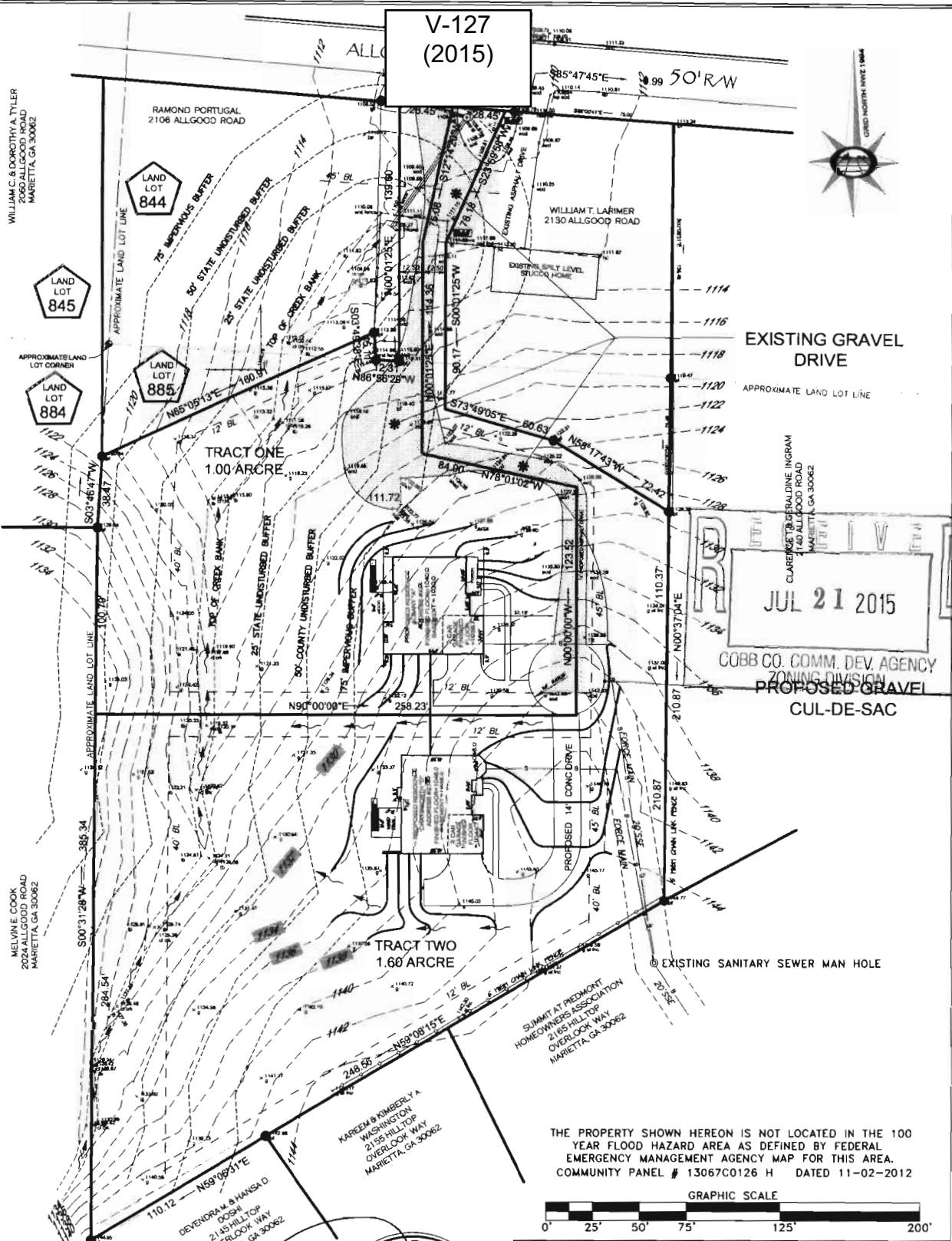


V-127  
(2015)



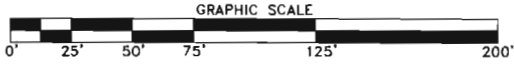
EXISTING GRAVEL DRIVE

APPROXIMATE LAND LOT LINE

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
PROPOSED GRAVEL  
CUL-DE-SAC

JUL 21 2015

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR THIS AREA. COMMUNITY PANEL # 13067C0126 H DATED 11-02-2012



- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD FOUND AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.
- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD SET AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.
- M.H. - SANITARY SEWER MAN HOLE
- P.P. - POWER POLE
- BTOB - BACK TO BACK OF CURB
- F.H. - FIRE HYDRANT
- C.B. - CATCH BASIN
- D.E. - DRAINAGE EASEMENT
- J.B. - JUNCTION BOX
- S.S.E. - SANITARY SEWER EASEMENT
- B.L. - BUILDING SET BACK LINE
- - DIRECTION OF DRAINAGE FLOW



LEVEL II, GSWCC REG. #4419  
FOR THE FIRM OF  
**PLANNING & DEVELOPMENT PC**  
2472 MARIETTA HWY.  
MARIETTA, GA 30066-1900  
(770) 314-1964  
pdpc.net

VARIANCE EXHIBIT FOR  
**UNITED CONTRACTORS INC.**  
2406 WISTFUL WAY, MARIETTA GA 30066, 770-480-5016

ADDRESS · 2112 ALLGOOD ROAD	
PARCEL ID · 16088500090	ZONING · R30
LOCATED IN: LAND LOT · 844 & 885 DISTRICT · 16th, SECTION 2 CITY · N/A COUNTY · COBB, GEORGIA	DRAWN BY FLB CHECKED BY REVISIONS :
SCALE 1" = 50'	DATE 07-20-2015

**APPLICANT:** Michael Aqleh  
**PHONE:** 678-770-3356  
**REPRESENTATIVE:** Michael Aqleh  
**PHONE:** 678-770-3356  
**TITLEHOLDER:** Riad Awad  
**PROPERTY LOCATION:** On the south side of  
Allgood Road, west of East Piedmont Road  
(2112 Allgood Road).

**PETITION No.:** V-127  
**DATE OF HEARING:** 10-01-2015  
**PRESENT ZONING:** R-30, R-20  
**LAND LOT(S):** 844, 885  
**DISTRICT:** 16  
**SIZE OF TRACT:** 2.60 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the minimum lot frontage from the required 75 feet to 28.45 feet for proposed tracts one and two; 2) waive the minimum lot width at the front setback line from the required 75 feet to approximately 20 feet for proposed tracts one and two; 3) waive the front setbacks for proposed tracts one and two from the required 50 feet to 12 feet adjacent to the northern property lines; 4) waive the rear setbacks for proposed tracts one and two from the required 40 feet to 12 feet adjacent to the southern property lines; and 5) allow parking and/or access to parking areas in a residential district on a non-hardened surface.

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

**BOARD OF APPEALS DECISION**

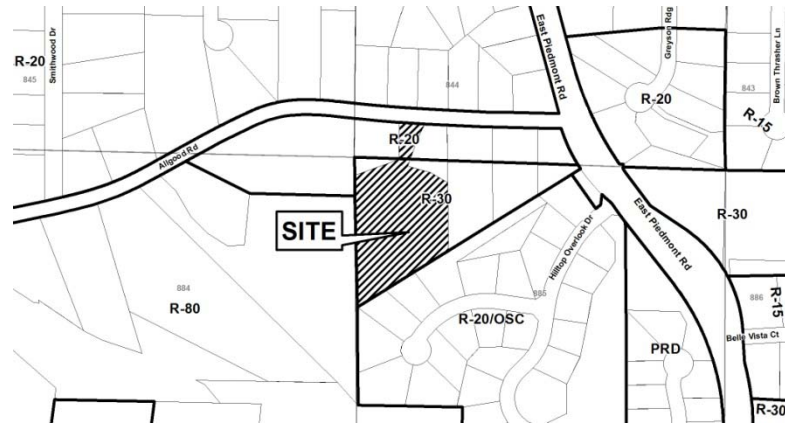
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Michael Aqleh **PETITION No.:** V-127

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend driveway on Allgood Road be paved with a treated hardened surface for a minimum of 25’ or the edge of the County right-of-way, whichever is greater in length.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat must be recorded which references the variance case. 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 adverse stormwater management impacts anticipated.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** Applicant should be made aware that a sewer force main is not allowed to be located off of the property being served, per County Code 122-126.

**APPLICANT:** Michael Aqleh

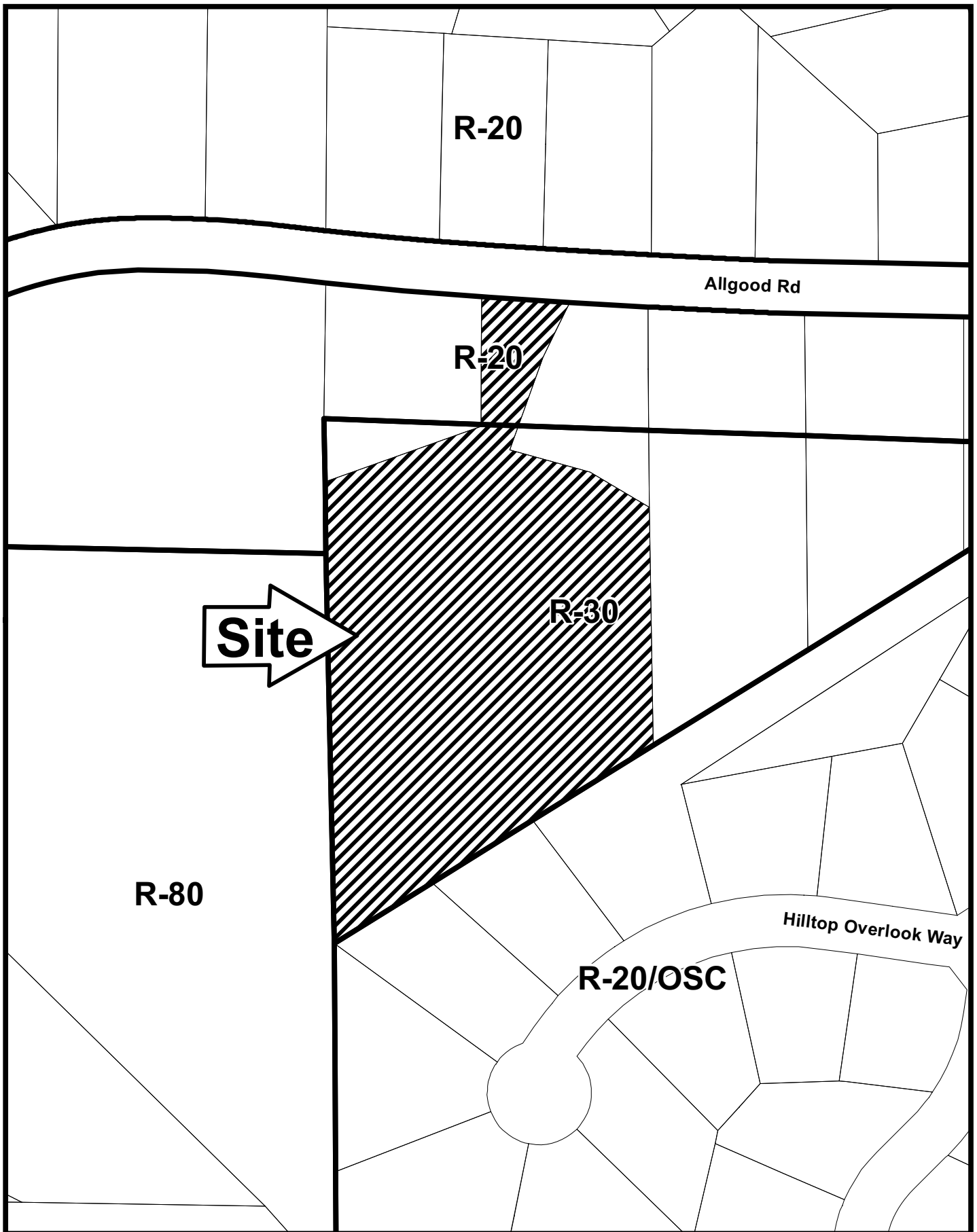
**PETITION No.:** V-127

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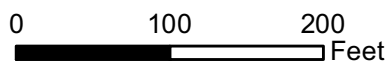
**FIRE DEPARTMENT:**



- 1. Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- 2. 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).
- 3. Maximum grade shall not exceed 18%.
- 4. Driveway must extend within 150' of the most remote portion of the structure.
- 5. Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- 6. Driveway must support 25 Tons (50,000 lbs.)
- 7. Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- 8. Hydrant within 500' of remote structure, minimum 6" main\*  
(Required Flow: 1000 gpm @ 20 psi)
- 9. Fire Flow Test from closest existing hydrant\*  
(Required Flow: 1000 gpm @ 20 psi)

# V-127



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-127  
Hearing Date: 10-1-15

Applicant Michael A. Olek Phone # 678 770 3356 E-mail United Contractors@bellsouth.net  
Michael A. Olek Address 2406 Wistful Way, Marietta, Ga 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678 770 3356 E-mail United Contractors@bellsouth.net  
(representative's signature)  
My commission expires: 09-25-2017  
BRANDON HOLLINGER  
Notary Public  
Dekalb County, Georgia  
State of Georgia  
My Commission Expires Sep 25, 2017  
[Signature]  
Notary Public

Titleholder Riad Awad Phone # 205 540 5127 E-mail rayawad66@gmail.com  
Signature [Signature] Address: 2221 Part Ridge Lane, Hoover, AL, 35226  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 26, 2019  
Signed, sealed and delivered in presence of:  
Eric B. Philips  
ERIC B. PHILIPS  
Notary Public  
NOTARY  
COBB COUNTY, GEORGIA  
June 26, 2019

Present Zoning of Property R-30  
Location 2112 All Good Rd. Marietta, 30062  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 844 and 885 District 16<sup>th</sup> Sect. 2 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 2.63 Acres Shape of Property square 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).

The property is too large. We would like to split for two homes. Each will be over one acre in size.

List type of variance requested: requesting approval to build two homes on property, one street to access two lots and adjusting front property lines.