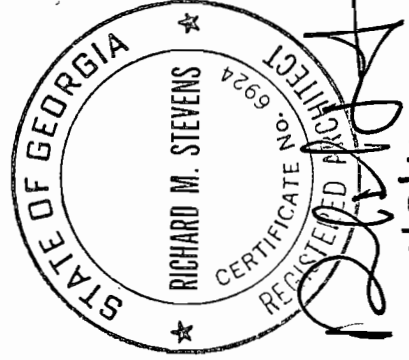
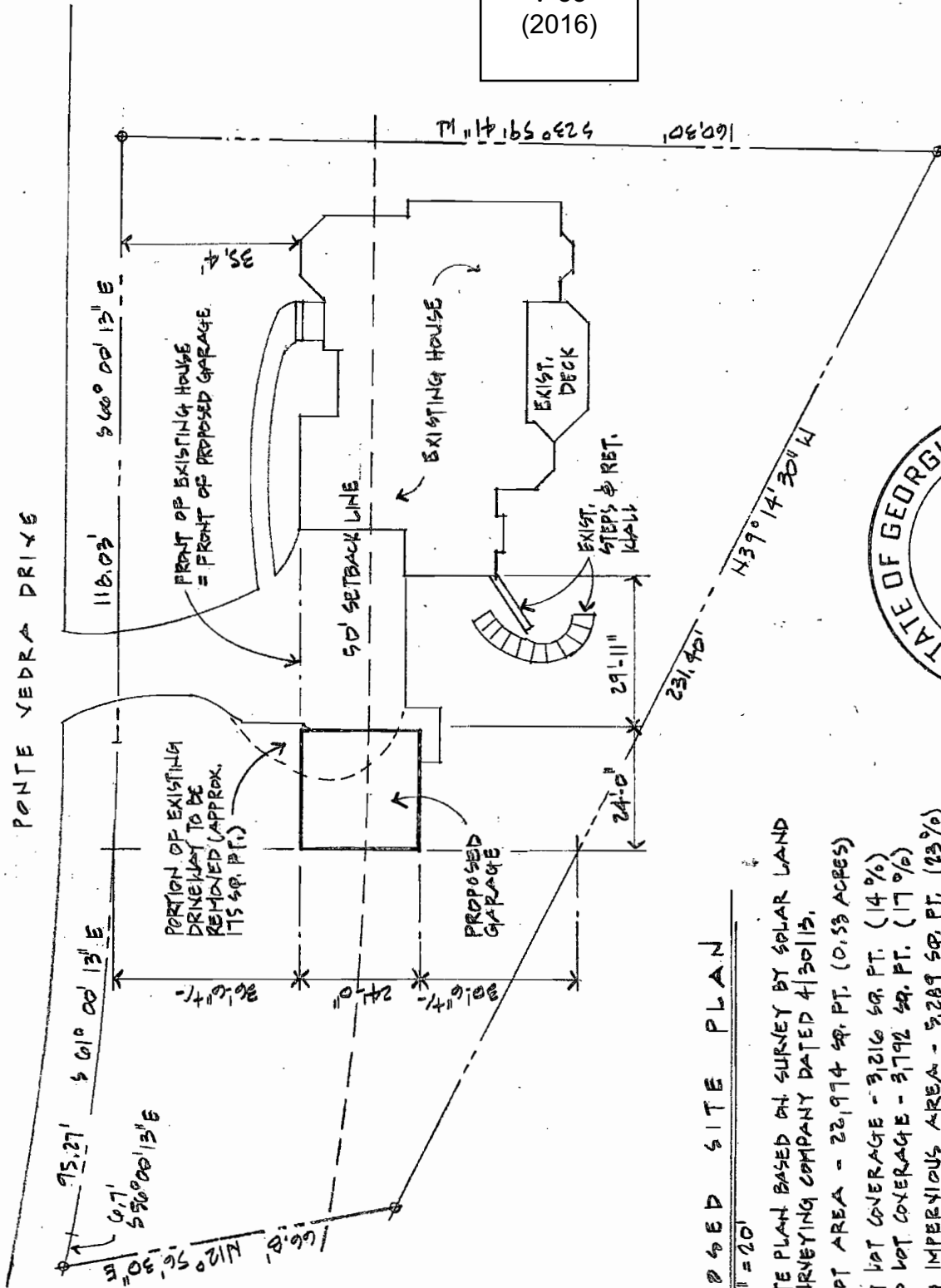


MAUMBERG RESIDENCE
4530 PONTE VEDRA DRIVE
MARIETTA, GA. 30067

V-53
(2016)



PROPOSED SITE PLAN

SCALE: 1" = 20'
NOTE: SITE PLAN BASED ON SURVEY BY SOLAR LAND SURVEYING COMPANY DATED 4/30/15.
TOTAL LOT AREA - 22,974 SQ. FT. (0.53 ACRES)
EXISTING LOT COVERAGE - 3,216 SQ. FT. (14%)
PROPOSED LOT COVERAGE - 3,792 SQ. FT. (17%)
EXISTING IMPERVIOUS AREA - 3,289 SQ. FT. (23%)
PROPOSED IMPERVIOUS AREA - 5,748 SQ. FT. (25%)



APPLICANT: Melissa Malmberg

PETITION No.: V-53

PHONE: 404-457-5642

DATE OF HEARING: 04-13-16

REPRESENTATIVE: Melissa Malmberg

PRESENT ZONING: R-30

PHONE: 404-547-5642

LAND LOT(S): 4

TITLEHOLDER: Kirk R. Malmberg and Melissa T. Malmberg

DISTRICT: 1

PROPERTY LOCATION: On the south side of Ponte Vedra Drive, east of Atlanta Country Club Drive (4530 Ponte Vedra Drive).

SIZE OF TRACT: 0.53 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Allow a detached accessory structure (proposed 576 square foot garage) to the side of the principal building; 2) waive the front setback from the required 45 feet to 35 feet; 3) waive the rear setback from the required 40 feet to 30 feet; and 4) waive the rear setback for the proposed detached garage from 40 feet to 26 feet.

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

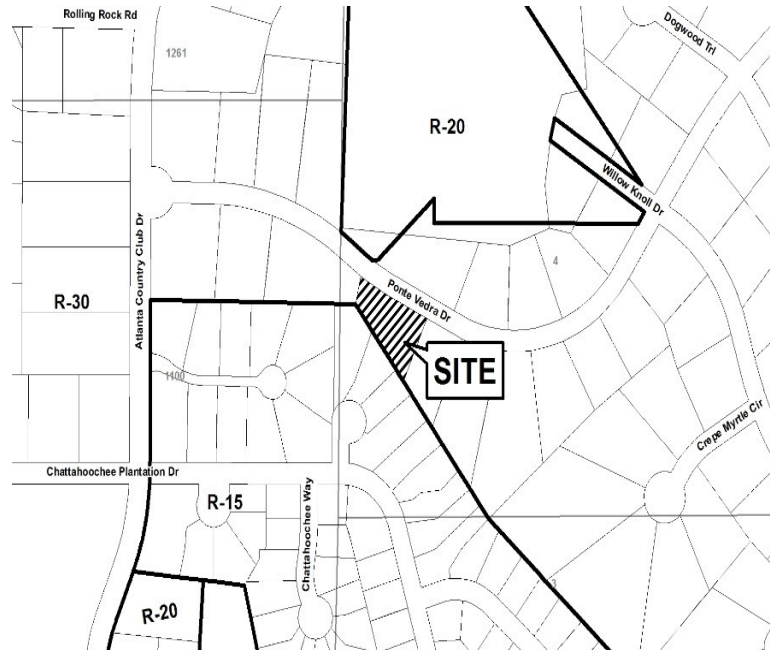
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ VOTE _____

STIPULATIONS: _____



APPLICANT: Melissa Malmberg **PETITION No.:** V-53

COMMENTS

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

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 adverse stormwater management impacts are 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: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

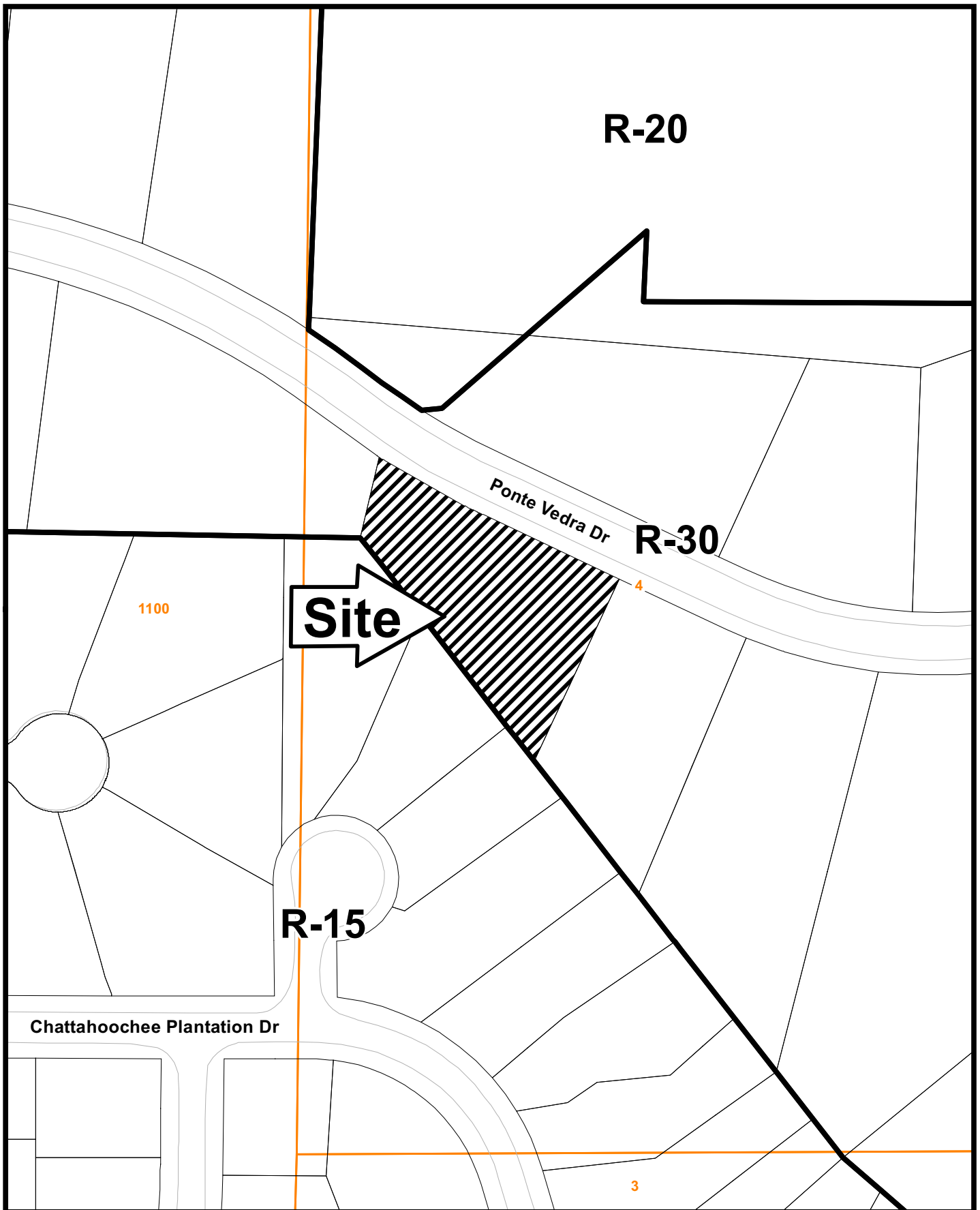
CEMETERY PRESERVATION: No comment.

WATER: No conflict

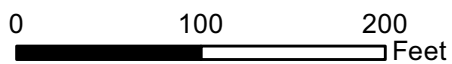
SEWER: No conflict

APPLICANT: Melissa Malmberg **PETITION No.:** V-53

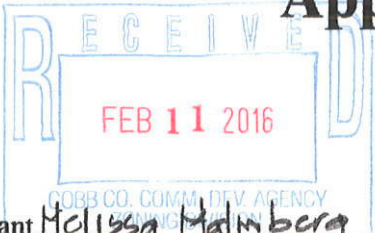
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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



Application for Variance Cobb County



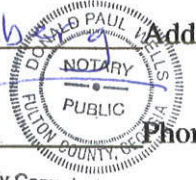
(type or print clearly)

Application No. V-53
Hearing Date: 7-13-16

Applicant Melissa Malmberg Phone # 4) 4575642 E-mail melissamalmberg@gmail.com

Melissa Malmberg (representative's name, printed) Address 4530 Ponte Vedra Drive, Marietta, GA
(street, city, state and zip code) 30067

[Signature] (representative's signature)
My Commission Expires March 24, 2017



Phone # 404-457-5642 E-mail Melissamalmberg1@comcast.net

Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Kirk & Melissa Malmberg Phone # same E-mail same

Signature [Signature] (attach additional signatures, if needed) Address 4530 Ponte Vedra DR
(street, city, state and zip code)



My commission expires: Aug. 29, 2017
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-30 - single family residential

Location 4530 Ponte Vedra Drive, Marietta, Georgia 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1 Size of Tract 0.53 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 _____

Does the property or this request need a second electrical meter? YES _____ NO

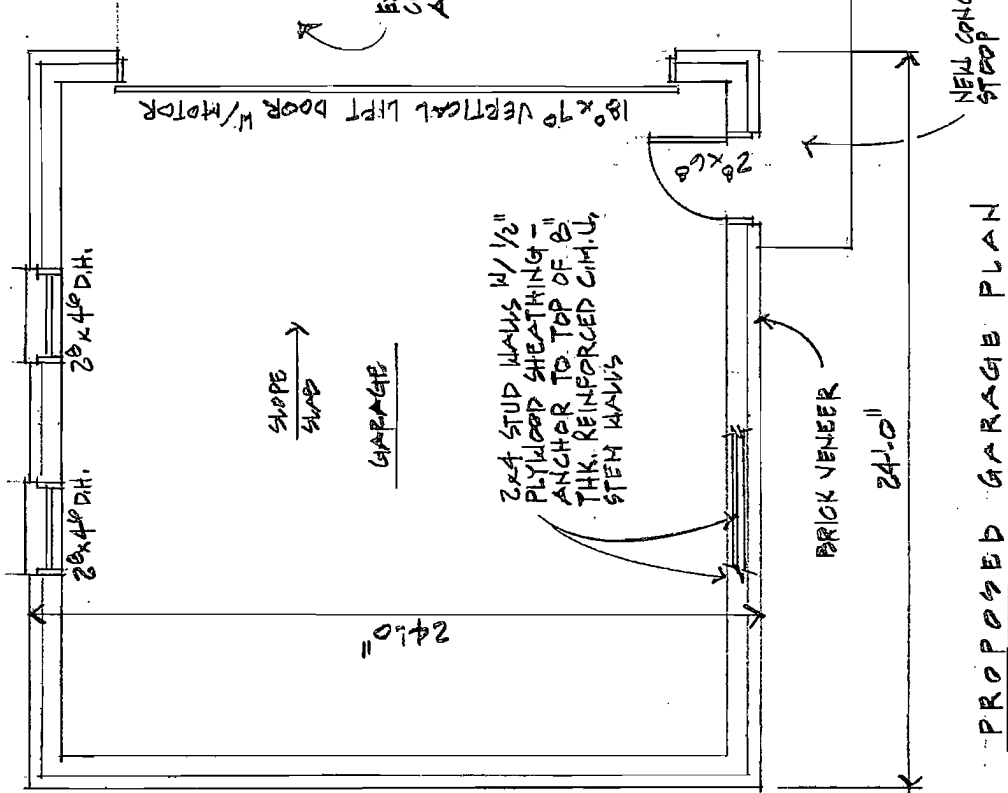
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

We are proposing to build a detached, two car garage (5760 sq.ft.). Our existing garage is very small (only 19 feet wide). The proposed garage will be single story, unheated space, 24 feet x 24 feet. The garage has been designed to be complimentary to the architectural style of our existing house, but due to the size and shape of our lot, the only viable location for the proposed garage is in our side yard.

List type of variance requested:
Variance requested is for reduced front and rear yard setbacks, and variance allowing for garage to be constructed beside, rather than to rear of, principal building. The front of the proposed garage would be aligned with the front of our existing house.

PROPOSED DETACHED GARAGE ADDITION:

MALMBERG RESIDENCE
4530 PANTHE VEDRA DRIVE
MARIETTA, GEORGIA 30067
SCALE: 1/4" = 1'-0"



PROPOSED GARAGE PLAN

CORNICE & BASE DETAILS TO MATCH HOUSE

HARDIE SHINGLE SIDING - TYPICAL EACH END OF GARAGE

VENT TO MATCH HOUSE - TOP EA. END

1/2"

GRADE BEYOND

EXISTING CONCRETE APRON

BRICK VENEER TO MATCH HOUSE

PROPOSED EAST ELEVATION (LOOKING FROM HOUSE)

V-53
(2016)
Exhibit

ASPHALT-FIBERGLASS ARCHITECTURAL GRADE SHINGLES TO MATCH HOUSE

WINDOWS TO MATCH HOUSE

TOTAL HEIGHT 16'-4 1/2"

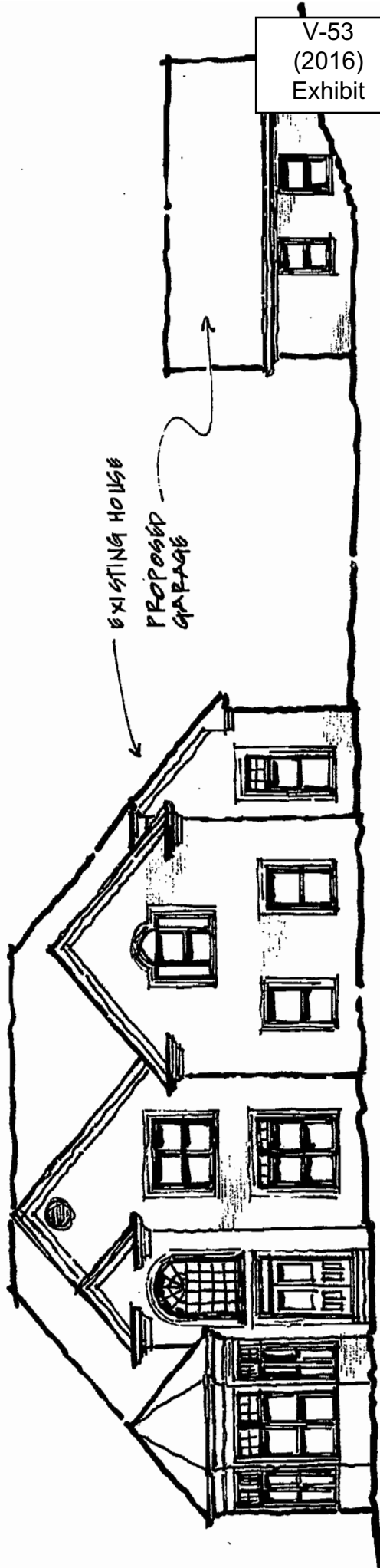
8'-0" KILL PLATE

EXISTING GRADE

NEW CONCRETE STEP

PROPOSED NORTH ELEVATION (LOOKING FROM STREET)

V-53
(2016)
Exhibit



STREET VIEW OF EXISTING HOUSE AND PROPOSED GARAGE

1/8" = 1'-0"

NOTE: LANDSCAPING & TREES ARE NOT SHOWN FOR CLARITY.