

V-96  
(2017)

**REC'D**  
**JUL 13 2017**  
**COBB COUNTY DEV. AGENCY  
 ZONING DIVISION**

**LEGEND**

1. - 1/4" = 10' PLAIN SCALE	1. - 1/4" = 10' PLAIN SCALE
2. - 1/4" = 10' PLAIN SCALE	2. - 1/4" = 10' PLAIN SCALE
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10. - 1/4" = 10' PLAIN SCALE	10. - 1/4" = 10' PLAIN SCALE

**DEFINITIONS AND ASSUMPTIONS**

THE OWNER AND DESIGNED HEREON IS A TITLE FOR THE LOT(S) SHOWN OR SUBDIVISION, BUT NOT BEING AS SHOWN HEREON AND IS NOT TO BE DEPENDENT BY THE COBB COUNTY ZONING.

**OWNER'S ASSUMPTIONS**

THESE ASSUMPTIONS SHALL BE THE OWNERS OF THE LAND SHOWN ON THIS PLAN FOR A LOT APPROVED HEREIN. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON.

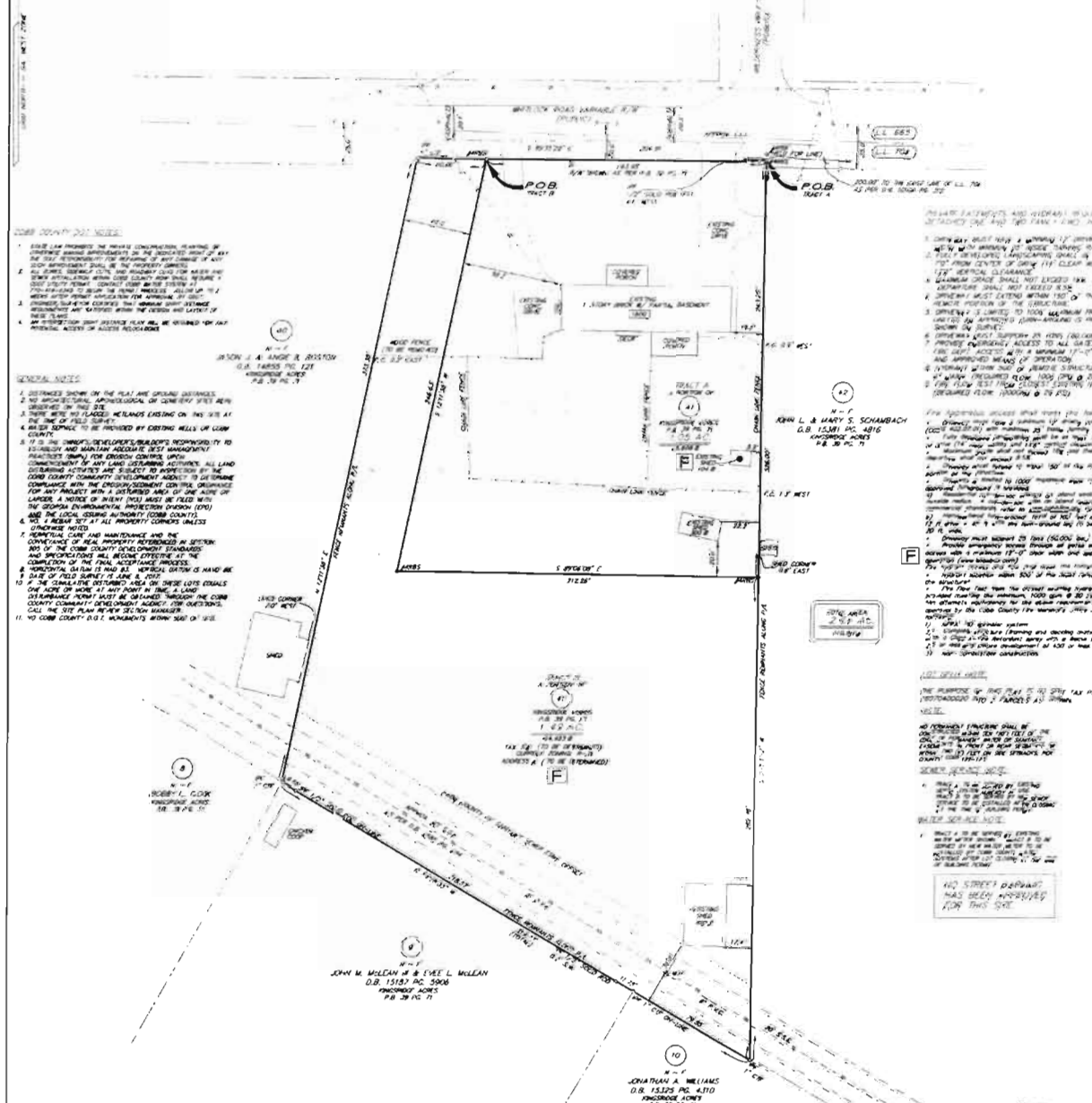
ZONING	
PLAT AREA = 28.0 ACRES (211,000 S.F.)	TOTAL AREA OF LOT(S) = 4
MIN. LOT WIDTH = 24'00"	MIN. LOT DEPTH = 30'00"
MIN. FRONT SETBACK = 10'	MIN. SIDE/REAR SETBACK = 10'
MIN. FRONT YIELD = 15%	MIN. SIDE/REAR YIELD = 15%
MAX. IMPERVIOUS SURFACE, 35%	

**COBB COUNTY DEVELOPMENT CODE**

THE PLAT HEREIN IS SUBJECT TO COBB COUNTY ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

COBB COUNTY ZONING DIVISION: [DATE]

COBB COUNTY DEVELOPMENT & APPEALS DIVISION: [DATE]



- COBB COUNTY ZONING NOTES**
1. THE PLAN IS SUBJECT TO THE COBB COUNTY ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
  2. THE PLAT HEREIN IS SUBJECT TO COBB COUNTY ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
  3. THE PLAT HEREIN IS SUBJECT TO COBB COUNTY ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
  4. THE PLAT HEREIN IS SUBJECT TO COBB COUNTY ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- GENERAL NOTES**
1. DISTANCES SHOWN ON THIS PLAN ARE THE GROUND DISTANCES.
  2. NO ADJUSTMENTS TO BE MADE TO ANY DIMENSIONS SHOWN ON THIS PLAN.
  3. THERE ARE NO ENCUMBRANCES EXISTING ON THIS SITE AT THE TIME OF THIS SURVEY.
  4. ALL DISTANCES TO BE PROVIDED BY EXISTING RECORDS OF COBB COUNTY.
  5. IT IS THE SURVEYOR'S RESPONSIBILITY TO DETERMINE AND MAINTAIN ACCURATE BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED DEVELOPMENT.
  6. THE COBB COUNTY ZONING DIVISION WILL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON.
  7. THE COBB COUNTY ZONING DIVISION WILL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON.
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- SETBACK REQUIREMENTS**
1. THE SETBACKS FOR THIS DEVELOPMENT SHALL BE AS FOLLOWS:
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- CONSTRUCTION REQUIREMENTS**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COBB COUNTY ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
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**REC'D**

**3215**

**COBB COUNTY DEV. AGENCY  
 ZONING DIVISION**

**APPROVED FOR THE** [Signature]

**DATE** [DATE]

**SPR-2017-XXXXXX**

**Gaskins**  
 Surveying & Engineering, LLC  
 11100 Peachtree Dunwoody Rd., Suite 1100, Atlanta, GA 30338  
 Phone: (770) 251-3333  
 Fax: (770) 251-3334

**DATE** 6/27/2017

**SCALE** 1" = 40'

**LOT SPLIT SURVEY FOR**

**MICHAEL A. MATTHEWS  
 WOCKI L. MATTHEWS**

**1800 WHITLOCK ROAD**

**LOCATED IN L.L. 704**

**15TH DISTRICT, 2ND SECTION**

**COBB COUNTY, GA**

**NOTICE**

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF SUBDIVISION OF THE LAND SHOWN HEREON INTO LOTS AND TRACTS.

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**APPLICANT:** Michael A. Matthews

**PETITION No.:** V-96

**PHONE:** 770-634-7042

**DATE OF HEARING:** 9-13-2017

**REPRESENTATIVE:** Michael A. Matthews

**PRESENT ZONING:** R-20

**PHONE:** 770-634-7042

**LAND LOT(S):** 704

**TITLEHOLDER:** Michael A. Matthews and Vicki L. Matthews

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Whitlock Road, across from Wilderness Way, west of Sandy Plains Road (1600 Whitlock Road).

**SIZE OF TRACT:** 2.54 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 75 feet to 40 feet for proposed tract B; 2) waive the setback for an accessory structure over 650 square feet (existing 895 square foot shed) from the required 100 feet to 17 feet adjacent to the eastern property line and to 36 feet adjacent to the rear property line; and 3) waive the rear setback for an accessory structure under 650 square feet (existing 300 square foot shed) from the required 35 feet to 20 feet.

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

**BOARD OF APPEALS DECISION**

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

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

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

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

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



**APPLICANT:** Michael A. Matthews      **PETITION No.:** V-96

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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:** If granted, site grading plan approved by Stormwater Management Division will be required prior to permitting.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

**SEWER:** No conflict. 895 ft<sup>2</sup> shed appears to be adequate distance from sewer easement.

**APPLICANT:** Michael A. Matthews

**PETITION No.:** V-96

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**FIRE DEPARTMENT:** - Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.

- 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).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main\*  
( Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant\*  
( Required Flow: 1000 gpm @ 20 psi)

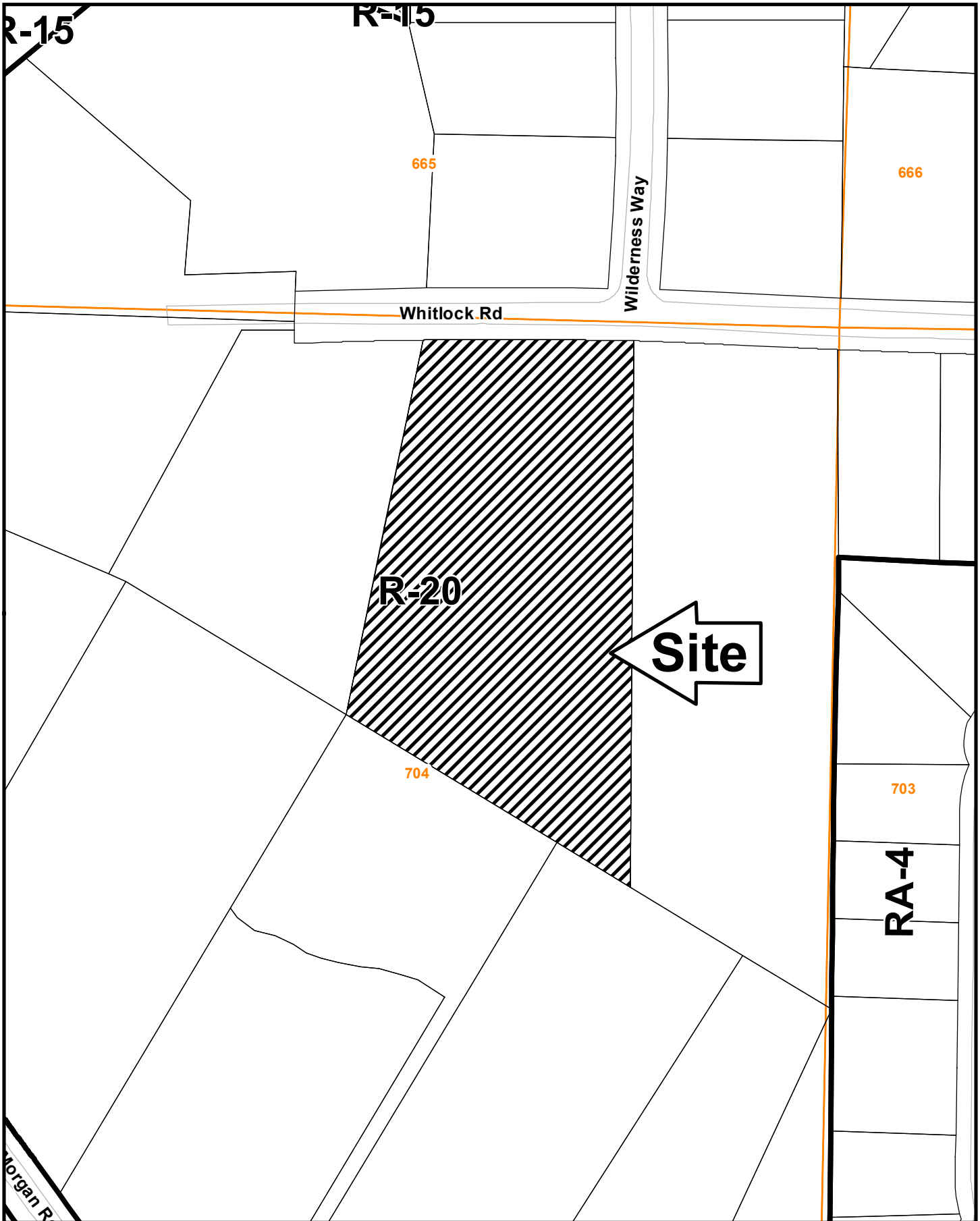
\* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) 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.

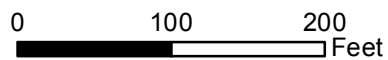
Note:



- Dead-end access roads in excess of 1000 feet shall be provided with a turn-around. Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

# V-96 2017-GIS



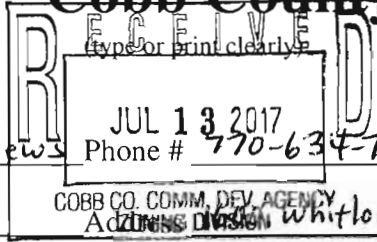
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance

## Cobb County



Application No. V-96  
Hearing Date: 9-13-17

Applicant Michael A. Matthews Phone # 770-634-7042 E-mail mikematthews7042@gmail.com  
Michael A. Matthews Phone # 770-634-7042 E-mail mikematthews7042@gmail.com  
(representative's name, printed) (street, city, state and zip code)

Michael A. Matthews  
(representative's signature)

My commission expires: 03-24-2021  
Signed, sealed and delivered in presence of:  
Joncie A. Evans Notary Public  
EXPIRES GEORGIA March 24, 2021

Titleholder Michael A. Matthews Phone # 770-634-7042 E-mail mikematthews7042@gmail.com  
Signature Michael A. Matthews Address: 1600 Whitlock Road, Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03-24-2021  
Signed, sealed and delivered in presence of:  
Joncie A. Evans Notary Public  
EXPIRES GEORGIA March 24, 2021

Present Zoning of Property R4  
Location 1600 Whitlock Road  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 704 District 16 Size of Tract 2.54 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:

Complying with the existing ordinances will hinder constructive use of the property and detract from the appearance of the neighborhood.

List type of variance requested: Request forty feet of road frontage for "flag lot". Request existing 895 ft<sup>2</sup> shed/barn be allowed to remain on Tract B although it encroaches on sewer easement. Note that smaller sheds shown on Tract A plat are "portable buildings."