

FLOOD STATEMENT:
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13067C0110H DATE 3/04/2013

V-6
 (2017)

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

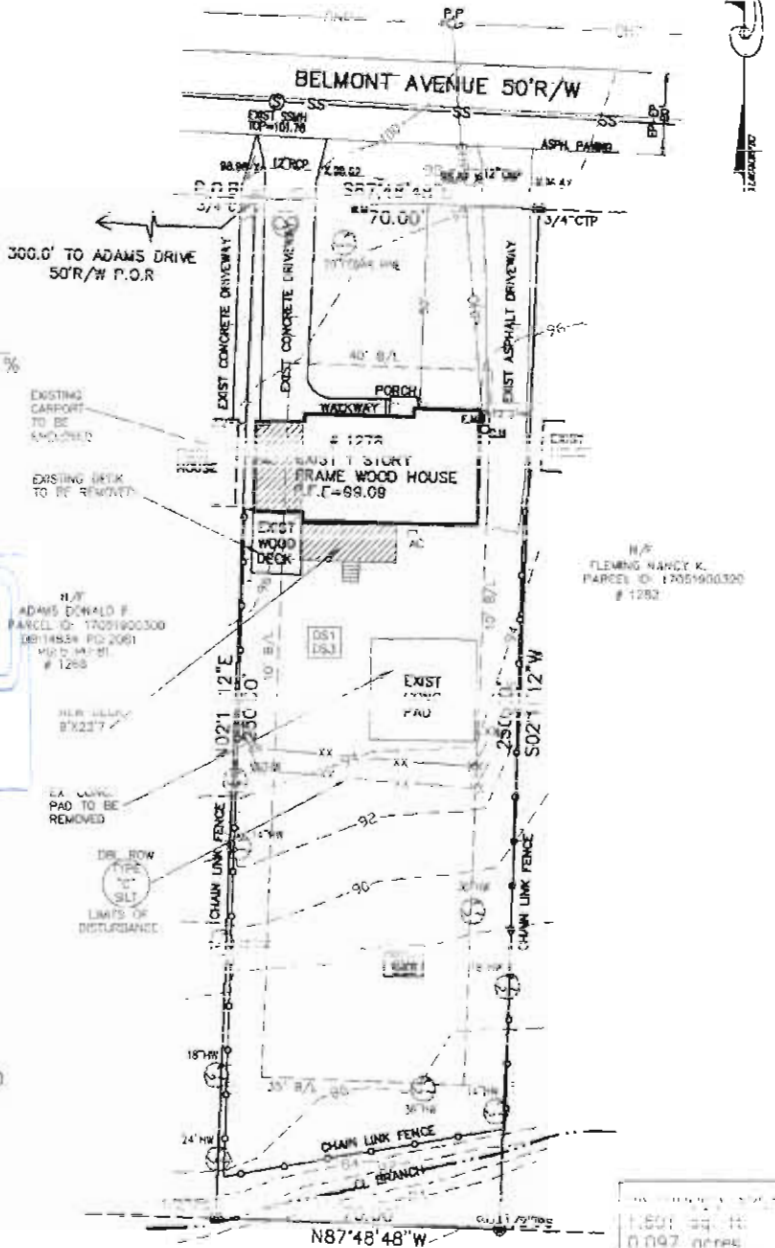
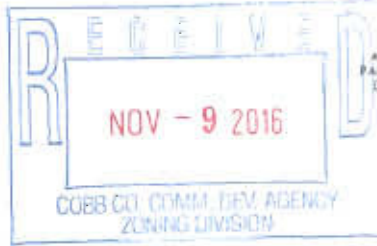
LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- LLD LIND LOT AND
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTF OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊗ LOT NUMBER
- W.M. WATER METER
- C/B CABLE BOX
- E.M. ELECTRIC METER
- G.M. GAS METER
- T/B TELEPHONE BOX
- OTF OPEN TOP FOUND

NOTE:
 TREES TO BE REMOVED DURING CONSTRUCTION

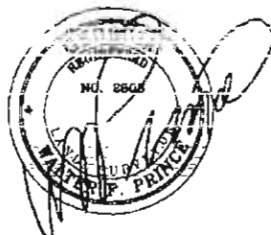
LOT COVERAGE

House: 1486 sq. ft.
 Porch: 30 sq. ft.
 Deck: 213 sq. ft.
 DW/SW: 1522 sq. ft.
 Total: 3281 sq. ft./17,500 sq. ft. = 0.19 or 19%
 F.A.R: 1373 sq. ft./17,500 sq. ft. = 0.19



General Notes:

1. Separate permit is required for sidewalk and/or driveway construction in the public right of way. Contact technical county services.
2. Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days. After 30 days permanent vegetation shall be established.
3. Silt fence shall meet the requirement of section 171-temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and be well maintained.
4. Silt fence shall be inspected and repaired at least weekly, after each rain and repaired by the general contractor.
5. Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection.
6. No graded slope shall exceed 2:1
7. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to and concurrent with land-disturbing activities.
8. At all times full implementation of the approved plan does not provide for effective erosion control measures shall be implemented to control or treat the sediment course.
9. Detail drawings--For all structural practices specifications must, at a minimum meet the standards set forth in the manual for erosion and sediment control in Georgia.



1278 BELMONT AVENUE SE
 SMYRNA, GA. 30080
 PARCEL ID: 17.0519.0.0310
 LAND LOT: 816 1734 DISTRICT
 COBB COUNTY, GEORGIA
 SCALE 1"=30' SEPTEMBER 14 2016
HURD PRINCE & ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 110 North Berry Street
 Stockbridge, Georgia 30281-3424
 Phone (404) 372-7304 Fax (770) 474-7487

JOB - # 25834

APPLICANT: Shona Griffin and James Hayman

PETITION No.: V-6

PHONE: 404-368-5485

DATE OF HEARING: 1-11-2017

REPRESENTATIVE: Shona Griffin

PRESENT ZONING: R-20

PHONE: 404-438-5497

LAND LOT(S): 519

TITLEHOLDER: James Hayman

DISTRICT: 17

PROPERTY LOCATION: On the south side of Belmont Avenue, east of Adams Drive (1278 Belmont Avenue).

SIZE OF TRACT: 0.40 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1. Waive the side setback from the required 10 feet to two (2) feet adjacent to the western property line; and 2) Waive the minimum lot width from 75' to 70' (existing).

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

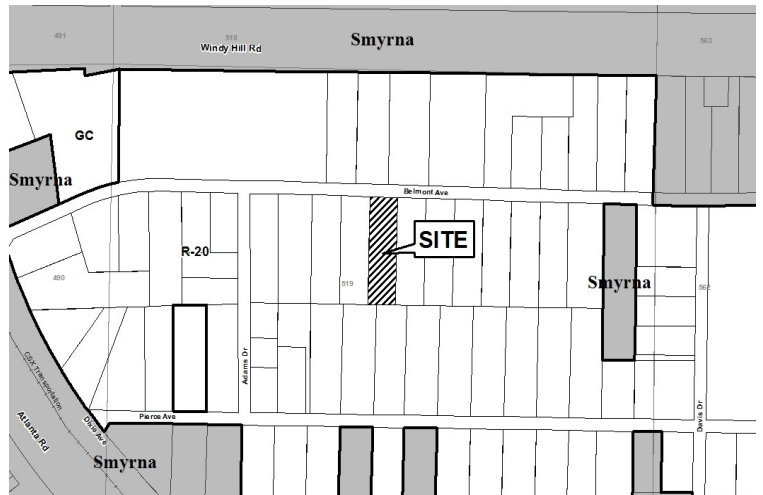
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Shona Griffin and James
Hayman

PETITION No.: V-6

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Wall closer than 5 feet to property line is required to be one hour fire rated.

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 along with any approved setback reductions, 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 observed or 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 for V-1 – V-11.

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 comments.

WATER: No conflict (Smyrna Service Area)

SEWER: No conflict (Smyrna Service Area)

APPLICANT: Shona Griffin and James
Hayman _____

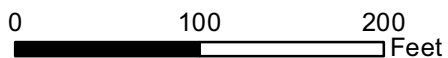
PETITION No.: V-6 _____



FIRE DEPARTMENT: NO COMMENTS: 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-6-2017 GIS



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-6
Hearing Date: 1-11-17

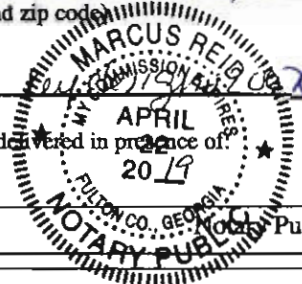
Applicant JAMES HAYMAN Phone # 404-438-5497 E-mail Keydesigns2007@yahoo.com
JAMES HAYMAN Phone # 404-368-5485 E-mail james.hayman@mc.com

SHONA GRIFFIN Address 4000 FERRY HEIGHTS DRIVE ATL, GA 30331
(representative's name, printed) (street, city, state and zip code)

Shona Griffin Phone # 404-438-5497 E-mail [redacted]
(representative's signature)

My commission expires: APRIL 22, 2019

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



Titleholder JAMES HAYMAN Phone # 404-368-5485 E-mail james.hayman@mc.com

Signature [Signature] Address: 1619 BRAWLEY WAY, ATLANTA, GA, 30319
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/20/19

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



Present Zoning of Property R-20

Location 1278 BELMONT AVE, SMYRNA, GA, 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 519 District 17TH Size of Tract 0.401 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 17,500 Shape of Property RECTANGULAR Topography of Property FLAT w/ SLOPE TO REAR 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:

THE OWNER WOULD PREFER TO USE THE EXISTING FOOTPRINT OF THE HOME TO ADD ADDITIONAL HEATED SPACE TO THE HOME, WHICH WOULD ALLOW HIM TO AVOID IMPACT TO THE SURROUNDING TREES & CREEK LOCATED AT THE REAR OF THE PROPERTY.

List type of variance requested: REDUCTION IN THE REAR YARD SETBACK FROM 10' TO 2'