

V-12
(2015)
Revised Plan

PANEL NO. 30670228.H
LOCATION COBB
TOWNE X

I HAVE THIS DATE, EXAMINED THE ORIGINAL FLOOD HAZARD MAP, AND I HAVE FOUND NO SPECIAL FLOOD HAZARDS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

EQUIPMENT USED:
TOPCON GTS-816

IN MY OPINION, THIS MAP OR PLAT IS BASED ON A CLOSE PRECISION OF ONE FOOT AND ONE HUNDREDTH PART AND AN ASSUMED MEAN SEA LEVEL. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.

LOG CABIN ROAD (RECORD TIE)

P.O.B.
156.4' TO 60' R/W

SURVEY FOR:
BOYD CUSTOM HOMES

LOT	BLK.	UNIT	REVISIONS
3			10-1-14
			11-20-14
LAND LOT 893 + 901			
DISTRICT 17TH SECTION 2ND			
COBB COUNTY, GEORGIA			
PLAT BOOK 180 PAGE 75			
DATE: 9-29-14 SCALE: 1" = 20'			

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

EXISTING:

HOUSE = 2424 SQ. FT 28.07%

DRIVE = 1608 SQ. FT 18.62%

DECK, PORCH, STEPS = 542 SQ. FT 6.28%

TOTAL = 4574 SQ. FT 52.97%

ADDITION 125 SQ. FT 1.45%

TOTAL AFTER ADDITION = 4699 SQ. FT 54.42%

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia As set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for the Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67.

B.C.H.

APPLICANT: John D. Cressler **PETITION No.:** V-12
PHONE: 404-351-0198 **DATE OF HEARING:** 01-14-2015
REPRESENTATIVE: John D. Cressler **PRESENT ZONING:** RA-5
PHONE: 404-351-0198 **LAND LOT(S):** 893, 901
TITLEHOLDER: John D. Cressler and Maria G. Cressler **DISTRICT:** 17
PROPERTY LOCATION: On the west side of Vining's Oak Drive, east of Log Cabin Drive **SIZE OF TRACT:** 0.20 acre
Vining's Oak Drive, east of Log Cabin Drive **COMMISSION DISTRICT:** 2
(2705 Vining's Oak Drive).

TYPE OF VARIANCE: 1) Waive the front setback from the required 20 feet to 13 feet; 2) allow an accessory structure (30 square foot plastic shed) to the side of the principal structure; 3) waive the rear setback for an accessory structure over 650 square feet (proposed 968 square foot 2 story garage) from the required 100 feet to 2.5 feet; 4) waive the side setback for an accessory structure over 650 square feet (proposed 968 square foot 2 story garage) from the required 100 feet to 2.5 feet adjacent to the western side; and 5) waive the maximum impervious surface from the required 40% to 54.42%.

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

BOARD OF APPEALS DECISION

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



APPLICANT: John D. Cressler

PETITION No.:

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COMMENTS

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

DEVELOPMENT & INSPECTIONS: Walls less than 5 feet from property line require one hour fire rating.

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 or letter of completion 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: It appears that this was the original homestead that existed prior to the subdivision development. The proposed garage addition will be constructed mostly over the existing concrete driveway area with a total net increase of 125 square feet of impervious coverage. No significant adverse stormwater management impacts 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: 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.

WATER: No conflict.

SEWER: No conflict.

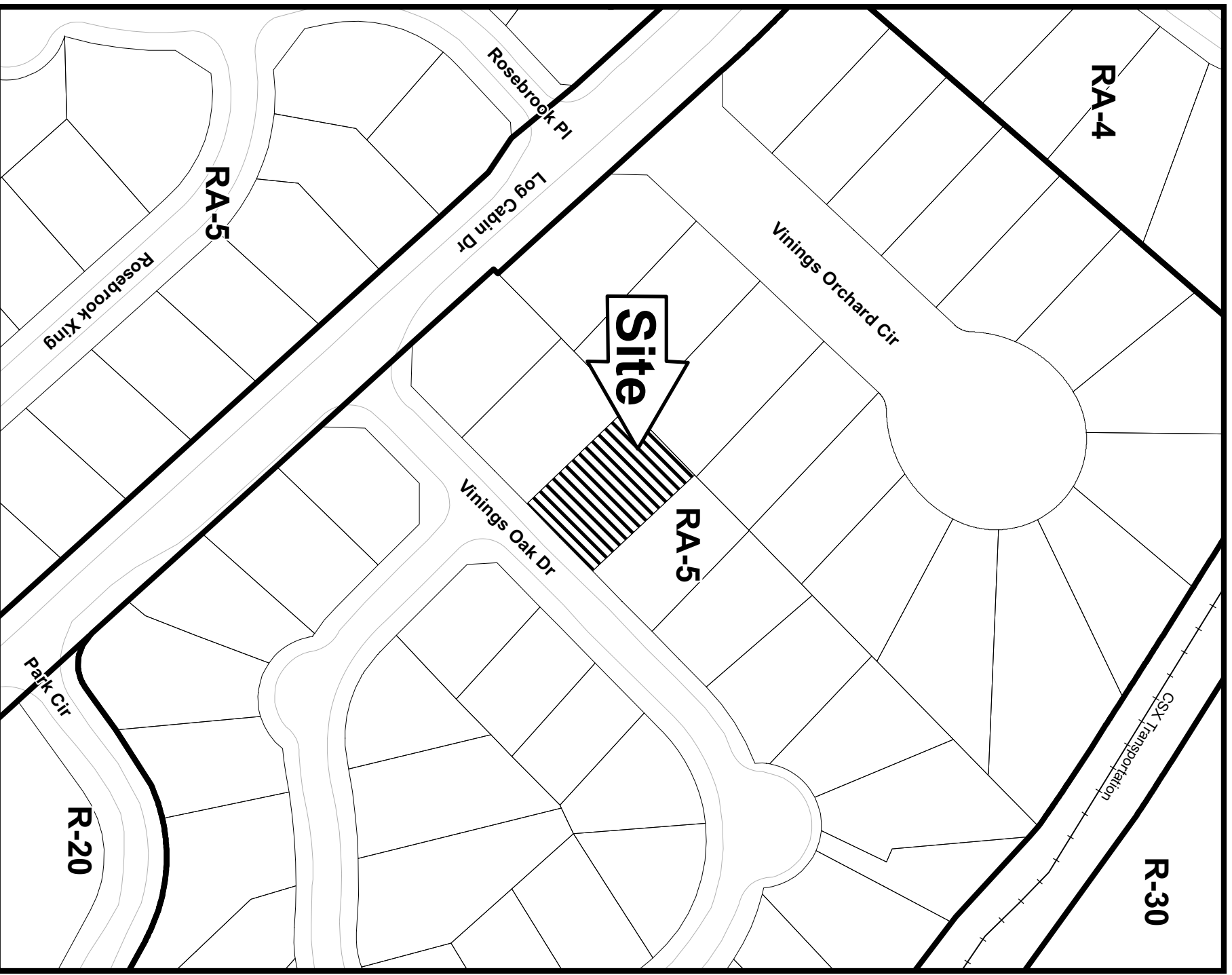
APPLICANT: John D. Cressler

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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-12



RA-4

RA-5

RA-5

R-30

R-20

Rosebrook Pl

Log Cabin Dr

Vinings Orchard Cir

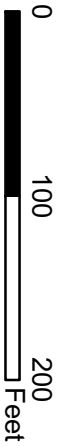
Vinings Oak Dr

Rosebrook Xing

Park Cir

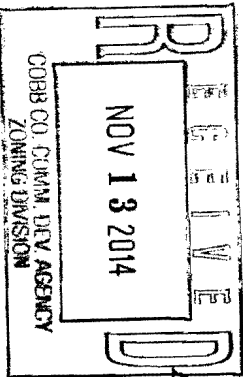
CSX Transportation

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 Cobb County

(type or print clearly)

Application No. V-112
Hearing Date: 1-14-15

Applicant John D. Cressler Phone # 404-351-0198 E-mail cressler@ccc.gatedc.com
Address John D. Cressler 2705 Vinings Oak Drive, SE, Atlanta GA 30339
(representative's name, printed) (street, city, state and zip code)

Phone # 678 E-mail cdre
(representative's signature)

My commission expires: Feb 2017
 and delivered in presence of:
Sharon K MacBeth Notary Public

Titleholder John D and Mary G. Cressler Phone # 404-351-0198 E-mail cressler@ccc.gatedc.com
Signature [Signature] Address: 2705 Vinings Oak Drive SE, Atlanta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30339-1586

My commission expires: Feb 2017
 and delivered in presence of:
Sharon K MacBeth Notary Public

Present Zoning of Property R9-5
Location 2705 Vinings Oak Drive, SE, Atlanta GA 30339-1586
(street address, if applicable; nearest intersection, etc.) (code Vinings Park subdivision)

Land Lot(s) #3 Old Vinings Park District 17th / 2nd Size of Tract 0.1982 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 .1982 acres Shape of Property irregular Topography of Property flat 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).

W/ Part 5 variance we would not be able to build our detached garage. The builder has indicated that a 2.5 foot setback will be required to fit the garage to the lot and allow the cars to park in.

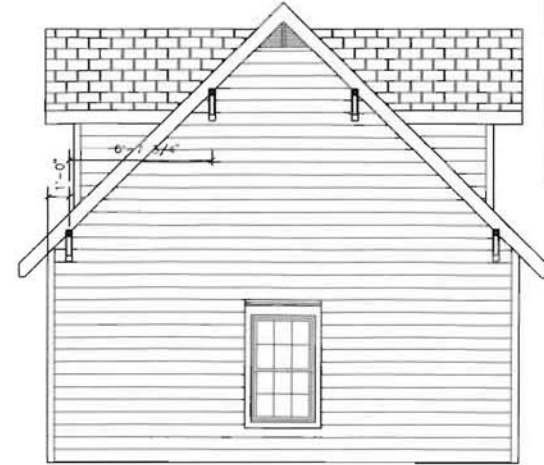
List type of variance requested: A 2.5 foot setback from the property line for constructing a detached garage



LEFT ELEV.
SCALE: 1/4" = 1'-0"



RIGHT ELEV.
SCALE: 1/4" = 1'-0"



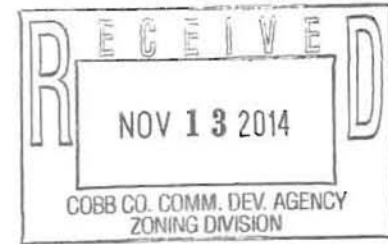
REAR ELEV.
SCALE: 1/4" = 1'-0"



FRONT ELEV.
SCALE: 1/2" = 1'-0" (GARAGE) 1/2" = 1'-0"

LIB

LIB DESIGNS OF CARROLLTON
300 WINNEY LAKE AVENUE
CARROLLTON, GEORGIA 30008
(404) 994-7599

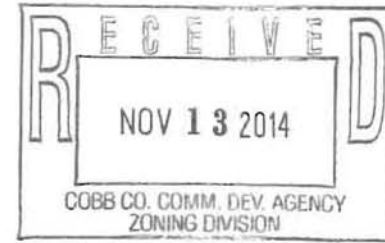


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CRAFTSMAN GARAGE

SHEET:
A-3
OF: 3

DATE: 09/19/2014



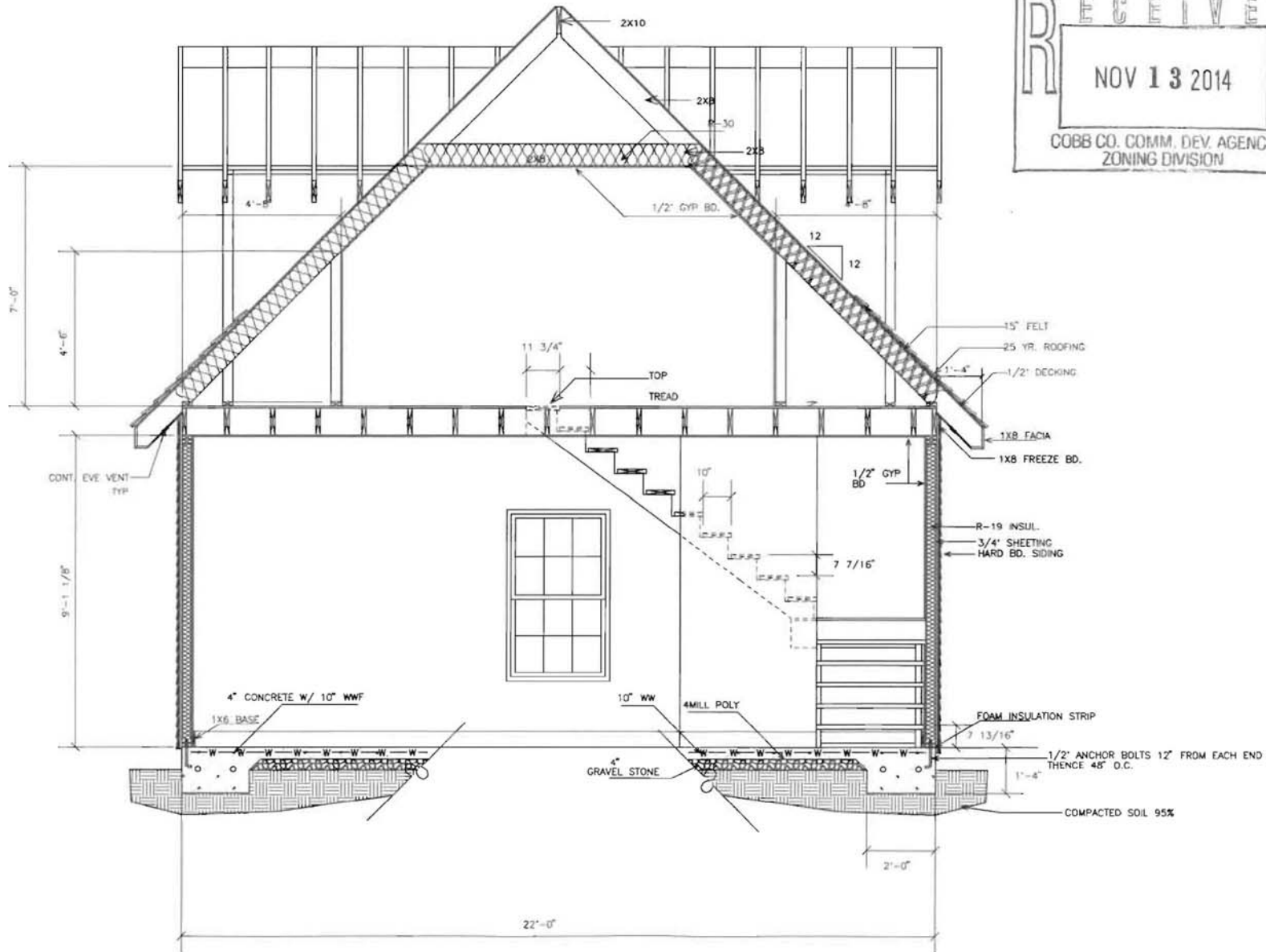
LIB DESIGNS OF CARROLLTON
300 KINNEY LAKE RD.
CARROLLTON, GEORGIA
(404) 478-1789

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CRAFTSMAN GARAGE

SHEET:
A-2
OF: 3

DATE: 09/19/2014



CROSS-SECTION

SCALE: 1/2" = 1'-0"



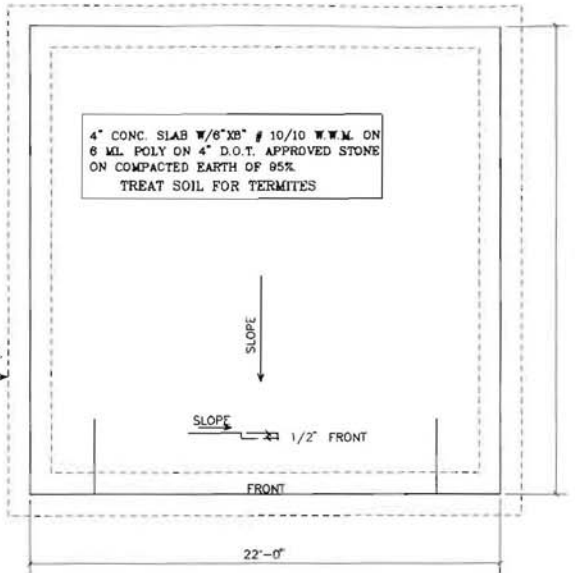
LIB DESIGNS OF CARROLLTON
300 KINNEY LAKE RD.
CARROLLTON, GEORGIA 30116
(404)-984-9789

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CRAFTSMAN GARAGE

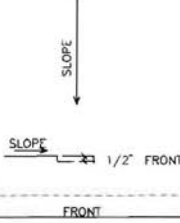
SHEET:
A-1
OF: 3

DATE: 09/19/2014



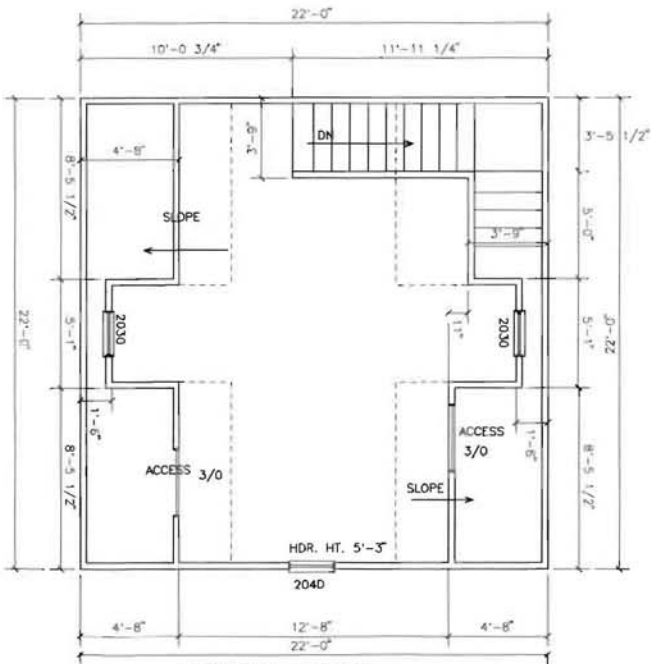
4" CONC. SLAB W/6"XB" # 10/10 W.W.M. ON 6 M.L. POLY ON 4" D.O.T. APPROVED STONE ON COMPACTED EARTH OF 95% TREAT SOIL FOR TERMITES

CONT. CONC. FTG. AS RECD. (TYP)



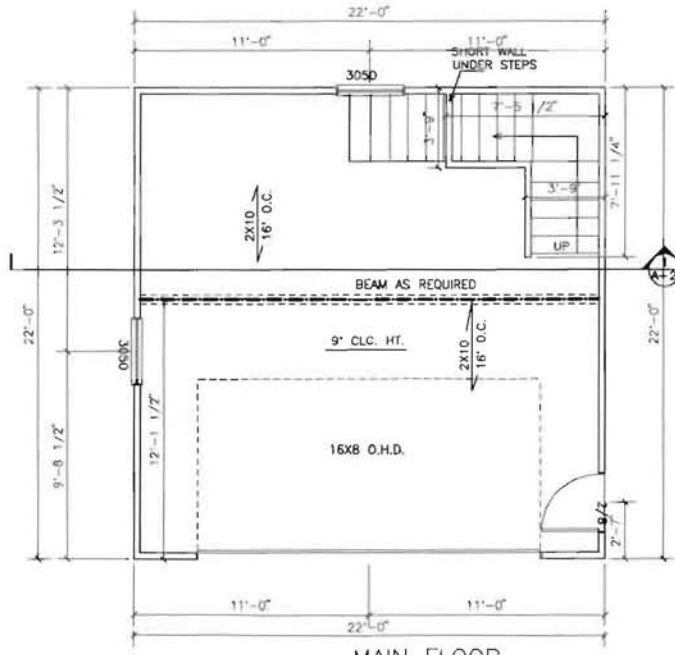
MONO-LITHIC FOUNDATION

SCALE: 1/4" = 1'-0"



SECOND FLOOR

scale: 1/4" = 1'-0"



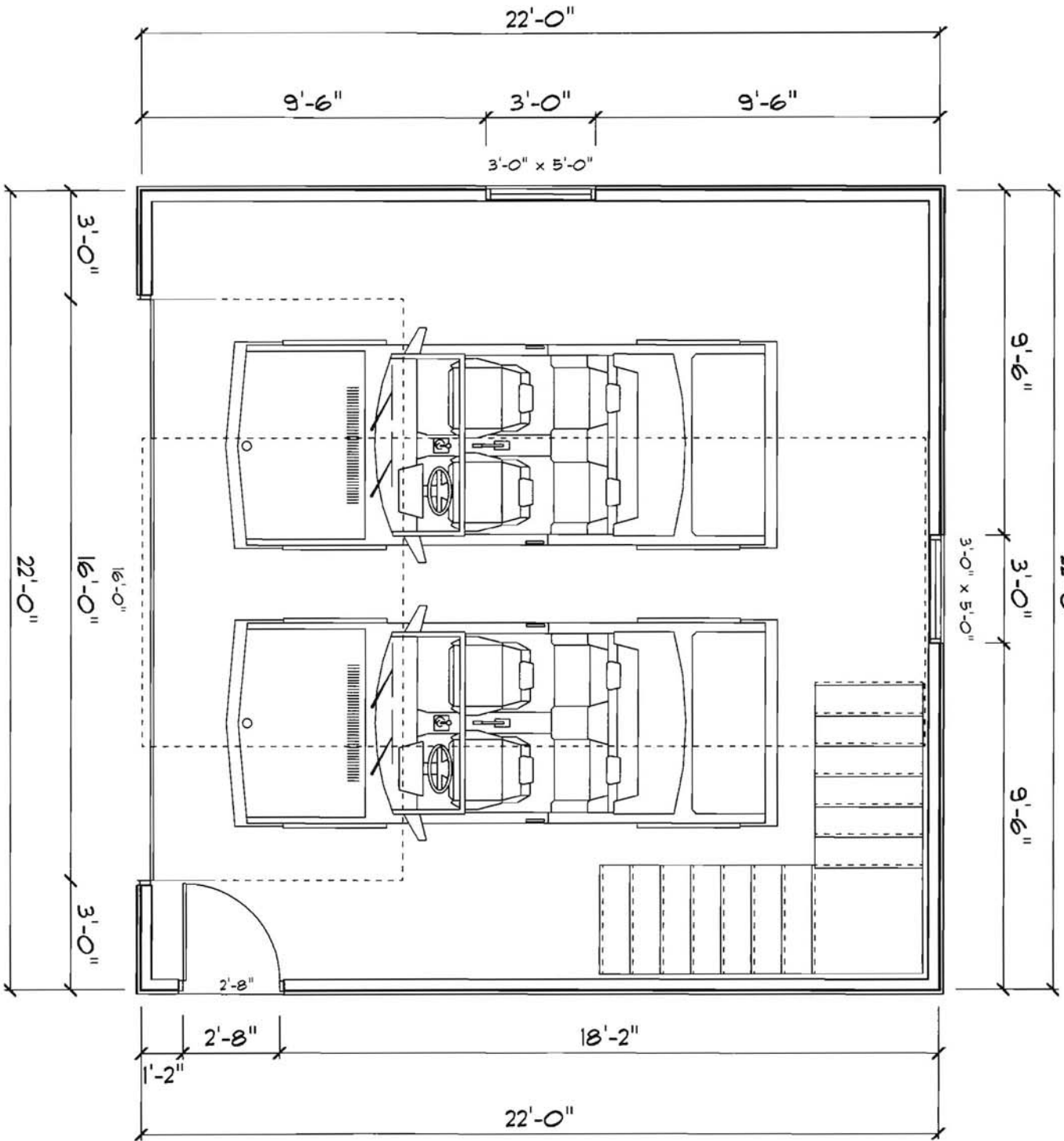
MAIN FLOOR

scale: 1/4" = 1'-0"

FLOOR PLANS

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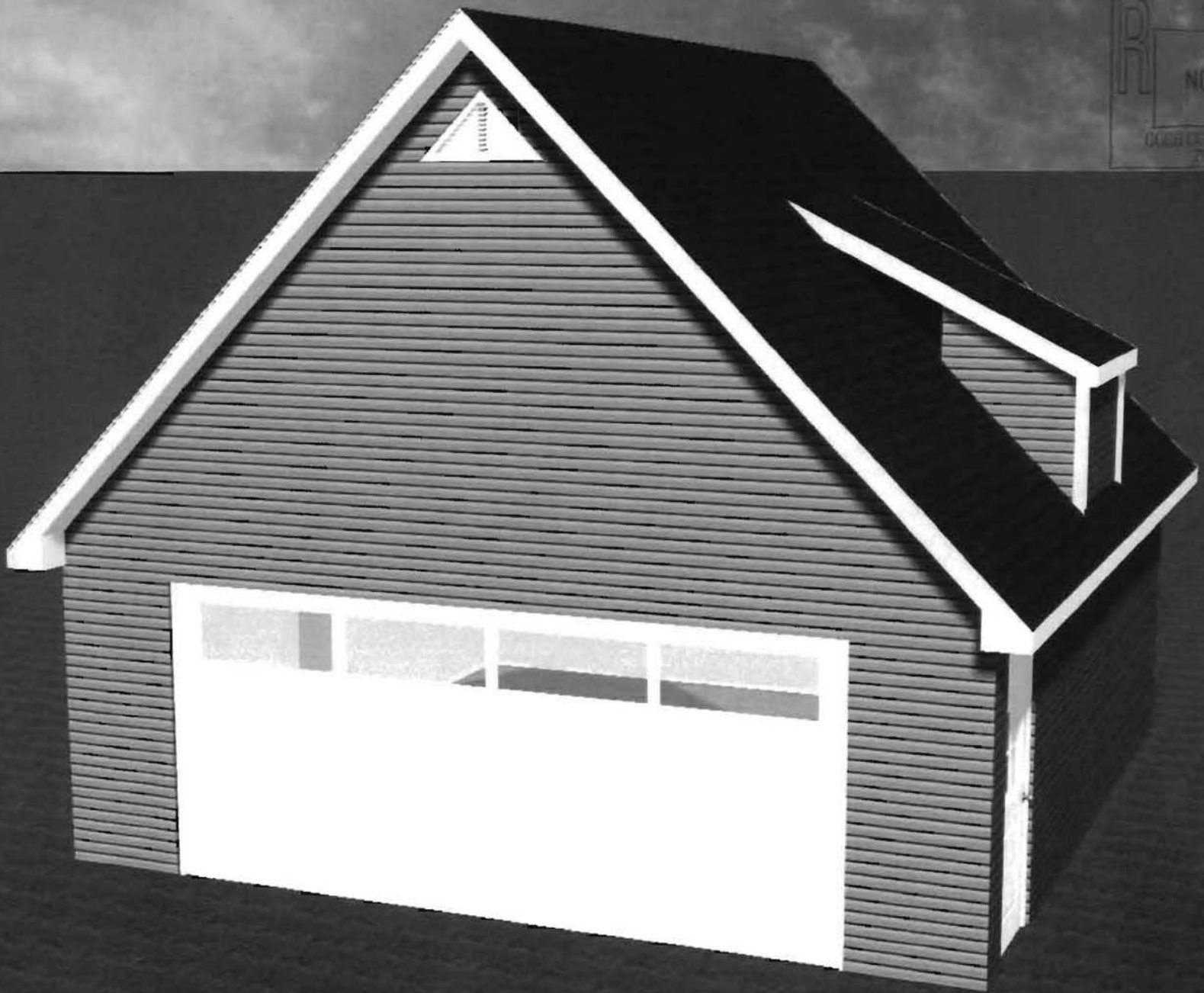
RECEIVED
NOV 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



GARAGE PLAN

SCALE: 1/4" = 1'-0"

RECEIVED
NOV 13 2014
KANSAS DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION



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RECEIVED
NOV 13 2014
RICHMOND COMM DEV AGENCY
ZONING DIVISION



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RECEIVED

NOV 13 2014

BOB CO. COMM. DEV. AGENCY
ZONING DIVISION

