

RECEIVED

V-77
MAY 1 (2023)

2015 003102

THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.L.R.M. PANEL 006874 COMMUNITY #130052 DATED: MAR. 4, 2013

INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THESE LOTS TO DEMONSTRATE HOW RUNOFF WILL BE DIRECTED IN ACCORDANCE WITH THE HYDROLOGY STUDY. FLOW WELLS OR EQUIVALENT WQ DEVICES ARE TO BE INSTALLED PRIOR TO ISSUANCE OF THE C.O. THE FLOW WELLS ARE TO BE INDIVIDUAL SITE PLANS AND APPROVED BY COBB STORMWATER.

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTALS OR PINES). AT LEAST TWO TREES MUST BE PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE THREE INCHES CALIPER PLANTED IN THE FRONT SETBACK AREA. ALL OTHER TREES MUST BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

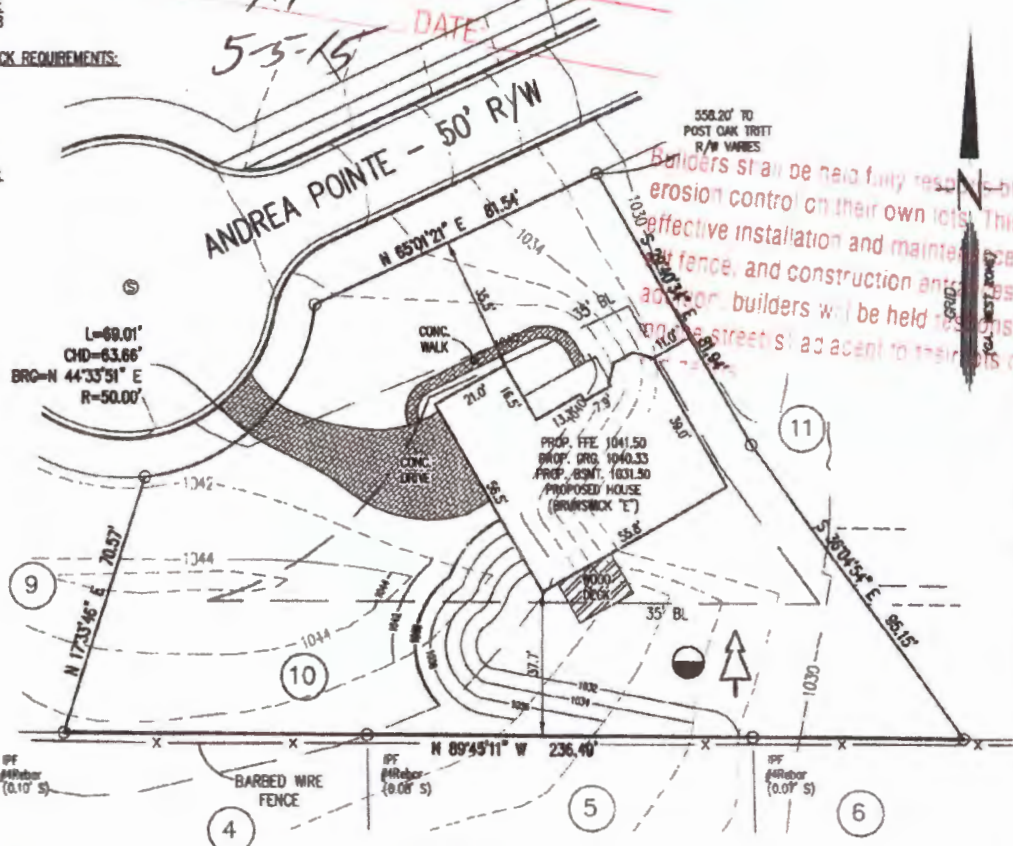
- BRUNSWICK "E" OPTIONS:
- 3RD CAR GARAGE
 - 4' KITCHEN EXTENSION

Site Plan Review
COBB COUNTY COMMUNITY DEVELOPMENT DEPT
APPROVED FOR: *Nav SFR*
DATE: *5-3-15*

REFERENCE PLAT:
PB. 273, PG. 868

BUILDING SETBACK REQUIREMENTS:
FRONT - 35'
SIDE - 10'
REAR - 35'

PRESENT ZONING:
R-20



AREA:
0.47 ACRES
20,575 SQ. FT.

PROPERTY ADDRESS:
4662 ANDREA POINTE
MARIETTA, GEORGIA 30062

Now or Formerly
CHIMNEY SPRINGS, UNIT 20
PB. 95, PG. 94
(ZONED R-20)

IMPERVIOUS AREA SUMMARY:
DECK/PATIO - 192 S.F.
HOUSE - 2,588 S.F.
DRIVEWAY/ SIDEWALK - 1,228 S.F.
TOTAL IMPERVIOUS AREA - 4,008 S.F. (19.5%)

PERMIT FOR:

PEACHTREE RESIDENTIAL PROPERTIES

BEING LOT 10, HADLEY WALK
LOCATED IN LAND LOT 55
IN THE 1ST DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 30' DATE: APRIL, 6 2015

Approval is given for the construction of the proposed residence on the above described lot in accordance with the approved site plan and all other conditions and code requirements (if any) imposed during construction on AFTER authorization by the County.
Carl Cowen 5/4/15
Signature Date
Revised Property Line



OWNER/BUILDER

PEACHTREE
RESIDENTIAL PROPERTIES

24 HR EMERGENCY CONTACT
ALEX RICKENBAKER
(770) 822-2222

7380 McInnis Ferry Rd.
SUWANEE, GEORGIA 30174

No.	REVISIONS	Date



Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

APPLICANT: Craig Sears

PETITION No.: V-77

PHONE: 770-310-7665

DATE OF HEARING: 07-12-2023

REPRESENTATIVE: Jared Siler

PRESENT ZONING: R-20

PHONE: 770-880-5340

LAND LOT(S): 55

TITLEHOLDER: Craig C. Sears and Renata Sears

DISTRICT: 1

PROPERTY LOCATION: At the southern terminus of Andrea Pointe, south of Post Oak Tritt Road (4662 Andrea Pointe).

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Reduce the rear setback from required 35 feet to 25 feet.

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

BOARD OF APPEALS DECISION

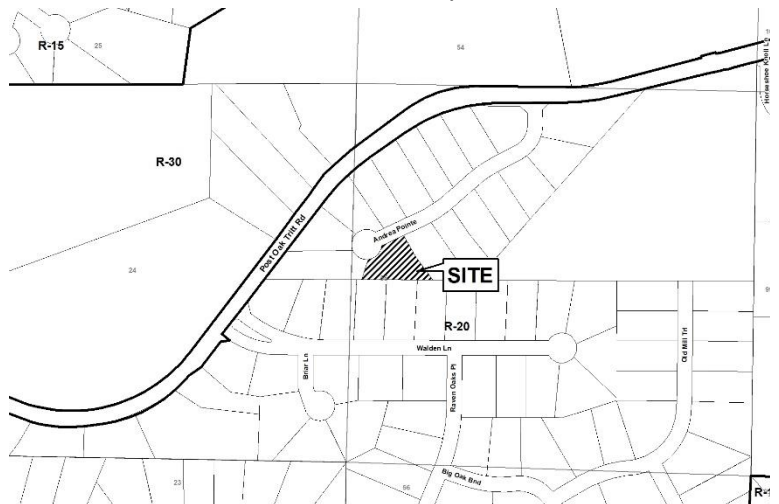
APPROVED **MOTION BY**

REJECTED **SECONDED**

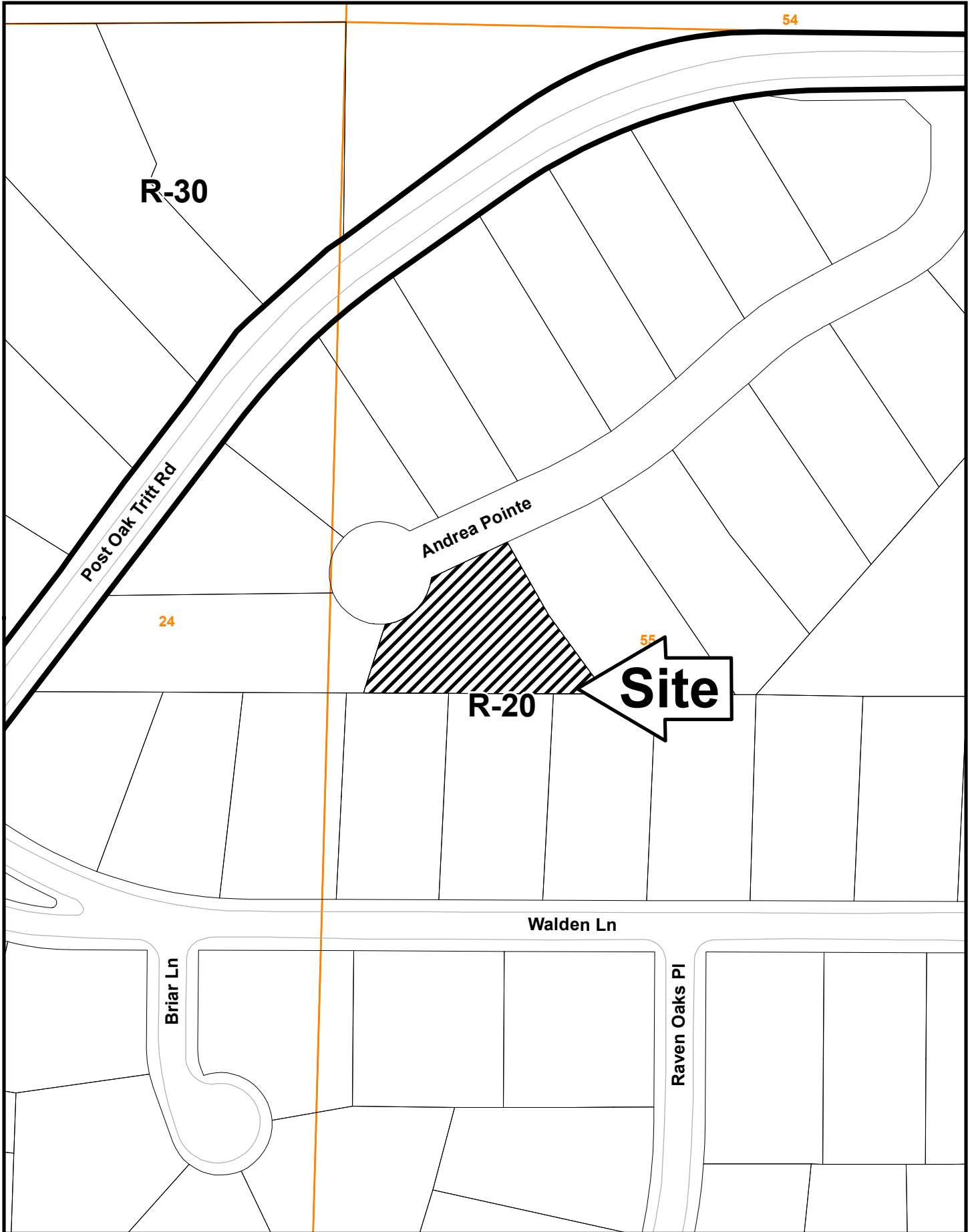
HELD **CARRIED**

STIPULATIONS:

Click here to add photo





V-77 2023 GIS



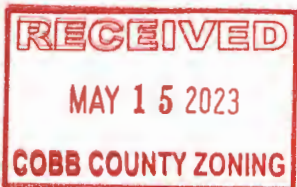
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary
 City Boundary

Application for Variance

Cobb County



(type or print clearly)

Application No. V-77
Hearing Date: 7.12.23

Applicant Craig Sears Phone # 770-310-7665 E-mail craigsears1997@gmail.com

Jared Siley Address 47 Cliff Ct, Villa Rica, GA 30180
(representative's name, print) (street, city, state and zip code)

Jared Siley Phone # 770-880-5340 E-mail jared@westgadecks.com
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of:
Mary E Glover
Notary Public

Titleholder Craig Sears Phone # 770-310-7665 E-mail craigsears1997@gmail.com

Signature Craig Sears Address: 4662 Andrea Pointe, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:
Mary E Glover
Notary Public

Present Zoning of Property _____

Location 4662 Andrea Pointe, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 1st Size of Tract 0.47 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

How many stories is the proposed building? 1 How many square feet? 242

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.

Given the trapezoidal shape of the property, the rear line does not run parallel to the home. As such a section of a proposed sunroom would be in conflict with existing setbacks. A property of similar size shaped like a rectangle would pose no such issue given the size of the home and the proposed project

List type of variance requested:
We are requesting a decrease in the setbacks from 35' to 25' so that a sunroom can be built.