

PREPARED BY:



**Vaughn & Melton**  
Consulting Engineers, Inc.

Engineering - Surveying  
300 Chastain Center Blvd, Ste 325  
Kennesaw, Georgia 30144  
Tel: 770-627-3590 Fax: 770-627-3594  
www.VAUGHNMELTON.com

### SEVEN SPRINGS DEVELOPMENT

5652 Harbormist Drive  
Powder Springs, GA 30127

CONTACT  
Dwayne Eddle  
770.403.9240

V-166  
(2015)

### HOLMES MILL at HORSESHOE BEND

LOTS 7D & 7E - CALEB JAMES RD

PROJECT ADDRESS

19th, 618

DIST / LAND LOT

COBB COUNTY, GA

CITY, COUNTY, STATE

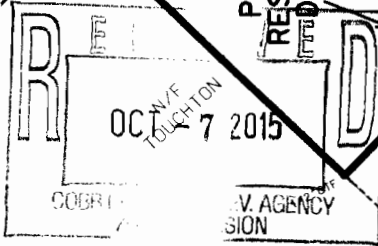
### DRIVEWAY VARIANCE

RCS CHECKED  
DATE 10/05/15  
PROJECT NO. 607



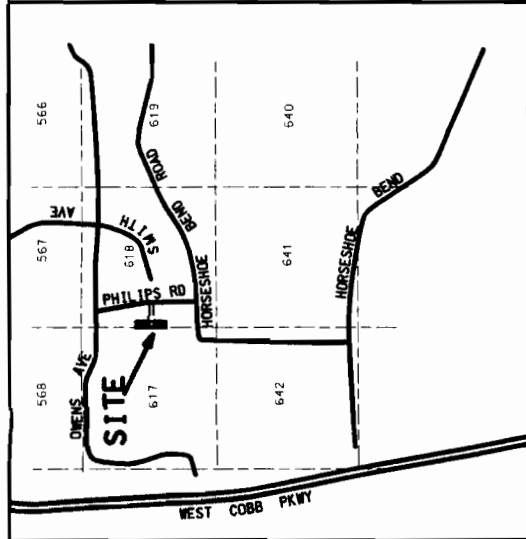
GRAPHIC SCALE

BOUNDARY INFORMATION  
TAKEN FROM FINAL PLAT  
FOR "HOLMES MILL at  
HORSESHOE BEND"  
PB 238, PG 33 (7/21/05)

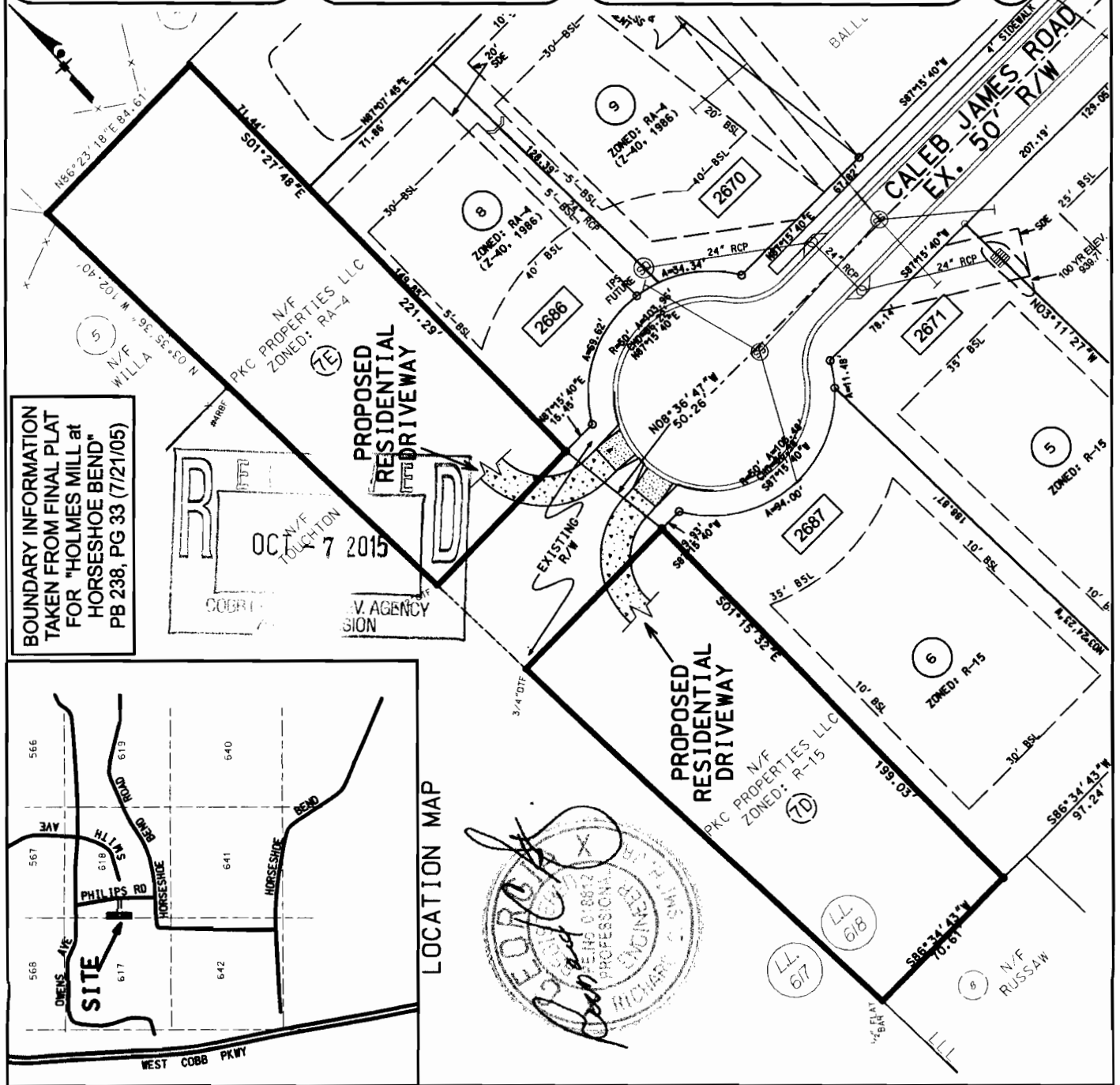
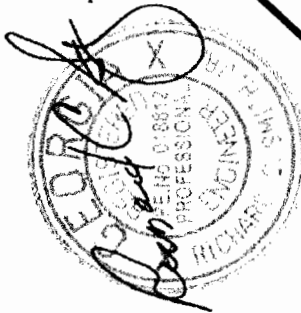


PROPOSED  
RESIDENTIAL  
DRIVEWAY

PROPOSED  
RESIDENTIAL  
DRIVEWAY



LOCATION MAP



**APPLICANT:** Dwayne Edde

**PETITION No.:** V-166

**PHONE:** 770-403-9240

**DATE OF HEARING:** 12-09-2015

**REPRESENTATIVE:** Dwayne Edde

**PRESENT ZONING:** R-20, RA-4

**PHONE:** 770-403-9240

**LAND LOT(S):** 617, 618

**TITLEHOLDER:** W. Mitchell Morris and Kimberly Edde

**DISTRICT:** 19

**PROPERTY LOCATION:** On the north and south side beyond the western terminus of Caleb James Road, west of Phillips Road (2695 and 2696 Caleb James Road).

**SIZE OF TRACT:** 1 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the minimum public road frontage to zero.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

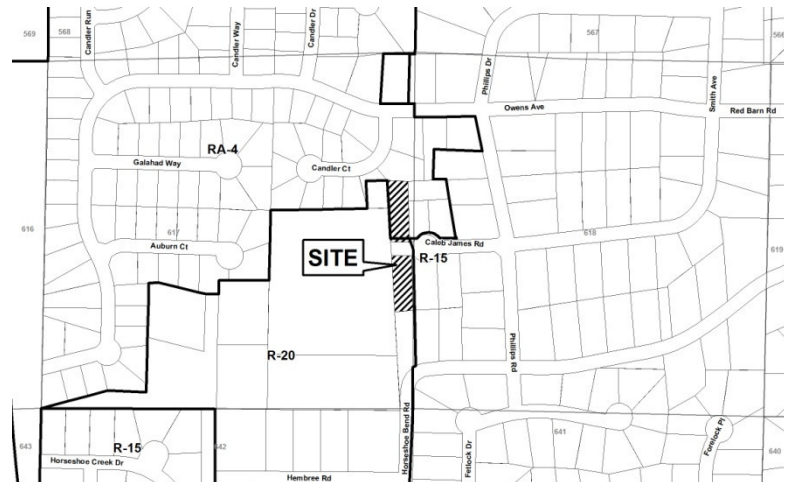
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** Dwayne Edde **PETITION No.:** V-166

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**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 comments regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment

**WATER:** Both lots must be served by Cobb County water.

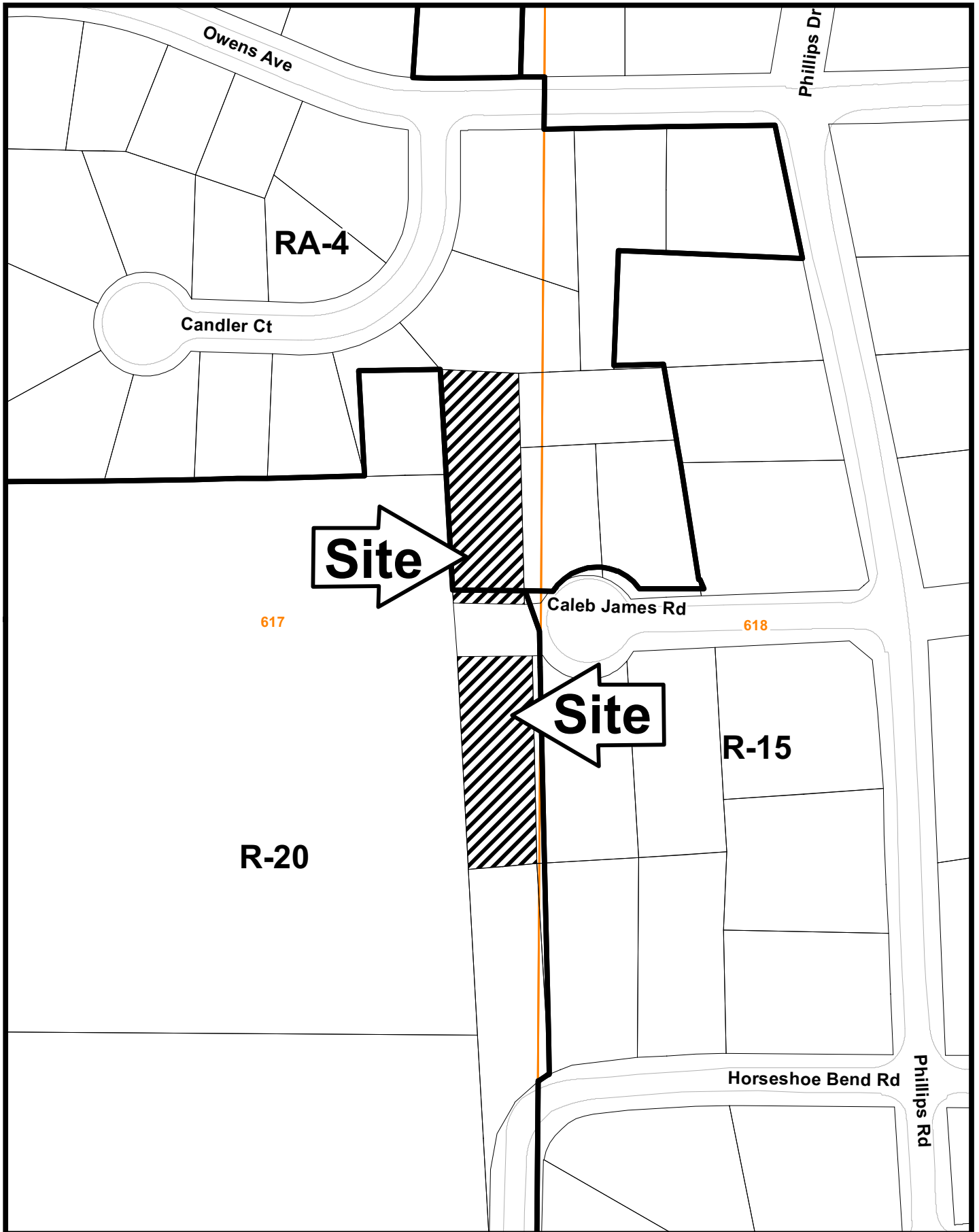
**SEWER:** Both lots must be served by Cobb County sewer.

**APPLICANT:** Dwayne Edde **PETITION No.:** V-166

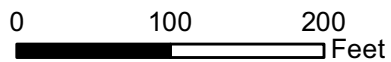
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

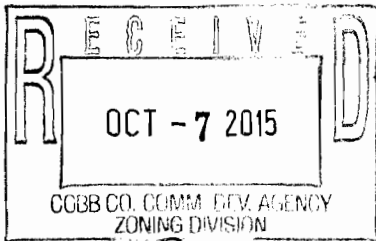
# V-166



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)

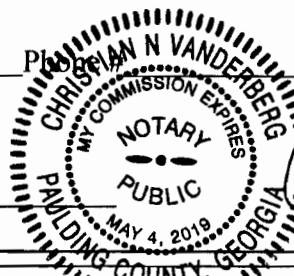
Application No. V-1166  
Hearing Date: 12-9-15

Applicant DWAYNE EDDE Phone # 770-403-9240 E-mail DGEDDE@COMCAST.NET

DWAYNE EDDE Address 5652 HARBORWAY 1ST DR. POWERSPEC, GA 30127  
(representative's name, printed) (street, city, state and zip code)

[Signature] E-mail \_\_\_\_\_  
(representative's signature)

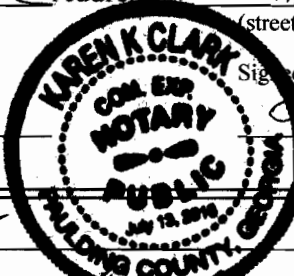
My commission expires: 5/4/2019 Signed, sealed and delivered in presence of: CHRISTIAN N. VANDERBERG  
Notary Public



Titleholder KIMBERLY EDDE Phone # 770-947-8508 E-mail KIMEDDE@COMCAST.NET

Signature [Signature] Address: 5652 HARBORWAY 1ST DR. POWERSPEC, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 13, 2018 Signed, sealed and delivered in presence of: Karen K Clark  
Notary Public



Present Zoning of Property RA-4, R-15

Location 2696 + 2695 CALEO JAMES, MARIETTA, GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 618 District 19 Size of Tract 1 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).

COBB COUNTY PREVENTED THE CUL-DE-SAC FROM BEING EXTENDED DUE TO PROPERTY LINE MISUNDERSTANDING, WE WERE TOLD AT THE TIME THAT DRIVEWAYS COULD BE ADDED OFFSTREET SINCE R-O-W WAS ALREADY THERE. COST OF EXTENDING ROAD WOULD GREATLY EXCEED THE VALUE OF THE TWO LOTS AND MAKE IT UNAFFORDABLE TO BUILD A HOUSE.

List type of variance requested: ALLOW DRIVEWAY THROUGH R-O-W TO LOTS