V-12 (2016)

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128-1888
MEZIZIDE CONKL-ZIE E-ZNEITANTE CEOUSON 300.58

THE PLAN FOR:

CRAIC ROBSON & PAGE 174

CRAIC ROBSON 194 DISTRICT

LOT 9

SUBDIVISION: LEMONS RIDGE

RIDGE RIDGE

SUBDIVISION: LEMONS RIDGE

RIDGE PROLECT: 52234 DWG BY: DCP CHCD BY: JAS DATE: 8/28/15 SCALE: 1*30 Development Services Browners - Browners - Burners THE FIELD DATA UPON WHICH THIS PLAT IS BUSED HAS A MOCKNER PRESONN OF DOES FOOT IN 10,000 FEET AND AN AMOUNTE DEFINE OF 122" PER ANGLE POWER AND WAS ADJUSTED USING COMPASS RULE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE. in My ophion, this plat is a correct representation of the land platted and has been prepared in confo with the minimal standards and requiredients of law THIS PLAT HAS BEEN CALCULATED FOR CLOSSIFE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 280,489 FEET. CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS. a nikon – tota, station was used to obtain the linear and angular measurements used in the preparation of this plat. STBACKS.
FROM 10 FEET
NORTH SUK-7 FEET PER V-178, NOV. 1994
NORTH SUK-7 FEET PER NORTH SUK-7 SUK MAXUMUM LOT COVERAGE: LEMONS RIDGE 50' R/W / ZONING R-20 ARC-50.00 CHD-47.94' S27'05'08"W RAD-50.00' SPECIAL BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM STE FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0227F DATED SEPTEMBER 18, 2013. 0.458 ACRES (e) EXISTING DRIVE Ò, FLOOD NOTE STONE WALK WOOD OOK AREA AREA AREA S80'02'51"E (2) 7.73 10. BF. 40. 122.40. N11.44.20.E WALK / WOOD -N/F RONALD B. BOBO & JUDITH A. BOBO S85.39'49"W HOUSE - 2,977 SF
FRONT PORCH-120 SF
GAZERO- 200 SF
DRICEMX-1,785 SF
FROMT WALK-319 SF
ROMT WALK-319 SF
POOL & PATRO-1,495 SF
POOL WALL-98 SF
POOL WALL-13 SF
FREZEWAY WALL-13 SF
FREZEWAY-103 SF
TOTAL-8,870 SF
FREPLACE
TOTAL-8,870 SF N/F JAMES H. GROOME, JR. HOUSE—2,977 SF GAZEBO—200 SF GAZEBO—200 SF DRNCWAY—1,885 SF FROMT WALK—319 SF REAR WALK/PATIO—871 SF POOL WALL—98 SF DRNCWAY WALL—36 SF EIREPLAGE—47. SF TOTAL—8,084 SF PROPOSED LOT CONFEMGE 8,084/19,936=40.54% 8,870/19,936=44,49% WOOD -MOTE THE PUBLIC RECORDS RETERONCED HEREON
FRETEET ONLY TWESE RECORDS NECESSAYS TO ESTABLISH
THE BOUNDARES SHOWN HEREON, AND RETERONCE TO
THE SAME DOES NOT AND IS NOT INTRACED TO
CONSIDERED THE SAMEN ON OPNION. ESTABLIST OR
OTHER BACALMERANCES MAY DIST ON PUBLIC RECORD
BUT NOT BE SHOWN HEREON. GAS METER MANHOLE UTILTY EASEMENT SANITARY CLEANOUT MEASURED DISTANCE REBAR FOUND (1/2" REBAR) CAPPED REBAR SET (1/2" REBAR) OPEN TOP FOUND CRIMP TOP FOUND BUILDING LINE CHAIN LINK FENCE RIGHT-OF-WAY PHONE PEDASTAL CABLE BOX WATER METER TRANSFORMER PLAT DISTANCE JOHT POLE JACUZZI HARDWOOD MAGNOLIA HOEIN D BASE BEARING ON WEST PER RECORDED PLAT (ASSUMED) OTF CTF CLF CLF CLF CAN CAN CAN (12.34°)

Proposed Six

APPLICANT: Craig N	. Robson	PETITION No.:	V-12
PHONE: 404-895	-2404	DATE OF HEARING:	01-13-2016
REPRESENTATIVE:	Craig N. Robson	PRESENT ZONING:	R-20
PHONE:	404-895-2404	LAND LOT(S):	954, 973
TITLEHOLDER: Cra	ig Robson and Angelia Robson	DISTRICT:	17
PROPERTY LOCATIO	On the western terminus	SIZE OF TRACT:	0.46 acre
of Lemons Ridge, south of	Paces Ferry Road	COMMISSION DISTRICT:	2
(3150 Lemons Ridge).			
TYPE OF VARIANCE:	1) Waive the rear setback for a	an accessory structure under 650	squre feet (proposed 600
square foot garage) from the	ne required 35 feet to 10 feet; 2)	allow an accessory structure (pro	posed 600 square foot
garage) to the side of the p	rincipal structure; and 3) increas	e the maximum allowable imperv	vious surface from the
required 35% to 44.49%.			
OPPOSITION: No. OPP	POSED PETITION No	SPOKESMAN	
BOARD OF APPEALS I	DECISION		974
APPROVED MOT	TION BY	RM-8	
REJECTED SECO	ONDED		Paces Ferry Rd
HELD CARRIED		R-30 554 SITE	

STIPULATIONS:

APPLICANT: C	Craig N. Robson	PETITION No.:	V-12
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COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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: The impervious calculations shown on the submitted site plan do not account for the existing pervious concrete driveway and pool surface. The corrected existing effective impervious coverage is 6,704 sf (33.6%). The proposed garage addition will increase the coverage to 7,250 square feet (36.4%).

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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

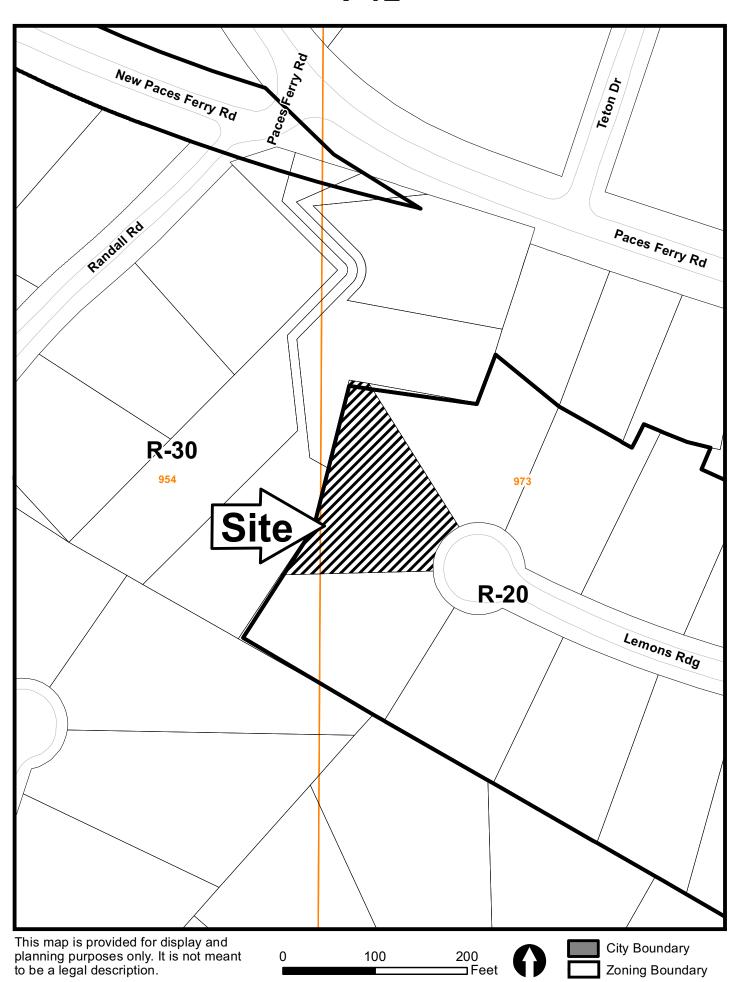
CEMETERY PRESERVATION: No comment.

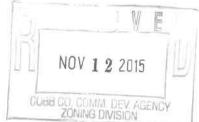
WATER: No conflict.

SEWER: No conflict.

APPLICANT:	Craig N. Robson	PETITION No.:	V-12
*****	*********	**********	**********

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.





Revised: March 5, 2013

Application for Variance
Cobb County

Application for Variance
Application for Variance
Application for Variance
Application for Variance

CUBB CO. COMM. DEV. AGENCY ZONING DIVISION	(type or pr	int clearly)		Date:	13/14
Applicant Cais N	Robson Phone #	404-895	- _2464 E-mail _	crabsona	bell south.
Crais N. R. (representative's name,	Address	3150	(street city state and	in code)	inte, GA 3
Sh. 1	S Phone #		E-mail	zip code)	
My commission expires:	NOT De	Ito of Georgia	Signed, scaled and de	Jane	of: Notary Public
Titleholder Anglis	Phone #				Dbellsouth
Signature (M) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	onal signatures, if needed)	Address: 3/3 RUTH DANIELS	street, city, state and Signed, spaled and de	zip code)	Atlanta GA 30339
My commission expires:	13/15/18 My Com	Dekalb County State of Georgia m. Expires Dec.	19, 2018	Down	Notary Public
Present Zoning of Propert	ty R-20				
Location 3/50	Long Ridge D (street address, if app	R . licable: nearest into	ersection etc.)		
Land Lot(s) 954	£ 973 District			Fract	S Acre(s)
	ordinary and exceptional colliar to the piece of property		the piece of	property in	question. The
Size of Property 458	Shape of Property	Enghlar Topogr	aphy of Property	slight slope	Other
determine that applying thardship. Please state wapplying for Backyard Ch	the terms of the Zoning Ord hat hardship would be creatickens pursuant to Sec.134-	linance without ated by follow 94(4), then lea	ut the variance ving the normal ave this part blan	would create a terms of the nk).	an unnecessary
	<u> </u>				
List type of variance requ	ested: Maxinum /	ot cove	vage incl	ease t	44.49

arly)

Application No. 178

Hearing Date: 19

Appli cant	Lynn M Rudder	Day	Phone	432-9348	Home Phone	432-9348
	Rudder	Address _	3150 I	emons Ridge	N.W., Atlanta,	GA 30339
Syn	a M. Rudde	J	_ Day I	Phone \$\frac{13-2}{3}	- 9348	
(represer letive s	sighature)* wpires:		•			Victory Public
Titleholder	Lynn M Rudder	Day I	Phone 4	32-9348	Home Phone _	432-9348
Signature	(attach additional signatures,				ons Ridge, N.W., A	Atlanta 30339
My commission ex		ara series e carag Maria Veres a da	· ; जे		Signed scaled and	delivered in presence of:
Present Zo	ning of Property _	R-20				
Location _	3150 Lemons Ridge					
Land Lot(s	954 & 973	street address, if app Dis	trict 17	Dis. d Section	Size of Tract $\frac{20}{(.4)}$	oso ft. Acre(s)
	ct the extraordinary ion(s) must be pecu	_				rty in question.
Size of Pro	perty Shape	e of Property	T xx	opography	of property	Other
Zoning Apparaisment of the Control o	County Zoning Ord peals must determine ould create an unner on the normal terms. See Attacher	ne that applyi ecessary hard s of the ordin	ing the siship. Pl	terms of the	Zoning Ordinar	ice without the
				•		
·					_	
List type of	f variance requested	1:See A	Attached			

V-12 (2016) Exhibit

PAGE OF APPLICATION NOV=1/8					
ORIGINAL DATE OF APPLICATION: 11-9-94					
APPLICANT'S NAME: LYNN M. RUDDER					
THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF ZONING APPEALS THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF					
ZONING APPEALS ON NOVEMBER 9, 1994					
ZONING APPEADS ON NOVEMBER 9, 1994					
V-178 LYNN M. RUDDER requests a variance to: (1) waive the					
side (north) setback from required 10 feet to 7 feet;					
(2) waive the rear setback from required 35 feet to 25					
feet in Land Lots 954 and 973 of the 17th District.					
0.45 acre. Located on the west side of Lemons Ridge,					
969 feet west of Paces Ferry Road, (3150 Lemons Ridge).					
BZA DECISION OF 11-9-94: The Board of Zoning Appeals approved					
request #1 to waive the side (north) setback from required 10					
feet to 7 feet, and rejected request #2 to waive the rear yard					
setback from required 35 feet to 25 feet. Motion by Paetau,					
second by Dawson, carried 4-0.					
-					

Karen L. Hach, Deputy Clerk Cobb County Board of Zoning Appeals

V-12 (2016) Exhibit

MINUTES OF VARIANCE HEARING COBB COUNTY BOARD OF ZONING APPEALS JUNE 10, 2009 PAGE 3

CONSENT AGENDA (Continued)

V-49 RAHIM AND MARI N. DAVOUDPOUR (owners) requesting a variance to waive the rear setback from the required 30 feet to 19 feet on Lot 54 in Land Lot 610 of the 16th District. Located on the south side of Jordan Lake Drive, east of Johnson Ferry Road (4014 Jordan Lake Drive).

MOTION: Motion by Williams, second by Swanson, as part of the Consent Agenda, to <u>approve</u> variance request subject to:

• Development and Inspections Division comments and recommendations

VOTE: ADOPTED unanimously

V-50 LUCILLE D. REILLY (owner) requesting a variance to waive the rear setback from the required 35 feet to 25 feet on Lot 30 in Land Lot 994 of the 17th District. Located on the north side of Belmont Crest Drive, east of Terrell Mill Road (634 Belmont Crest Drive).

MOTION: Motion by Williams, second by Swanson, as part of the Consent Agenda, to approve variance request subject to:

• Development and Inspections Division comments and recommendations

VOTE: ADOPTED unanimously

CONTINUED CASE:

V-39

DEAN CONSTRUCTION COMPANY (Craig Robson and Angelia Robson, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet on Lot 9 from the required 35 feet to 10 feet (proposed 225 square foot pavilion); and 2) waive the maximum allowable impervious surface from 35% to 38% in Land Lots 954 and 973 of the 17th District. Located on the west side of Lemons Ridge Drive, west of Paces Ferry Road (3150 Lemons Ridge Drive).

V-12 (2016) Exhibit

MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
JUNE 10, 2009
PAGE 4

CONTINUED CASE (Continued)

V-39 DEAN CONSTRUCTION COMPANY (Continued):

The public hearing was opened and Mr. James Balli, Mr. Richard Calhoun and Ms. Barbara Shaw addressed the Board. It was noted for the record that request #2 to waive the maximum allowable impervious surface from 35% to 38% was withdrawn from the request since the driveway had been reconstructed to pervious materials. Following presentation and discussion, the following motion was made:

MOTION: Motion by Swanson, second by Trombetti, to <u>approve</u> variance request #1 to waive the rear setback for an accessory structure over 144 square feet on Lot 9 from the required 35 feet to 10 feet (proposed 225 square foot pavilion) **subject to:**

- to provide visual screening barrier, installation of controlled growth greenery to the rear of the accessory structure to be approved by the County Arborist
- outdoor fireplace can not emit embers or smoke and use is limited to gas burning/gas firelog use, with chimney to include spark arrestor
- Development and Inspections Division comments and recommendations
- Stormwater Management Division comments and recommendations

VOTE: ADOPTED unanimously

Clerk's Note: The Representative/Applicant was notified if the decorative slab apron located within the right-of-way were to be damaged, repair/replacement would be at the owner's expense.

Following the vote on V-39, a brief recess was taken by the Board from 1:57 p.m. until 2:08 p.m.