

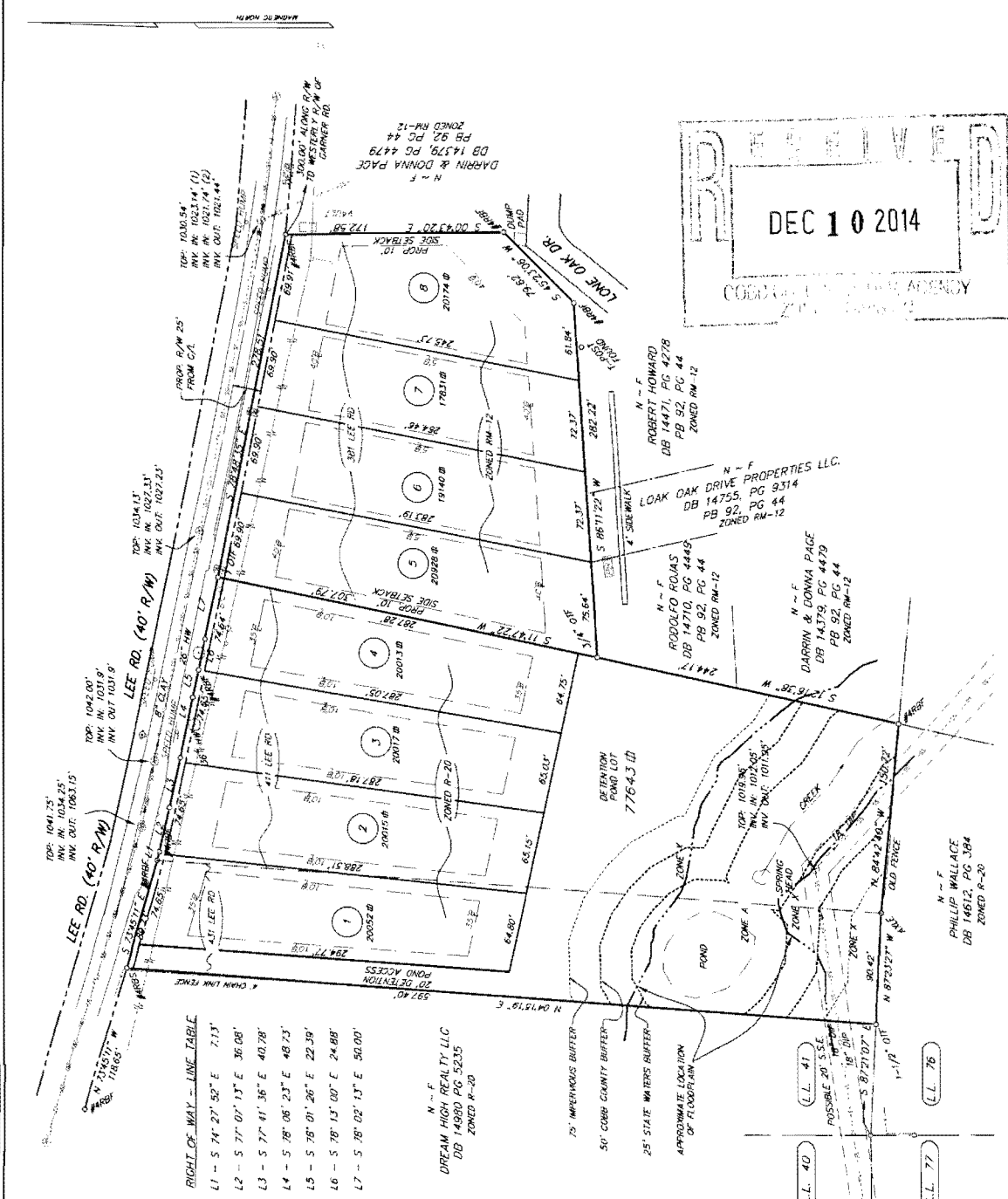
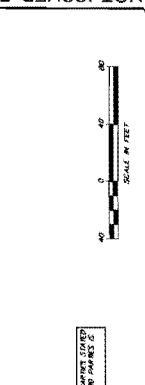
SITE SUMMARIES

381 LEE ROAD	1.82 AC
TOTAL SITE AREA:	RM-12
EXISTING ZONING:	4
TOTAL LOTS SHOWN:	6,500 SQ.FT.
MIN. LOT SIZE:	2,20 U/AC
DENSITY:	
411 & 431 LEE ROAD	3.66 AC
TOTAL SITE AREA:	R-20
EXISTING ZONING:	4
TOTAL LOTS SHOWN:	20,000 SQ. FT.
MIN. LOT SIZE:	1,09 U/AC
DENSITY:	
APPROXIMATE FLOOD PLAIN AREA:	0.66 AC

- REQUESTED VARIANCES:**
1. REDUCTION IN MINIMUM LOT WIDTH AT RW FOR R-20 AREA TO 75'
 2. REDUCTION IN MINIMUM LOT WIDTH AT FRONT BUILDING LINE FOR R-20 AREA TO 72'
 3. REDUCTION IN MINIMUM LOT WIDTH AT RW FOR RM-12 AREA TO 60'
 4. REDUCTION IN MINIMUM LOT WIDTH AT FRONT BUILDING LINE FOR RM-12 AREA TO 60'
 5. REDUCTION IN THE EXTERIOR SIDE SETBACKS ON THE EAST AND WEST PROPERTY LINES FOR RM-12 AREA TO 10'

NOTES:

1. BOUNDARY SURVEY BY GASKINS SURVEYING & ENGINEERING COMPANY, INC. WAS CONDUCTED FROM GROUND SURVEY DATA AND THERE ARE NO APPARENT ARCHITECTURAL, ARCHIOLOGICAL OR OTHER SURVEYING WEIRDS ON THIS SITE OUTSIDE OF THE BOUNDARY SURVEY.
2. THERE ARE NO APPARENT WEIRDS ON THIS SITE OUTSIDE OF THE BOUNDARY SURVEY.
3. ANY NECESSARY ADJUSTMENTS TO THE CORNER STATION MANAGEMENT FACILITY AND LOTS DURING THE CONSTRUCTION PHASE MAY BE APPROVED BY THE Cobb County Planning Authority.



RECEIVED
 DEC 10 2014
 COBB COUNTY PLANNING AGENCY

THIS PLAN IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED THEREON AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GASKINS SURVEYING & ENGINEERING COMPANY, INC.

APPLICANT: Habitat for Humanity of Northwest
Metro Atlanta, Inc.

PETITION No.: _____

V-25

PHONE: 770-432-7954

DATE OF HEARING: _____

02-11-2015

REPRESENTATIVE: David H. McGinnis

PRESENT ZONING: _____

R-20, RM-12

PHONE: 770-432-7954

LAND LOT(S): _____

41

TITLEHOLDER: Sajid Choudhary, Habitat for
Humanity of Northwest Metro
Atlanta, Inc.

DISTRICT: _____

18

PROPERTY LOCATION: On the south side of Lee
Road, west of Garner Road

SIZE OF TRACT: _____

5.48 acres

COMMISSION DISTRICT: 4

(381, 411, 431 Lee Road).

TYPE OF VARIANCE: 1) Waive the minimum lot width at right-of-way for R-20 area from the required 75 feet to 73 feet; 2) waive the minimum lot width at the front setback line for the R-20 area from the required 75 feet to 72 feet; 3) waive the minimum lot width at right-of-way for RM-12 area from the required 75 feet to 69 feet; 4) waive the minimum lot width at the front setback line for the RM-12 area from the required 75 feet to 69 feet; 5) waive the exterior side setback adjacent to the east property line from the required 20 feet to 10 feet; and 6) waive the minimum lot area for the RM-12 area from the required 80,000 square feet to 79,279 square feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Habitat for Humanity of
Northwest Metro Atlanta, Inc.

PETITION No.:

V-25

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: This project must be submitted for review and approval through the Site Plan Review process. The plans and ultimately the plat that is submitted for recording must reflect the outcome of this variance hearing.

STORMWATER MANAGEMENT: A 20 foot drainage easement will be required along the eastern side and rear of lot 8 and the rear of lots 5 - 7 to direct onsite runoff to the proposed stormwater management facility.

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.

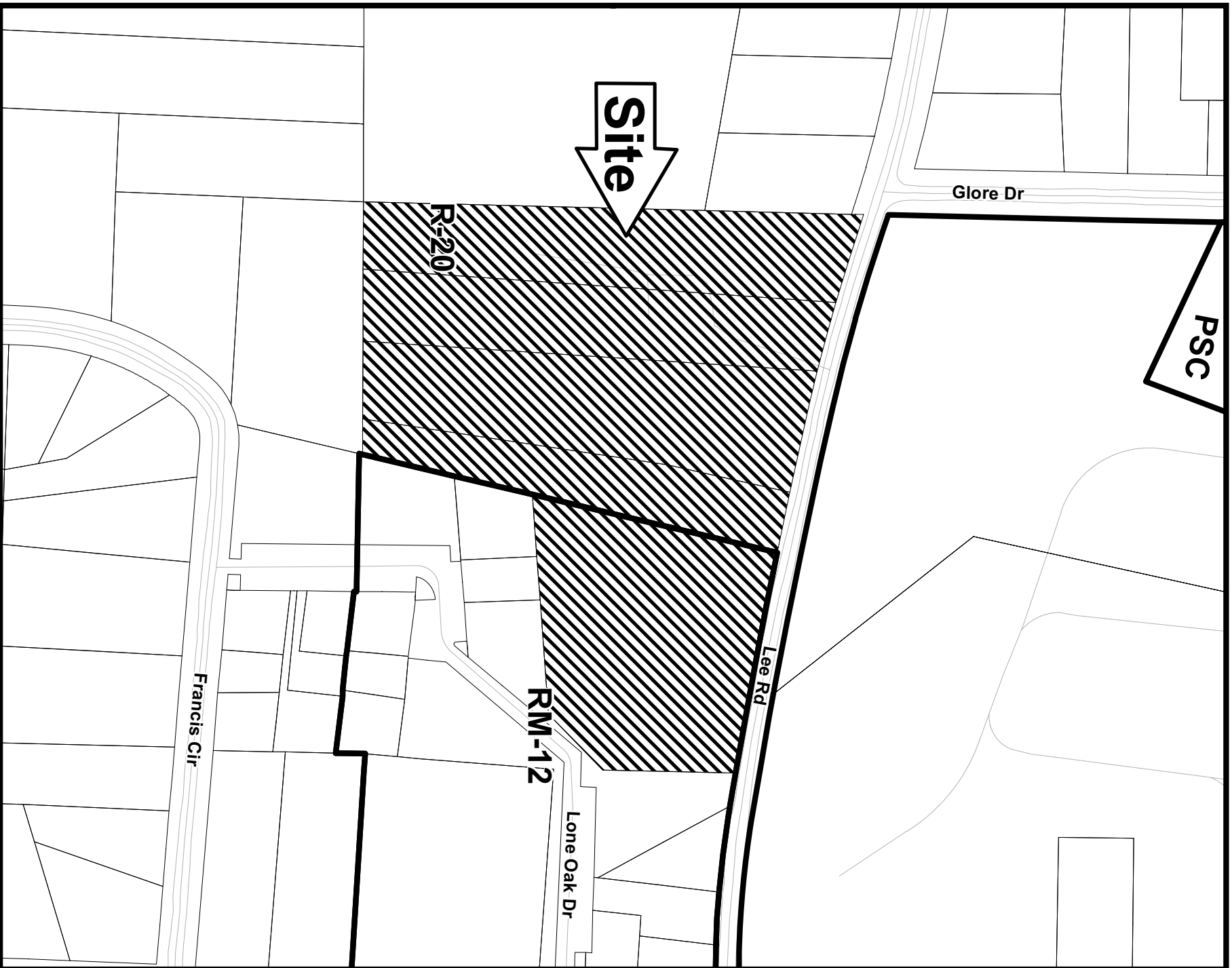
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Northwest Metro Atlanta, Inc.

PETITION No.:

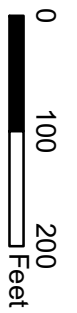
V-25

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-25



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



City Boundary
Zoning Boundary

DEC 10 2014

CORBIS GUN CITY ZONING

Application No. N-25

Hearing Date: 2-11-15

(type or print clearly)

Application for Variance

Cobb County

Applicant Abraham & Victoria Adams, Jr. & Family Phone # 770-433-2854 E-mail adamsvs@msn.com

David M. Griggs (representative's name, printed) Address 1625 Spring Rd. Smyrna, Ga. 30080 (street, city, state and zip code)

David M. Griggs (representative's signature) Phone # 770-433-2854 E-mail adamsvs@msn.com (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Titleholder Abraham & Victoria Adams, Jr. & Family Phone # 770-433-2854 E-mail adamsvs@msn.com

Signature David M. Griggs Address: 1625 Spring Rd. Smyrna, Ga. 30080 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 10, 2015 Signed, sealed and delivered in presence of: Bobbie Wright Notary Public

Present Zoning of Property R-11-12 + R-20
Location 381 + 411 Leckard Rd. Marietta, Ga. 30126
Land Lot(s) 41 District 18th Size of Tract 4.88 (square feet)

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

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 reduction to the minimum lot widths is being requested because the required 60' access to the detention pond and the dedication of additional R/W to Cobb County reduced the available lot width at the NW and front building line. A reduction to the required side setback at exterior properties is being requested because the exterior lots would be unbuildable despite Habitat for Humanity owning the western adjoining property and the eastern adjoining property having the same zoning. All other aspects of the zoning ordinance were met despite these hardships.
List type of variance requested:

- Reduction in minimum lot width at R/W for R-20 areas to 25' and 60' for R-12 areas.
- Reduction in minimum lot width at front building line for R-20 areas to 22' and 69' for R-12 areas.
- Reduction in exterior building line side setback to 10' for R-12 areas.

