

REVISIONS

NO.	DATE	DESCRIPTION

**COBB COUNTY NOTES**

1. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COBB COUNTY PLANNING AND ZONING DEPARTMENT AND THE COBB COUNTY ENGINEERING DEPARTMENT.
2. ALL DIMENSIONS AND LOCATIONS SHALL BE SHOWN FROM THE CORNER POINTS OF THE LOT.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COBB COUNTY PLANNING AND ZONING DEPARTMENT AND THE COBB COUNTY ENGINEERING DEPARTMENT.
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**IMPERVIOUS LOT AREA**

Lot #	Area (sq ft)	Area (sq ft) Impervious	Area (sq ft) Permeable	Area (sq ft) Total
1	10,000	8,000	2,000	10,000
2	12,000	10,000	2,000	12,000
3	15,000	12,000	3,000	15,000
4	18,000	15,000	3,000	18,000
5	20,000	18,000	2,000	20,000
6	22,000	20,000	2,000	22,000
7	25,000	22,000	3,000	25,000
8	28,000	25,000	3,000	28,000
9	30,000	28,000	2,000	30,000
<b>TOTAL</b>	<b>170,000</b>	<b>150,000</b>	<b>20,000</b>	<b>170,000</b>

**UTILITY DISCLAIMER**  
 THE DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS IDENTIFIED THE LOCATION OF UTILITIES AS SHOWN ON THIS PLAN. THE DESIGNER HAS NOT CONDUCTED ANY OTHER INVESTIGATION OF UTILITIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COBB COUNTY PLANNING AND ZONING DEPARTMENT AND THE COBB COUNTY ENGINEERING DEPARTMENT.

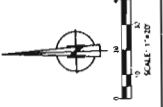


**NOTE:**  
 NO GRADED SLOPE SHALL EXCEED 2H:1V

**ALL HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2%.**

**TOTAL SITE AREA = 3.94 AC**  
**DISTURBED AREA = 3.35 AC**  
**MAXIMUM IMPERVIOUS AREA = 1.35 AC**

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MAY 15 2017

**JOHNSON FERRY RD**  
 (R/W VARIES)

**APPLICANT:** One Johnson Ferry LLC

**PETITION No.:** V-75

**PHONE:** 917-753-2826

**DATE OF HEARING:** 7-12-2017

**REPRESENTATIVE:** Yosef Kagan

**PRESENT ZONING:** R-12

**PHONE:** 917-753-2826

**LAND LOT(S):** 827

**TITLEHOLDER:** One Johnson Ferry LLC

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Johnson Ferry Road, south of Bishop Lake Road (1668 Johnson Ferry Road).

**SIZE OF TRACT:** 3.94 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface for six (6) of the proposed nine (9) lots as follows: from the required 35% to 47% for lot 1, 36% for lot 2, 39% for lot 3, 36% for lot 4, 36% for lot 5, and 45% for lot 6.

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

**BOARD OF APPEALS DECISION**

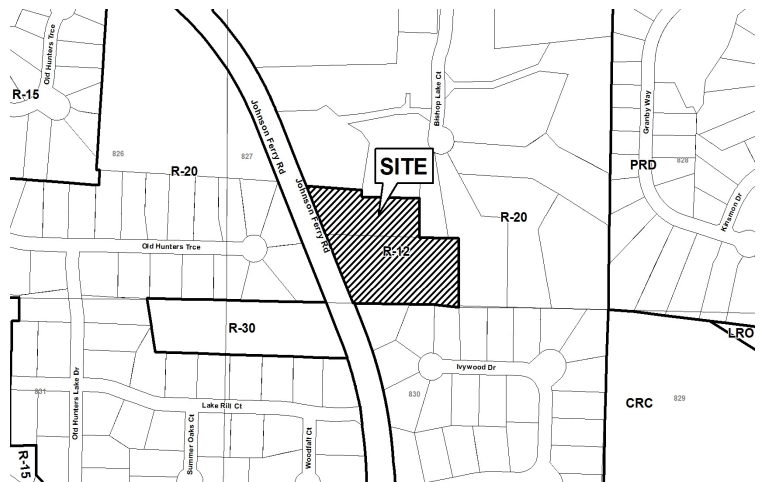
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** One Johnson Ferry LLC      **PETITION No.:** V-75

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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:** No comments.

**STORMWATER MANAGEMENT:** This proposed development plan will still meet the 35% impervious coverage allowable for the overall subdivision. A lot by lot table of approved maximum allowable coverages must be shown on the recorded subdivision plat.

**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.

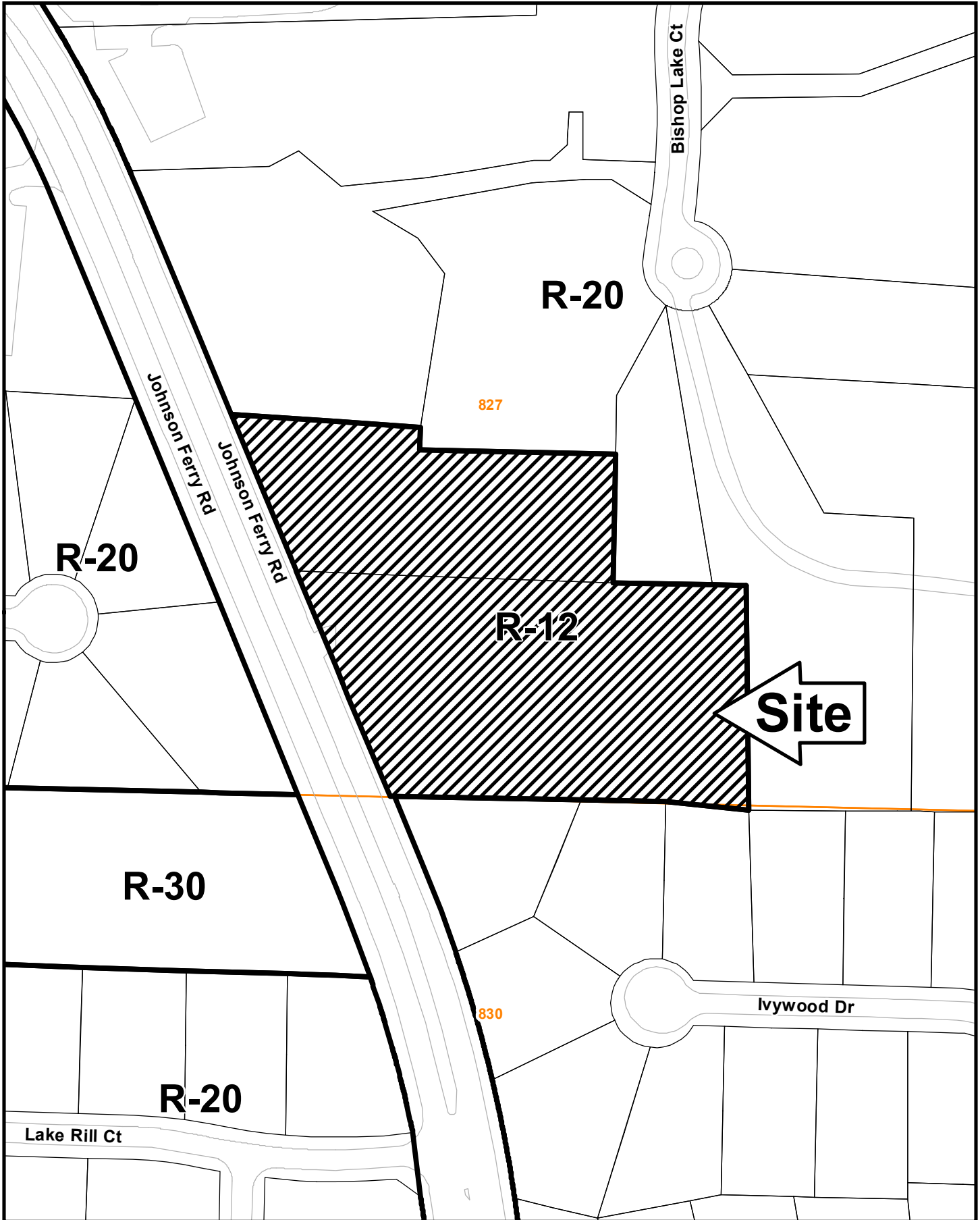
**SEWER:** No conflict.

**APPLICANT:** One Johnson Ferry LLC      **PETITION No.:** V-75

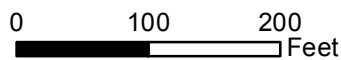
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**FIRE DEPARTMENT:** No comments..

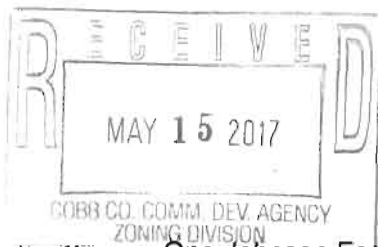
# V-75 2017-GIS



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



-  City Boundary
-  Zoning Boundary



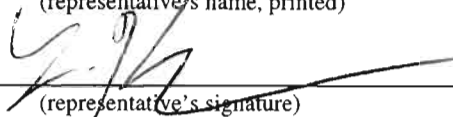
# Application for Variance Cobb County

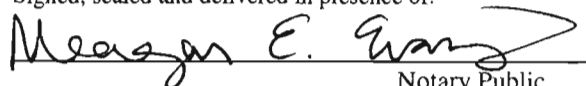
(type or print clearly)

Application No. V-75  
Hearing Date: 7-12-17

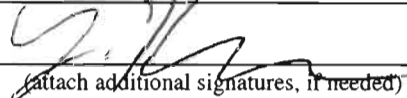
Applicant One Johnson Ferry, LLC Phone # 917-753-2826 E-mail yossi@zevcap.com

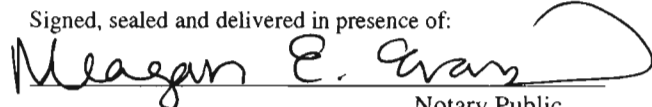
Yosef Kagan, Manager Address 550 Pharr Rd, Suite 220, Atlanta, GA 30305  
(representative's name, printed) (street, city, state and zip code)

 Phone # 917-753-2826 E-mail yossi@zevcap.com  
(representative's signature)

My commission expires: 01/13/18  
Signed, sealed and delivered in presence of:  
Meagan E. Evans Notary Public  
Fulton County, GEORGIA  
My Commission Expires January 13, 2018  
 Notary Public

Titleholder One Johnson Ferry, LLC Phone # 917-753-2826 E-mail yossi@zevcap.com

Signature  Address: 550 Pharr Rd, suite 220, Atlanta, GA 30305  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/13/18  
Signed, sealed and delivered in presence of:  
Meagan E. Evans Notary Public  
Fulton County, GEORGIA  
My Commission Expires January 13, 2018  
 Notary Public

Present Zoning of Property R-12 with stipulations

Location 1668 Johnson Ferry Rd (btwn Ivywood & Bishop Lake)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 527 District 16th Size of Tract 3.94 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 3.96 ACR 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:

Since the property is private, each lot owns a portion of the adjacent road and sidewalk. As each lot is allowed a maximum of 35% impervious, inclusion of private hardscape has limited the remaining area for homes, which causes unnecessary hardship. After considering the shape of the parcel, stormwater management area and private roads and sidewalks, limiting each lot at 35% impervious will result in an uneven distribution of buildable area and further reduce the allowable impervious for smaller lots.

List type of variance requested: \_\_\_\_\_  
Maximum allowable impervious surface as described in Cobb County Code of Ordinances section 134-199.11 part (j). (9 lots)