

V-115  
(2017)

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A RENOVATION FOR THE  
SHIELDS  
RESIDENCE  
1860 ARDMORE ROAD NW  
ATLANTA, GEORGIA 30309

NO.	DATE	REVISIONS

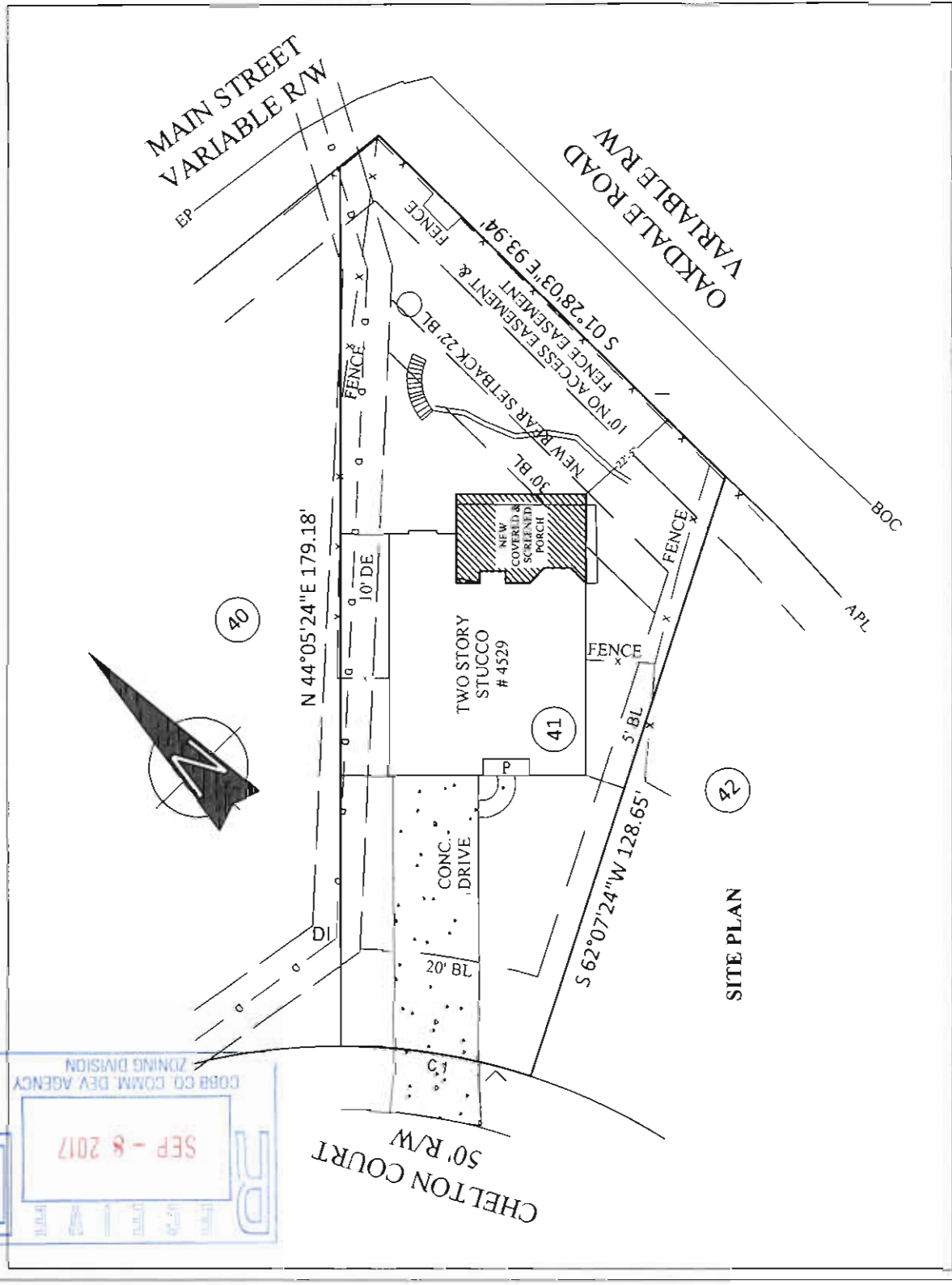
RELEASED FOR  
CONSTRUCTION

Construction Note  
All construction shall be in accordance with the approved plans. Any changes or modifications shall be submitted in writing to the architect for review and approval. The contractor shall be responsible for obtaining all necessary permits and ensuring compliance with all applicable codes and regulations. The architect shall not be responsible for any conditions that may arise from the construction process.

SITE PLAN

**SP.1**

SCALE: 1" = 20'-0"  
FORMAT 11 x 17  
SEPT. 06, 2017



**APPLICANT:** Kenneth Shields

**PETITION No.:** V-115

**PHONE:** 404-759-5033

**DATE OF HEARING:** 11-15-2017

**REPRESENTATIVE:** Kenneth Shields

**PRESENT ZONING:** RA-6

**PHONE:** 404-759-5033

**LAND LOT(S):** 692

**TITLEHOLDER:** Emily B. Shields and Kenneth M. Shields

**DISTRICT:** 17

**PROPERTY LOCATION:** On the northeast side of Chelton Court, north of Chelton Way and the west side of Oakdale Road, and on the south side of Main Street (4529 Chelton Court).

**SIZE OF TRACT:** 0.23 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 22 feet.

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

**BOARD OF APPEALS DECISION**

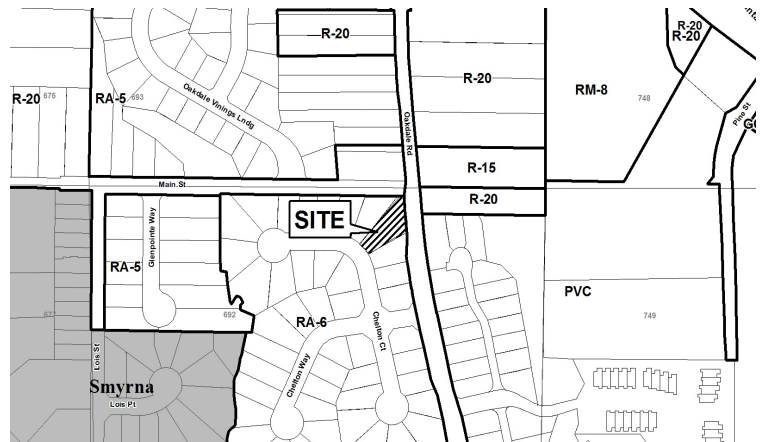
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



**APPLICANT:** Kenneth Shields **PETITION No.:** V-115

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Expired plumbing permit for a water heater was issued on 5/23/14. 204-00412.

**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 or letter of completion 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 impacts are anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

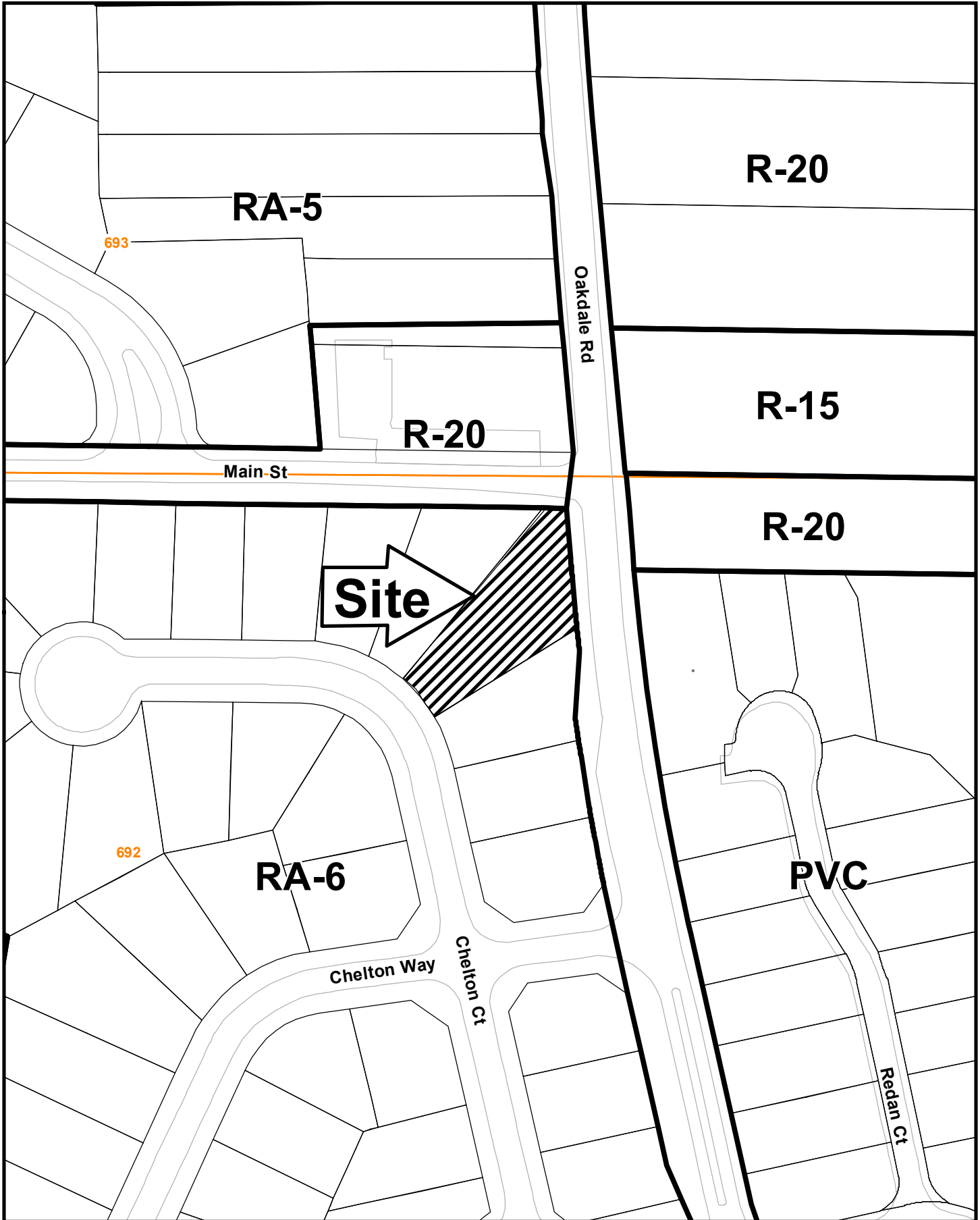
**SEWER:** No conflict.

**APPLICANT:** Kenneth Shields **PETITION No.:** V-115

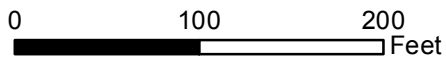
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**FIRE DEPARTMENT:** No comments.

# V-115 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

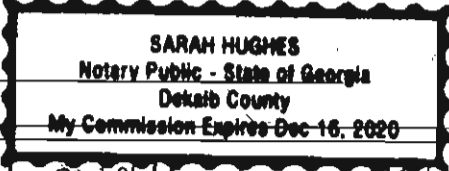
(type or print clearly)

Application No. V-115  
Hearing Date: 11-15-17

Applicant Kenneth Shields Phone # 404-759-5033 E-mail kms20@bellsouth.net

Kenneth Shields Address 4529 chelton ct Smyrna, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Kenneth Shields Phone # 404-759-5033 E-mail kms20@bellsouth.net  
(representative's signature)



My commission expires: \_\_\_\_\_

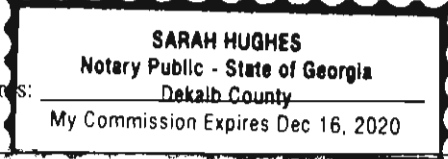
Signed, sealed and delivered in presence of:

Sarah

Notary Public

Titleholder Kenneth Shields Phone # 404-759-5033 E-mail KMS20@bellsouth.net

Signature Kenneth Shields Address: 4529 chelton Ct Smyrna, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Sarah

Notary Public

Present Zoning of Property Residential RA-6

Location 4529 chelton Ct SE Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 692 District 17th Size of Tract 0.229 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:

The original deck footprint encroaches on the current setback. We would like to extend and enclose the deck due to the growth of our family and need for additional space. Neighbors have done similar enclosures of their deck.

List type of variance requested: We request to reduce the rear setback from 30 feet to 22 feet in order to allow for the enclosure of our deck. see design paperwork.