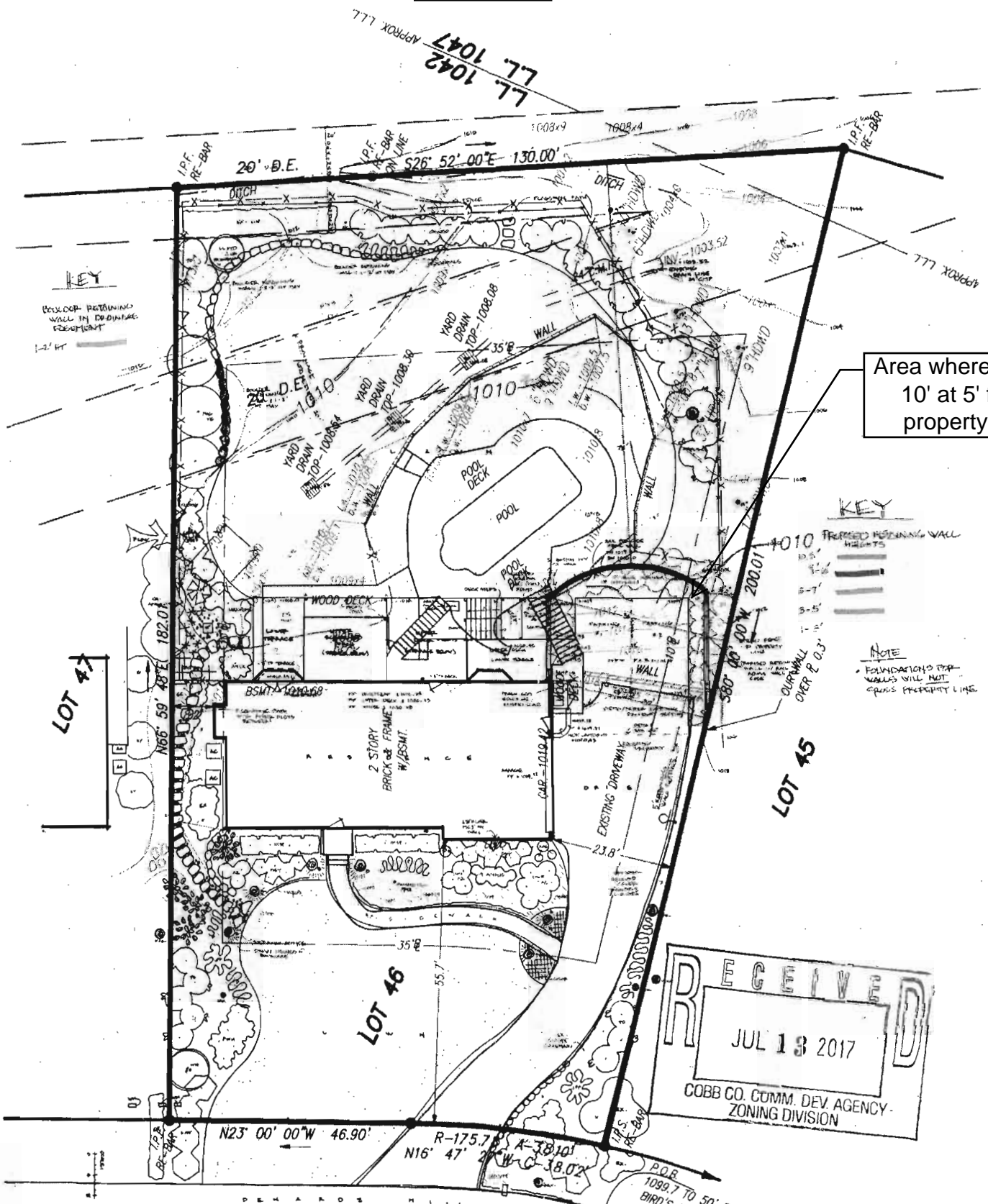


V-95
(2017)

11/17/17
JUL 18 2017



RECEIVED
JUL 18 2017
COBB CO. COMM. DEV. AGENCY - ZONING DIVISION

DENARD'S MILL
30' R/W

Sheet	1
of	1
Scale	1" = 1'-0"
Project	Conceptual Plan 17-17
Date	7/17/17
Drawn by	Martha Goodman
Checked by	Martha Goodman
Scale	3/8" = 1'-0"
Date	7/17/17

Sullivan Residence
745 Denard's Mill Road SE
Marietta, GA 30067



Martha Goodman
Landscape Designer
4030 Peachtree
Marietta, GA 30066
phone 678.372.4996
marthagoodman.com



APPLICANT: Emily Sullivan and Andrew Sullivan

PETITION No.: V-95

PHONE: 404-277-7059

DATE OF HEARING: 9-13-2017

REPRESENTATIVE: Martha Goodman

PRESENT ZONING: R-20

PHONE: 404-372-4086

LAND LOT(S): 1042, 1047

TITLEHOLDER: Andrew K. Sullivan and Emily Sullivan

DISTRICT: 17

PROPERTY LOCATION: On the east side of Denard's Mill, south of Sibley Forest (745 Denard's Mill).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to eight (8) feet (existing) adjacent to the northern property line; and 2) allow a retaining wall up to 10 feet in height within five (5) feet of the property line (southern property line).

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

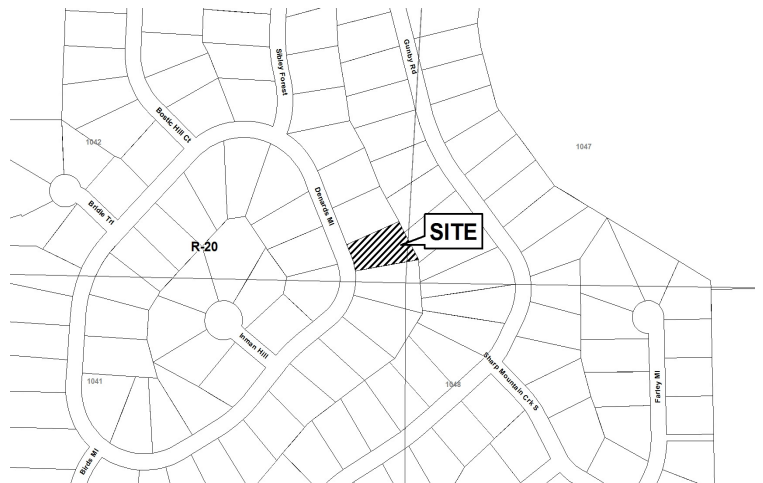
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Emily Sullivan and Andrew Sullivan

PETITION No.: V-95

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Walls over 30 inches in height require a permit and inspections.

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.

The footing of the proposed wall may not encroach into the adjacent parcel. The proposed wall along the property line provides very little area for any significant landscape buffer planting.

STORMWATER MANAGEMENT: Subject to site grading plan approval by Stormwater Management prior to permitting.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

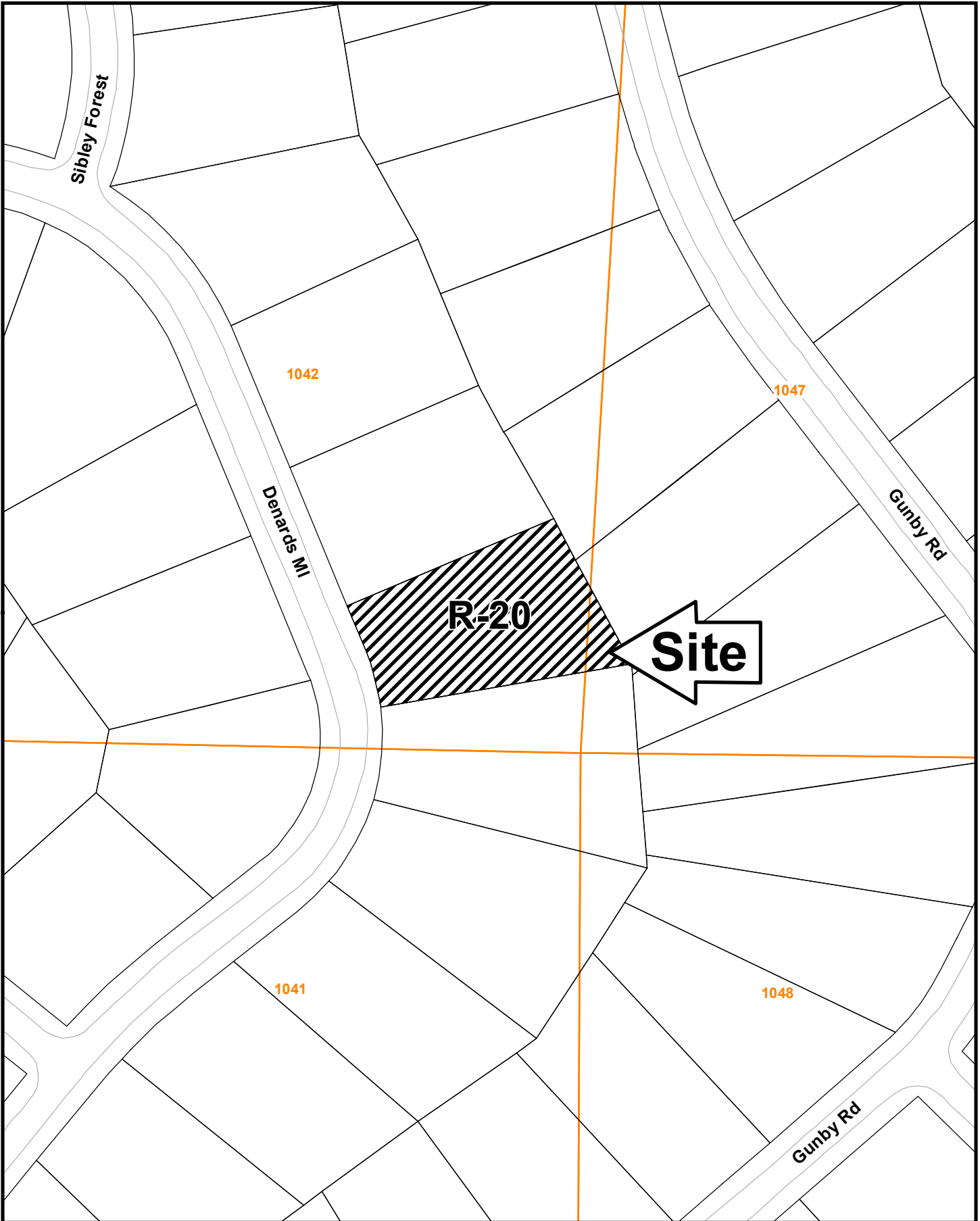
SEWER: No conflict.

APPLICANT: Emily Sullivan and Andrew
Sullivan

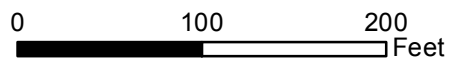
PETITION No.: V-95



FIRE DEPARTMENT: No comments.

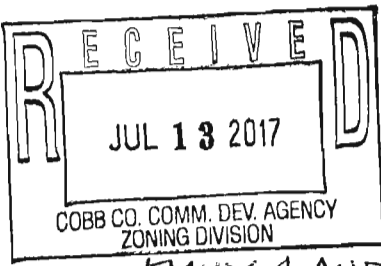
V-95 2017-GIS



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-95
Hearing Date: 9-13-17

Applicant EMILY & ANDREW SULLIVAN Phone # 404-277-7059 E-mail efsull@gmail.com

Address MARTHA GOODMAN 4820 FOX GLEN MARIETTA GA 30068
(representative's name, printed) (street, city, state and zip code)

Phone # 404-372-4086 E-mail mgardens@comcast.net
(representative's signature) *Martha Goodman*

Signed, sealed and delivered in presence of:

My commission expires: June 15, 2020

Sean Damm



Titleholder EMILY SULLIVAN ANDREW SULLIVAN Phone # 404-277-7059 E-mail efsull@gmail.com

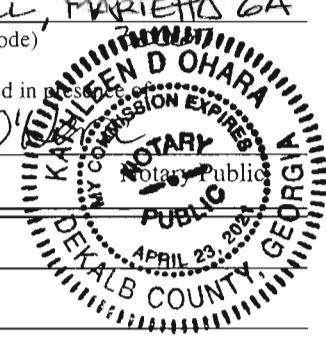
Signature Emily Sullivan Address: 745 DENARDS MILL, MARIETTA GA
(attach additional signatures, if needed) (street, city, state and zip code)

Andrew Sullivan

Signed, sealed and delivered in presence of:

My commission expires: April 23, 2021

Kathleen P. O'Neil



Present Zoning of Property R-20

Location 745 DENARDS MILL
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1042 & 1047 District 17 Size of Tract .4598 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 20,027 SF Shape of Property TRAPEZOID Topography of Property SLOPES TO REAR Other _____
APPROX. 108' x 191'

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

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 LOT HAS A DRAMATIC SLOPE BETWEEN THE FRONT AND REAR OF THE PROPERTY, ESPECIALLY AT THE REAR END OF THE DRIVEWAY. 20' WIDE DRAINAGE EASEMENT RUNS THROUGH CENTER OF REAR YARD, AND ADDITIONAL 10' DRAINAGE EASEMENT AT REAR PROPERTY LINE

List type of variance requested: • REDUCE THE RETAINING WALL SIDE SETBACK FROM 5' TO 0' • INCREASE THE SIDE RETAINING HEIGHT FROM 6' TO 9' HEIGHT • INCREASE THE REAR YARD WALL HEIGHT FROM ' TO UP TO 10.5' HEIGHT • ALLOW A DRY STACKED BOULDER WALL, FROM 1-2' HEIGHT IN THE DRAINAGE EASEMENT (21 LINEAR FEET) • ALLOW FENCE CONSTRUCTION IN THE DRAINAGE EASEMENT