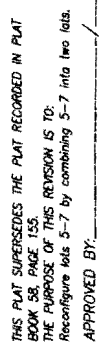


JOB NO. C-14-0006 PART					
2014					
SHEET 1 OF 1					
NO.	DATE	REVISION	SURVEY CREW: WM & RS	DRAWN BY: D.L.A	CHECKED BY: CC
					APPROVED BY: CC
					FIELD DATE: 08/13/14
					CAD DATE: 08/16/14
					SCALE: 1" = 40'
1	10-10-14	County Comments			

[illegible]

PAUL F. WARLEY, JR.	DATE

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



APPLICANT: Paul Manley **PETITION No.:** V-62

COMMENTS

TRAFFIC: Recommend Dayron Court be paved to a width of 20' including the cul de sac with 38' radius.

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 comment.

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.

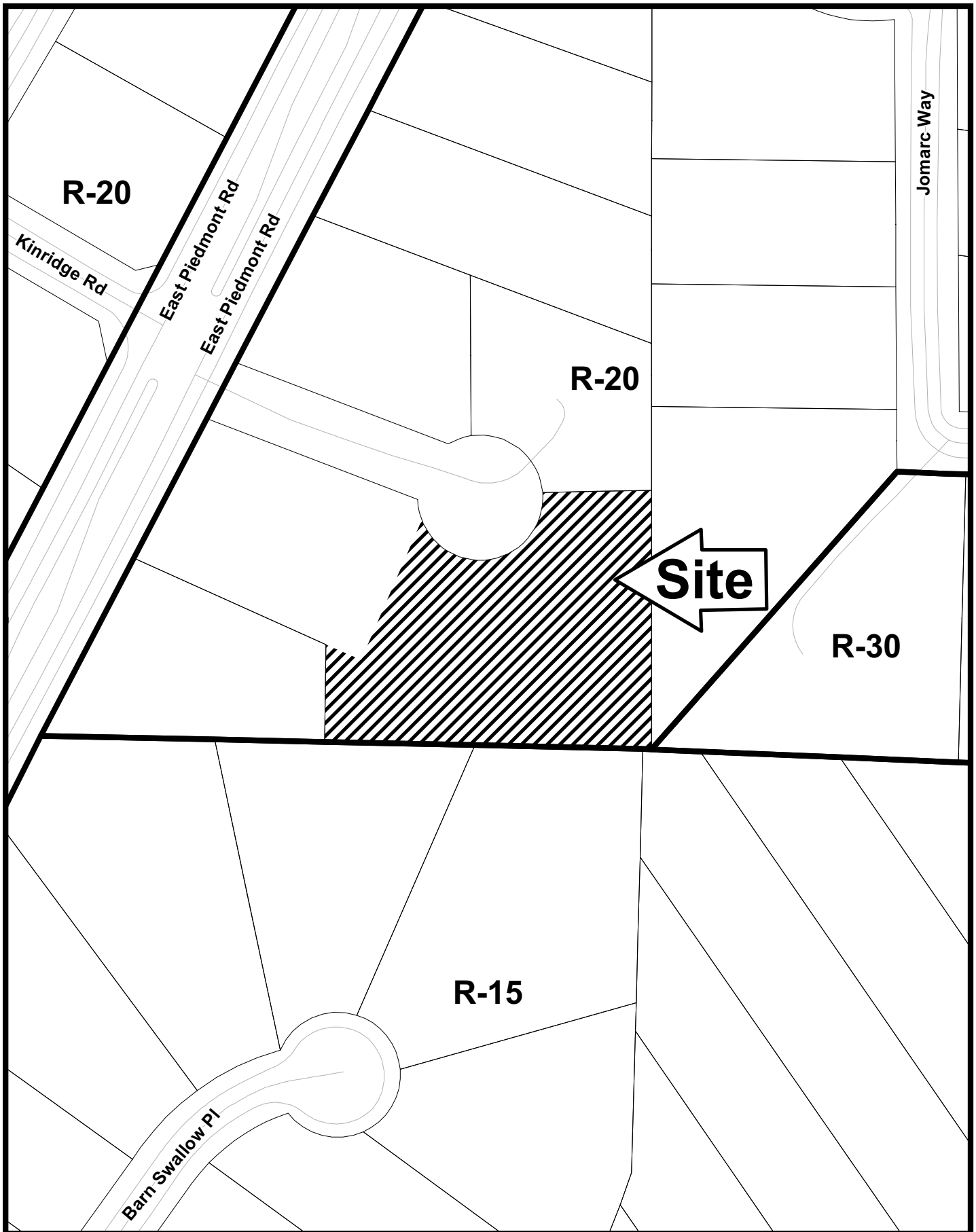
WATER: No conflict.

SEWER: No conflict.

FIRE DEPARTMENT:

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant*
(Required Flow: 1000 gpm @ 20 psi)

V-62

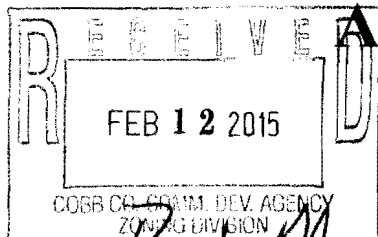


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-62

9650615 Hearing Date: 4-1-15

Applicant Paul Manley

Phone # 678-965-0615

E-mail SKIPMANLEY@VIRGINIA

Address 1800 E Piedmont Rd, Marietta
(street, city, state and zip code) 30062

E-mail _____

(representative's name, printed)

(representative's signature)

My commission expires: _____

My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Don Paul Veer
Notary Public

Titleholder Paul Manley

Phone # 678-965-0615

E-mail _____

Signature _____

(attach additional signatures, if needed)

Address: 1800 E Piedmont Rd, Marietta, GA 30062
(street, city, state and zip code)

My commission expires: 6-18-2018

Steven A. Brown
Notary Public

Present Zoning of Property M-20

Location 1800 E Piedmont Rd Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 772 District 9 Size of Tract 1.4 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 _____

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).

Value of back lots to house too high
to sell as one piece, originally this
was 3 lots, want to split it into 2
w/ variances for setback, more easement,
lot line change + road variance, if needed

List type of variance requested: see attached

V-62
(2015)
Exhibit

Originally this was three lots (5, 6 & 7), then it was merged into one.

A pool was put in and the builder changed the plans on his own and built it as shown.

With all three lots the property is too expensive to sell as is.

Splitting the back two lots off again (as a single R40) will allow the house and land that added after the initial purchase sold separately.

Variance needed:

Setback behind pool to 19 feet

Change lot line from old lot 7/ 6 as shown, this lets the front lot stay an R20 and the back lot an R40

Move sewer easement to follow new lot line between lots 7 & 6

I've been told that R40s do not have the same requirement as R20s that would force Dayron Ct to be paved with full county rain water runoff/sewer, If this is not the case a variance for this as well. It's extremely expensive (\$200k+) to put in a road, curbs& rainwater/sewer drainage, just to make the lot buildable.

Paul Manley

