



**APPLICANT:** David L. Graham **PETITION NO.:** V-6  
**PHONE:** 770-439-0707 **DATE OF HEARING:** 01-10-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30, R-80  
**PHONE:** same **LAND LOT(S):** 278, 315  
**PROPERTY LOCATION:** Located on the south side of **DISTRICT:** 19  
North Cook Road, east of Casteel Road **SIZE OF TRACT:** 7.7 acres  
(3661 North Cook Road). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the public road frontage on tracts 2 and 3 from the required 75 feet to 68 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a plat must be recorded reflecting the new three lot subdivision. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

**STORMWATER MANAGEMENT:** No objection to creation of large estate lots (> 2 acres).

**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.

**CEMETERY PRESERVATION:** No comment.

**WATER:** Available. Meters must be set on North Cook Road right-of-way.

**SEWER:** Sewer available approximately 130 feet south of south property line. Sewer extension required for new lots less than 80,000 square feet. Larger lots eligible for septic system permit through Health Department.

**OPPOSITION:** NO. OPPOSED          PETITION NO.          SPOKESMAN         

**BOARD OF APPEALS DECISION**

APPROVED          MOTION BY         

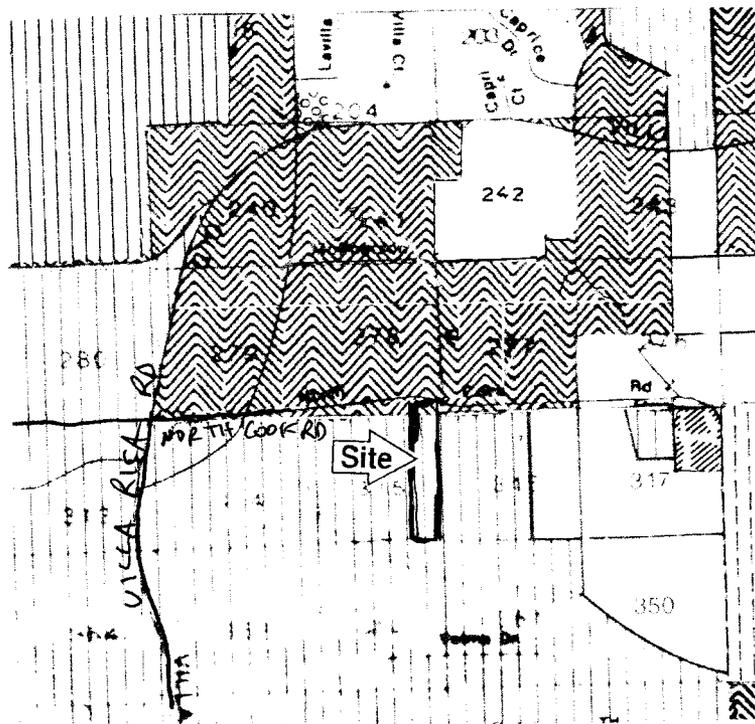
REJECTED          SECONDED         

HELD          CARRIED         

STIPULATIONS:         



# Cobb County Fire and Emergency Services

Applicant Name: David Graham

Petition Number: V-6

Date: 11.19.2007

## *Fire Marshal Comments*

Provide access for fire and police department through Cobb County. If access is outside the boundaries of Cobb County, an intergovernmental agreement would be required prior to any permitting.

### Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

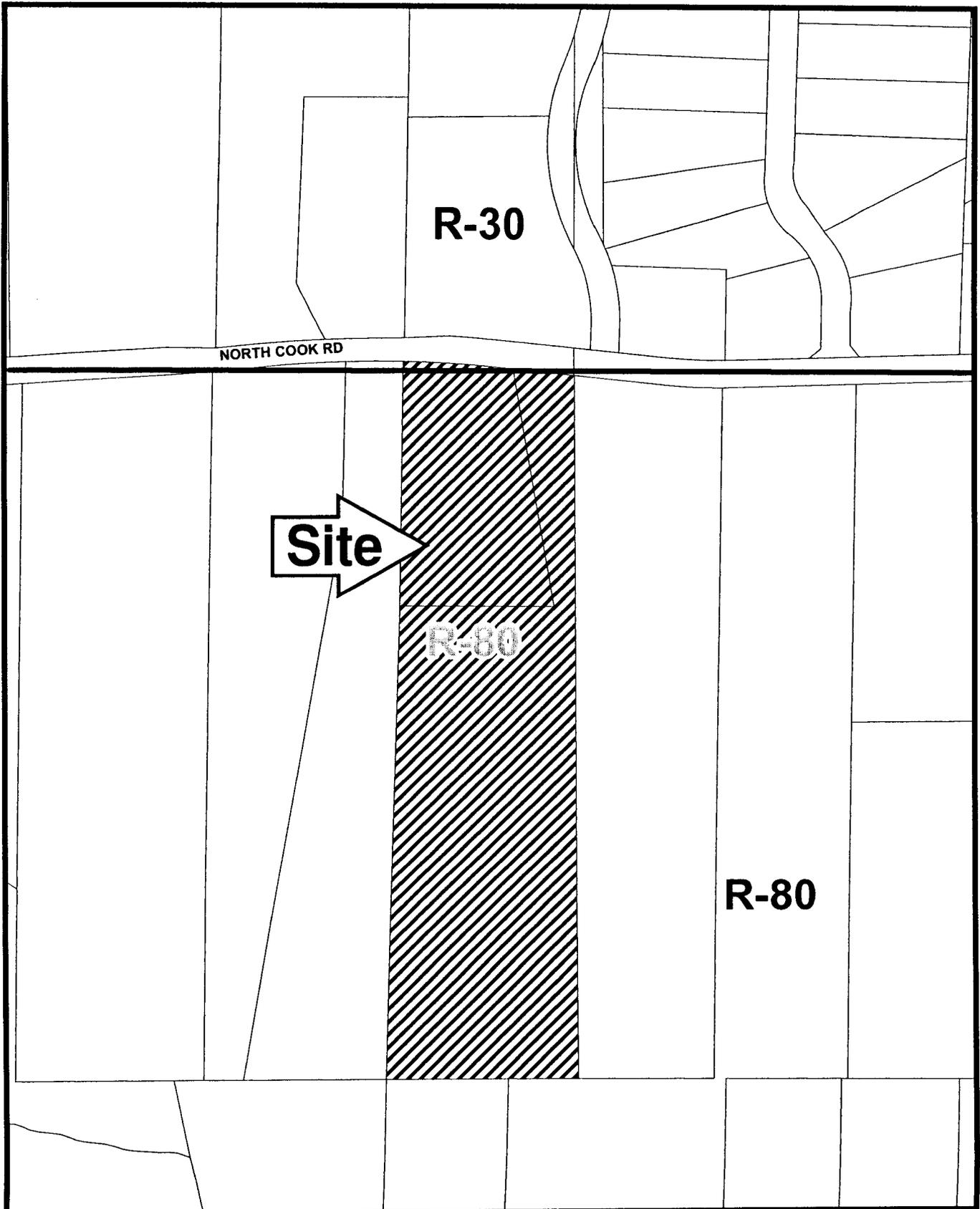
Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

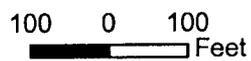
### Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

# V-6



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. V-6  
Hearing Date: 7-10-08

Applicant David L. Graham Business Phone 770-439-0707 Home Phone 770-428-8260

Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

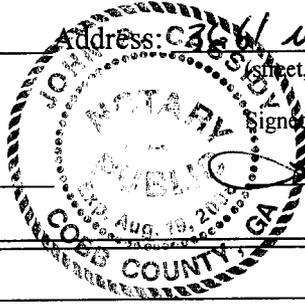
David L. Graham Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

Notary Public, Cobb County, Georgia  
My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of:  
J. Year Notary Public

Titleholder David L. Graham, Leander G. Oldershaw, Steven N. Graham Business Phone 770-439-0707 Home Phone 770-428-8260

Signature David L. Graham, Steven N. Graham, Leander G. Oldershaw Address: 3661 N. Cook Rd. Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/19/08  
Signed, sealed and delivered in presence of:  
John P. Cassidy Notary Public



Present Zoning of Property R-80 K-30

Location 3661 N. Cook Rd. Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 278 + 315 District 1975 Size of Tract 7.7 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 X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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.

To convert a long narrow lot into 3 lots.

List type of variance requested: WHAIVE THE PUBLIC ROAD FRONTAGE ON TRACTS 2 & 3 FROM REQUIRED 75FT TO 68FT