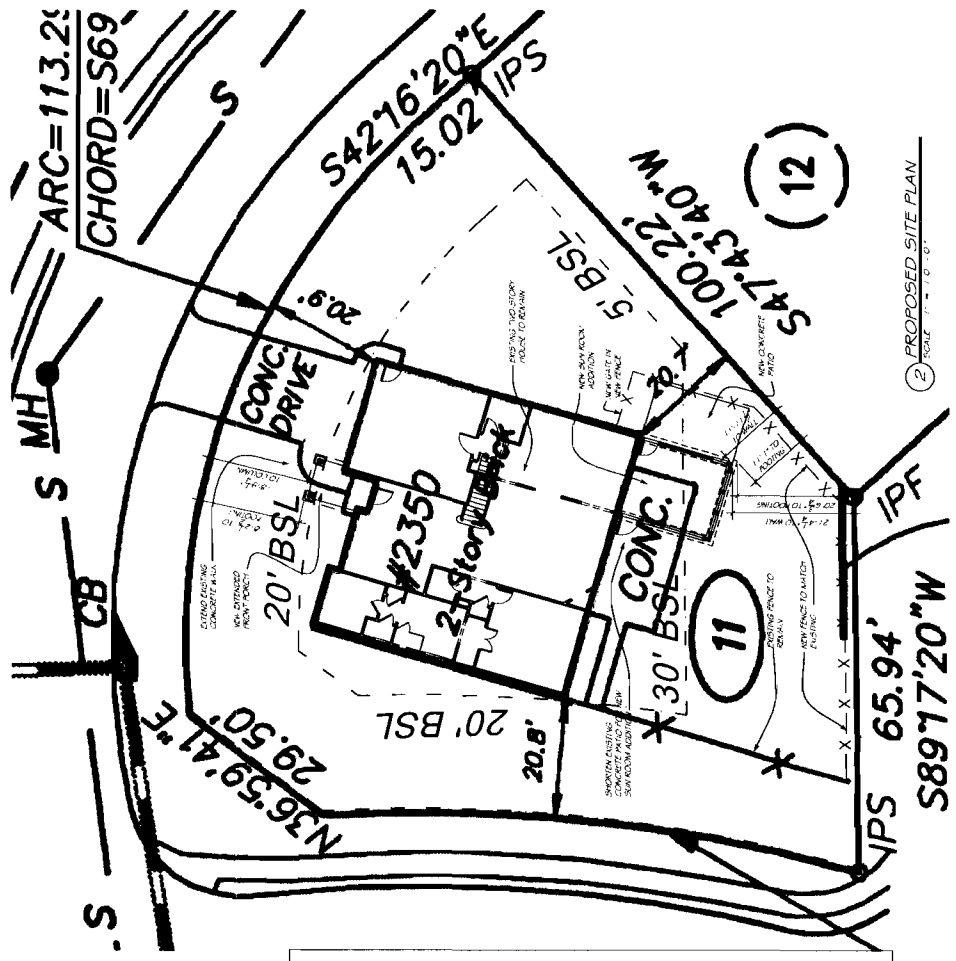
M. DeCARLO  
ARCHITECTURE  
2350 Rosetown Crossing  
Smyrna, GA 30080  
Phone: 404.485.3000  
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V-58 (2014)  
R  
R  
2350 Rosetown Crossing  
Smyrna, Georgia  
Job Number: 1401  
Drawing Revised:  
1404/2014 - VARIATION #1

TITLE SHEET  
SITE PLANS  
CODE INFORMATION

A0.1  
PROPOSED SITE PLAN  
SCALE: 1" = 30'-0"

NOT RELEASED FOR CONSTRUCTION



**DRAWING INDEX:**

- A0.1 Title Sheet, Site Plans & Code Information
- D.1.1 Ground Floor & Second Floor Demolition Plans
- A1.1 Ground Floor & Second Floor Plans
- A2.1 Exterior Elevations & Details
- A2.2 Interior Elevations & Details
- A3.1 Interior Elevations

**CODE INFORMATION:**

Project Address: 2350 Rosetown Crossing  
Smyrna, GA, 30080

Zoning: R4-5

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Building Height: (No change)

Building Area: 1,024 s.f. existing  
241 s.f. new

Second Floor: 1,507 s.f. existing  
3,572 s.f.

TOTAL PROPOSED: 3,572 s.f.

Floor Area Ratio: 3,572 s.f. / 11,303 s.f. = 31%  
(Complies with .400 max.)

Lot Coverage: 3,108 s.f. existing + 337 s.f. new = 3,445 s.f.  
3,439 s.f. / 11,303 s.f. = 30%  
(Complies with .400 max.)

Site Area: 11,303 s.f.

**PROJECT CONTACTS:**

OWNER:  
M. DeCarlo  
2350 Rosetown Crossing  
Smyrna, GA 30080

ARCHITECT:  
M. DeCarlo Architecture  
2470 H. L. Williams Drive NE  
Atlanta, GA 30321  
Phone: 404.485.3000  
mdec@mdcarlo.com

**PROJECT GENERAL NOTES:**

1. Construction drawings are to show conformity to building codes and for architectural design. Responsibility for all final material selections and for coordination and oversight of construction process.
2. Construction shall meet the requirements of all applicable codes and specifications not provided within the scope of this drawing set.
3. Construction and installation shall follow all manufacturer guidelines and include those needed for warranties.
4. All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be so noted on drawings. All dimensions shall be in feet and inches unless otherwise noted. All dimensions shall be in feet and inches unless otherwise noted.
5. Dimensions noted on drawings shall take precedence over scaled dimensions.
6. General Contractor is responsible for all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

1 SITE SURVEY  
SCALE: 1" = 30'-0"

**APPLICANT:** Thomas A. Ramsey

**PETITION No.:** V-58

**PHONE:** 678-428-5916

**DATE OF HEARING:** 07-09-2014

**REPRESENTATIVE:** Thomas A. Ramsey

**PRESENT ZONING:** RA-5

**PHONE:** 678-428-5916

**LAND LOT(S):** 893

**TITLEHOLDER:** Elizabeth D. and Thomas A. Ramsey

**DISTRICT:** 17

**PROPERTY LOCATION:** On the southeast corner of Rosebrook Place and Rosebrook Crossing (2350 Rosebrook Crossing).

**SIZE OF TRACT:** 0.26 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the major side setback from the required 20 feet to 18 feet adjacent to the northern property line, and the rear setback from the required 30 feet to 11 feet adjacent to the southern property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Thomas A. Ramsey

**PETITION No.:** V-58

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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 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 significant stormwater management impacts are anticipated. Proposed concrete patio must not interfere with existing drainage inlet located near rear property corner.

**HISTORIC PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

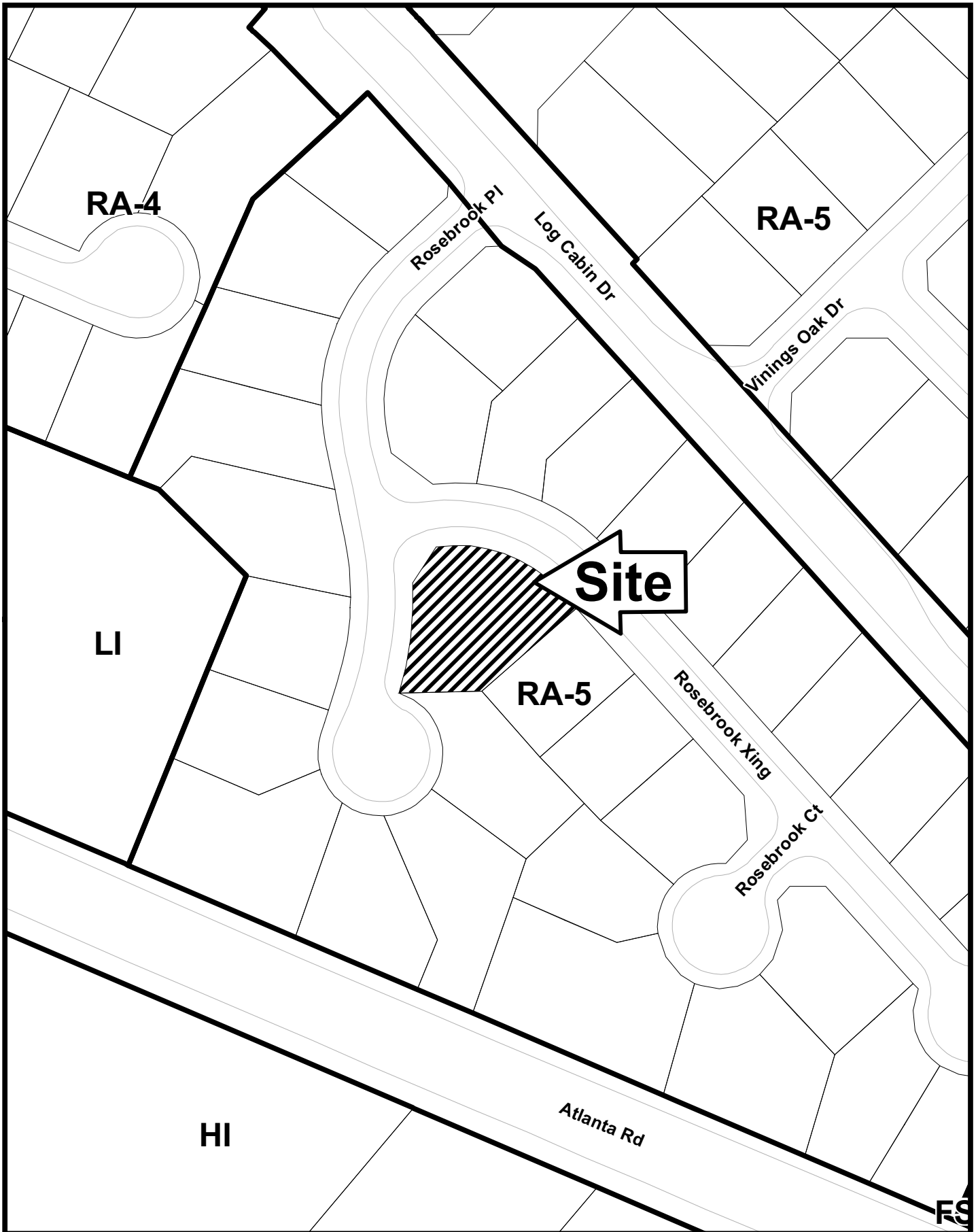
**APPLICANT:** Thomas A. Ramsey

**PETITION No.:** V-58

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**FIRE DEPARTMENT:** No comments.

# V-58



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

0 100 200 Feet



City Boundary  
Zoning Boundary

COBB COUNTY BOARD OF ZONING APPEALS

# Application for Variance

## Cobb County

2014 MAY -8 PM 2:42

(type or print clearly)

Application No. V-58  
Hearing Date: 7-9-2014

COBB COUNTY ZONING DIVISION

Applicant Thomas A. Ramsey Phone # 678-428-5916 E-mail Tom.Ramsey@C-W-C.COM

Thomas A. Ramsey Address 2350 ROSEBROOK CROSSING, SMYRNA, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Thomas A. Ramsey Phone # 678-428-5916 E-mail Tom.Ramsey@C-W-C.COM  
(representative's signature)

Notary Public, Gwinnett County, Georgia  
My commission expires Nov. 13, 2017

Signed, sealed and delivered in presence of:  
Adelbert U. Branch  
Notary Public

Titleholder Thomas A. & Elizabeth D. Ramsey Phone # 678-428-5916 E-mail Tom.Ramsey@C-W-C.COM

Signature Thomas A. Ramsey, Elizabeth D. Ramsey Address: 2350 ROSEBROOK CROSSING, SMYRNA, GA, 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Gwinnett County, Georgia  
My commission expires Nov. 13, 2017

Signed, sealed and delivered in presence of:  
Adelbert U. Branch  
Notary Public

Present Zoning of Property RA-5

Location 2350 ROSEBROOK CROSSING, SMYRNA, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 893 District 17th, 2nd Section Size of Tract .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 — Shape of Property — Topography of Property — Other REAR RETAINING WALL

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).

SIZE, SHAPE, REAR RETAINING WALL, AND BEING A CORNER LOT MAKE ROOM ADDITION CHALLENGING.

List type of variance requested: ADDITION OF SUNROOM, AND ENHANCED FRONT ENTRY.