

ABC Vulnerability Chart									
Vulnerability Category	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive	Total Sp. Source Post. Disruptive
1	100	100	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100	100	100
3	100	100	100	100	100	100	100	100	100
4	100	100	100	100	100	100	100	100	100
5	100	100	100	100	100	100	100	100	100
6	100	100	100	100	100	100	100	100	100
7	100	100	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100	100	100
9	100	100	100	100	100	100	100	100	100
10	100	100	100	100	100	100	100	100	100

On May 10, 1968, the 100-year flood plain of the Chattanooga River was mapped. The 100-year flood plain was mapped by measuring upstream and the flood plain elevation.

RECEIVED
MAR - 6 2017
COAB CO. COMM. DEV. ACCT.
ZONING DIVISION

NOTES:

PROPERTY INFORMATION FROM BUREAU FOR LACIE & STONE,
BY ROSEN & CONNORS & ASSOCIATES, DATED OCT 6, 1974,
LAST REV. NOV 5, 1974.

ALL INFO AND ANALYSIS ARE AS SHOWN ON THE BUREAU'S CURRENT & RECENT PLAT
AND THE 150-ACRE SITE ARE BY PLANNERS AND ENGINEERS COLLABORATIVE

APPLICANT: <u>James P. Hudson</u>	PETITION No.: <u>V-46</u>
PHONE: <u>770-993-5522</u>	DATE OF HEARING: <u>05-10-2017</u>
REPRESENTATIVE: <u>James P. Hudson</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>770-993-5522</u>	LAND LOT(S): <u>279</u>
TITLEHOLDER: <u>James Paul Hudson and Lisa A. Hudson</u>	DISTRICT: <u>1</u>
PROPERTY LOCATION: <u>At the northern terminus of Conway Drive, east of Surrey Trail (5637 Conway Drive).</u>	SIZE OF TRACT: <u>6.93 acres</u>
	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Allow an accessory structure (existing garage and proposed approximately 1,800 square foot garage and shop) to the front of the principal structure; and 2) waive the setbacks for an accessory structure (proposed approximately 1,800 square foot garage and shop) from the required 100 feet to 40 feet adjacent to the west property line and to 56 feet adjacent to the south property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: James P. Hudson **PETITION No.:** V-46

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater impacts anticipated. Subject to verification of MRPA compliance.

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 comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

SEWER: No conflict.

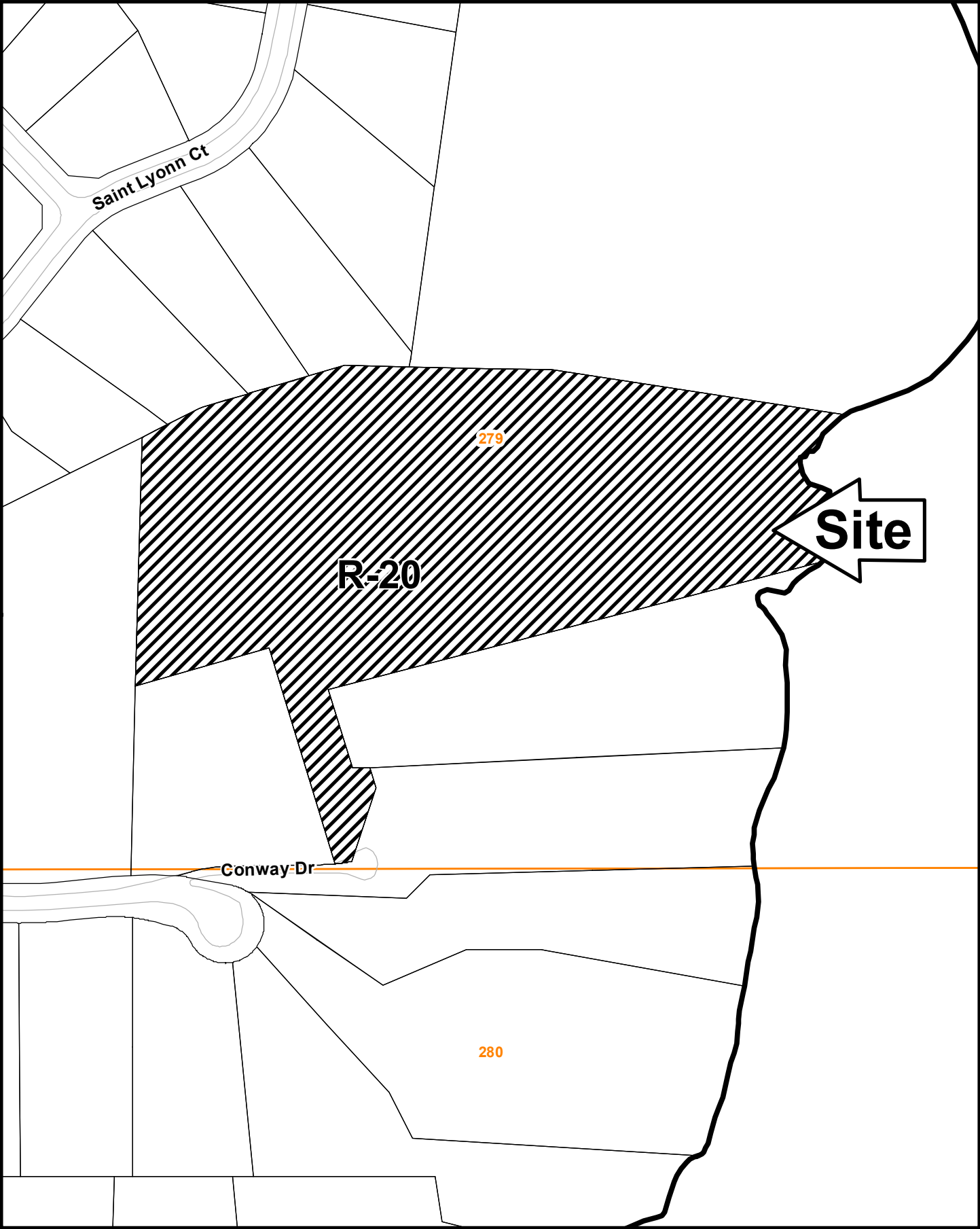
FIRE DEPARTMENT: Call to schedule an appointment to consult with the Cobb County Fire Marshal's Office for Site Plan Review.

1. Driveway must have a minimum 20' driving surface width with minimum 25' inside turning radius where serving 3 or more residence and 12' where serving 2 or less residence.
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)

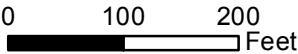
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:



- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

V-46-2017-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-46

Hearing Date: 5-10-17

Applicant JAMES P. HUDSON Phone # 770-993-5522 E-mail hudsonjga@bellsouth.net
JAMES P. HUDSON Address 5637 CONWAY DRIVE, MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # same E-mail same
(representative's signature)

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:



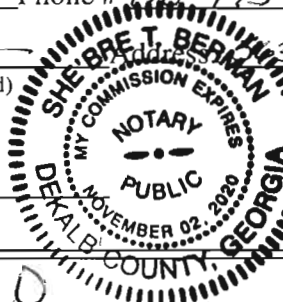
Notary Public

Titleholder JAMES P. HUDSON Phone # 770-993-5522 E-mail hudsonjga@bellsouth.net

Signature [Signature] Address 5637 CONWAY DRIVE, MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11.2.2020

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-20

Location 5637 CONWAY DRIVE, MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District 2ND Size of Tract 6.93 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 X steep Other RIVER CORRIDOR RESTRICTIONS

Does the property or this request need a second electrical meter? YES X 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:

CANNOT BUILD IN BACKYARD DUE TO CHATTAHOOCHEE RIVER CORRIDOR RESTRICTIONS. A.P.C. CATEGORY "D" LAND IS ONLY LOCATION AVAILABLE

List type of variance requested: VARIANCE TO BUILD AUXILIARY GARAGE/SHOP AS SHOWN ON SITE PLAN AND REDUCE SETBACK ON SOUTH PROPERTY LINE TO 56' AND ON WEST PROPERTY LINE TO 40 FEET.

APPLICATION FOR VARIANCE REQUEST
BOARD OF APPEALS

Date of Application November 7, 1974 Date of Hearing 2:00 PM

Name of Applicant James Paul Hudson Phone 471-9859

Address 2061 Roswell Rd., N.E., Suite 912 Phone 252-7413

City Atlanta, Georgia 30328

Type of Variance Residential home without 100 feet of road frontage and

release from subdivision regulations of paving and guttering the easement.

Land Lot 279 District 280 Section 2nd Cobb County

Legal Description See Legal Description Attached Hereto and Made a Part

Hereof by Reference.

Decision of Board of Appeals: 12-12-74. Board of Appeals approved the

above request. Motion by Fowler, seconded by Adams, carried 6-0.

SECRETARY:

John M. Dineen