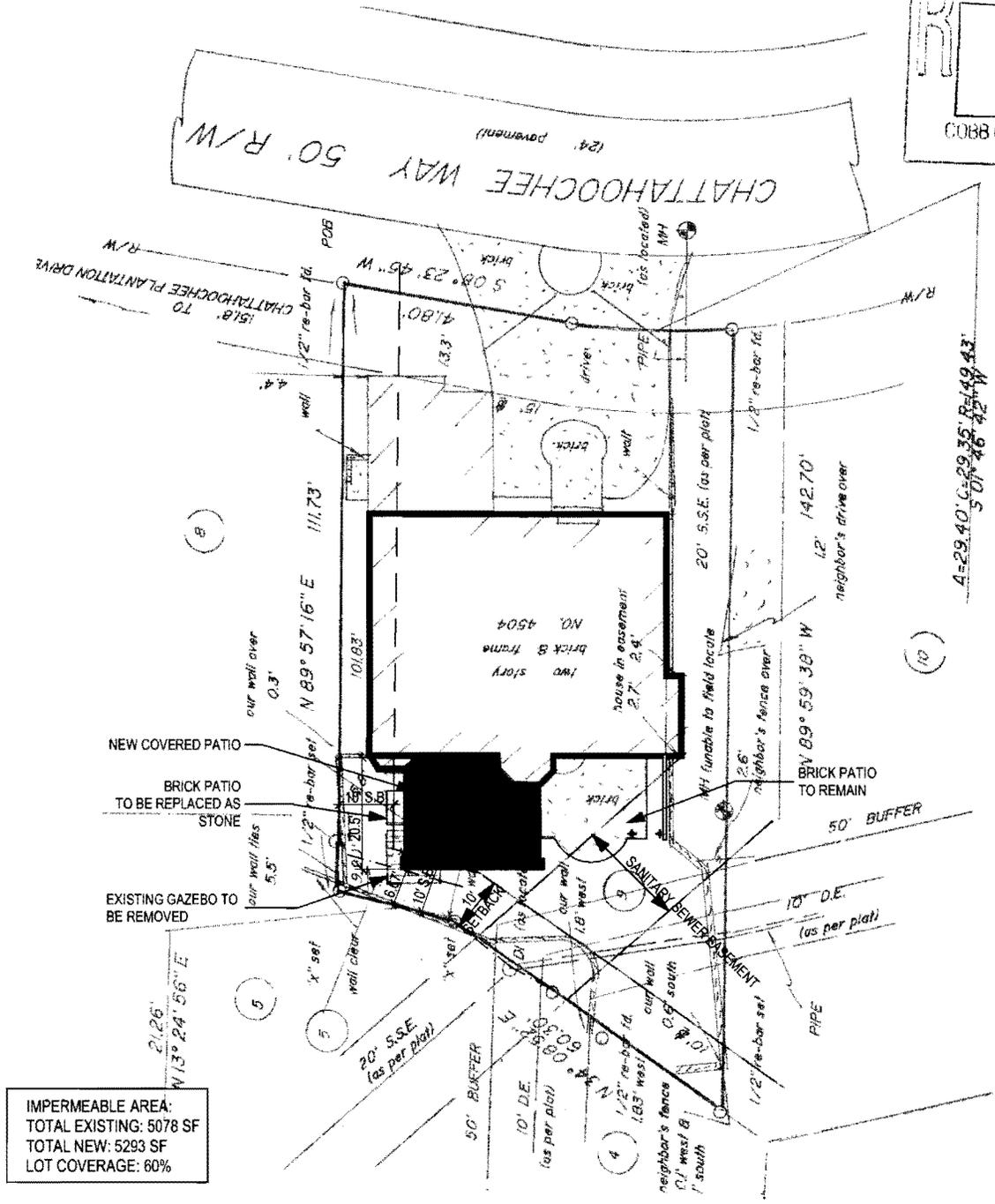


V-86
(2014)
REVISED SITE
PLAN

REVIEW
AUG 27 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



IMPERMEABLE AREA:
TOTAL EXISTING: 5078 SF
TOTAL NEW: 5293 SF
LOT COVERAGE: 60%

2
ASP1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

#V86

APPLICANT: Robert F. Leech

PETITION No.: V-86

PHONE: 678-296-0734

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Robert F. Leech

PRESENT ZONING: R-15

PHONE: 678-296-0734

LAND LOT(S): 1100

TITLEHOLDER: Robert F. Leech and Nita F. Leech

DISTRICT: 17

PROPERTY LOCATION: On the west side of
Chattahoochee Way, south of Chattahoochee Plantation
Drive (4504 Chattahoochee Way).

SIZE OF TRACT: 0.20 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 10 feet to 5 feet; and 2) increase the
maximum allowable impervious surface from 35% to 60%.

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

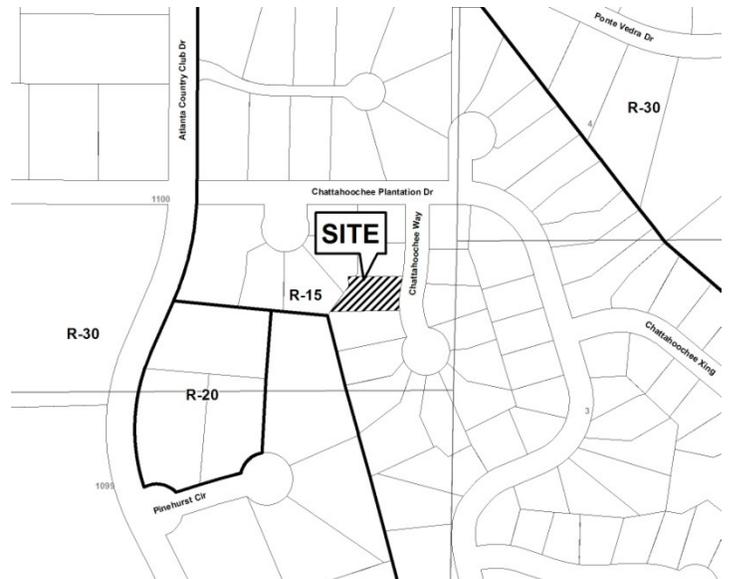
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Robert F. Leech

PETITION No.: V-86

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: The existing parcel is already significantly over the allowable impervious coverage limit. The additional impervious coverage proposed should be mitigated by removing the existing brick patio or converting to pervious pavers.

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.

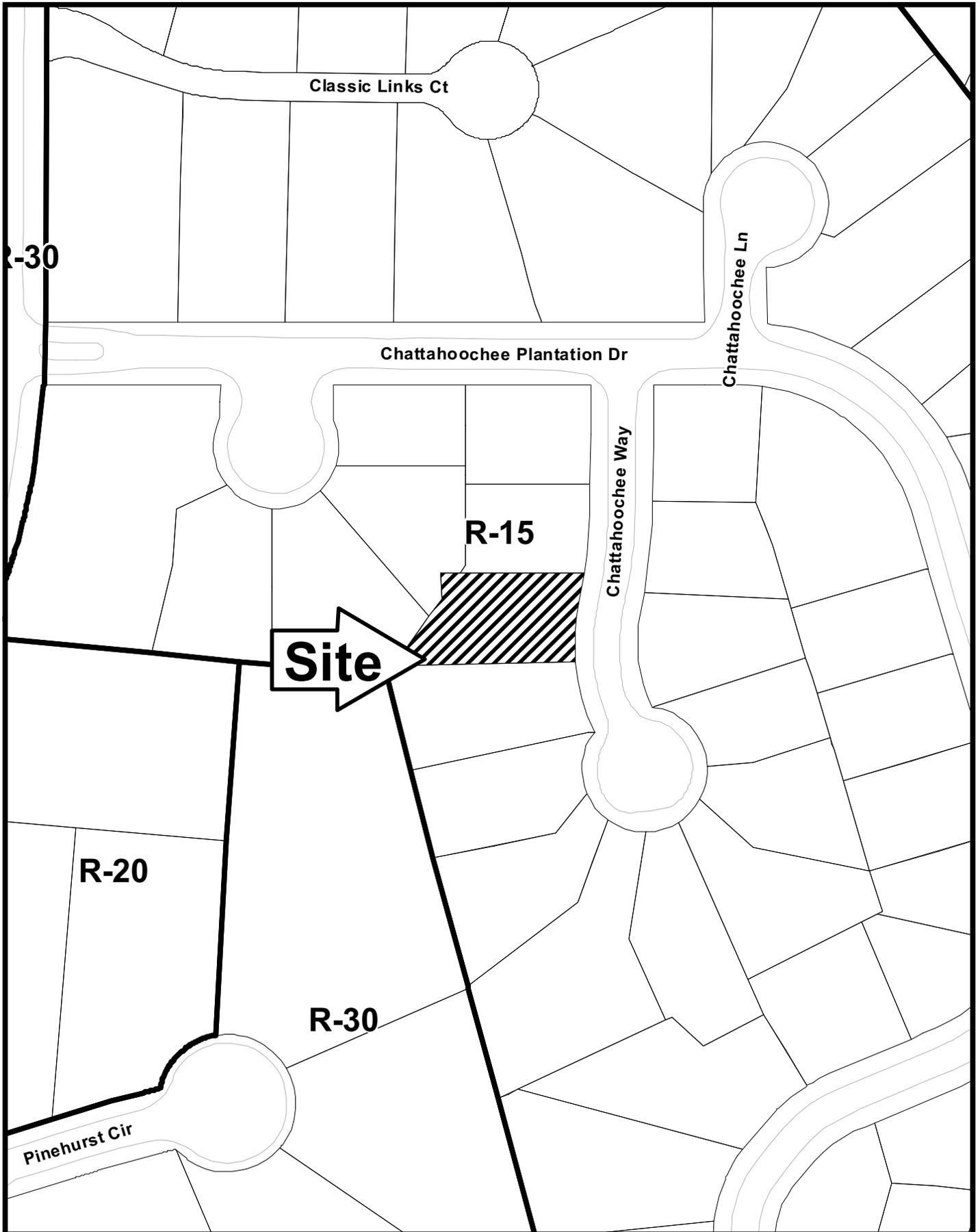
SEWER: Proposed structure must be minimum 2 feet from Sanitary Sewer Easement. Permanent structures (existing retaining walls and house) are not allowed within the Sanitary Sewer Easement

APPLICANT: Robert F. Leech

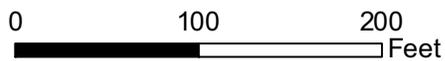
PETITION No.: V-86

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-86



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



-  City Boundary
-  Zoning Boundary

JUL 25 2014

Application for Variance Cobb County

(type or print clearly)

Application No. V-86

Hearing Date: 10-1-14

Applicant Robert F. Leech Phone # 678-296-0734 E-mail Leechbob@gmail.com

Robert F. Leech Address 4504 Chattahoochee Way - Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30067

Robert F. Leech Phone # 678-296-0734 E-mail Leechbob@gmail.com
(representative's signature)

TERESA J SAMPSON
Notary Public
Cobb County
State of Georgia
My Commission Expires Apr 9, 2016

Signed, sealed and delivered in presence of:
Teresa Sampson
Notary Public

My commission expires:

Titleholder Robert F. Leech Phone # 678-296-0734 E-mail Leechbob@gmail.com

Signature Robert F. Leech Address: 4504 Chattahoochee Way Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

TERESA J SAMPSON
Notary Public
Cobb County
State of Georgia
My Commission Expires Apr 9, 2016

Signed, sealed and delivered in presence of:
Teresa Sampson
Notary Public

My commission expires:

Present Zoning of Property R-15

Location 4504 Chattahoochee Way Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1100 District 17TH 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 .2 Acre 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).

MINIMUM lot size required for R-15 15000 SF. Subject property is only 8720 SF. Rear lot line is a sharp diagonal to side property lines, pushing the 10' Setback line very close to the rear corner of the house. 20' Sanitary Sewer easement runs diagonally across the back yard in opposition to the 10' Setback reducing available area. The sum of these issues create a hardship for creating a reasonably sized outdoor entertainment area.

List type of variance requested: _____

