

APPLICANT: <u>Ponnambalam Muthiah</u>	PETITION NO.: <u>V-105</u>
PHONE: <u>770-874-1093</u>	DATE OF HEARING: <u>10-08-08</u>
REPRESENTATIVE: <u>Richard W. Greene</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>770-980-2083</u>	LAND LOT(S): <u>1077, 1078</u>
PROPERTY LOCATION: <u>Located on the west side of Paper Mill Road, south of Streamside Drive (3911 Paper Mill Road).</u>	DISTRICT: <u>17</u>
	SIZE OF TRACT: <u>4.06 acres</u>
	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed bridge) to the front of the primary structure; 2) waive the setback for an accessory structure over 650 square feet (proposed 2,431 square foot garage) from the required 100 feet to 40 feet adjacent to the western property line and allow said garage to be to the side of the primary structure; and 3) waive the setback for an accessory structure (proposed tennis court) from the required 40 feet to 30 feet adjacent to the western property line.

COMMENTS

TRAFFIC: Recommend building the bridge capable of supporting large emergency vehicles.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat must be recorded reflecting the revised setback. 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: The steep site topography makes access and layout of this lot difficult. All site improvements are being located outside the stream buffer. No significant stormwater management impacts are anticipated from these variances.

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: No conflict.

SEWER: It appears from the applicant's survey that there would be no violation of the code requirement to keep the proposed structures at least 2 feet from the edge of the county sewer easement on the side of lots and 10 feet from the edge at the rear.

OPPOSITION: NO. OPPOSED PETITION NO. SPokesman

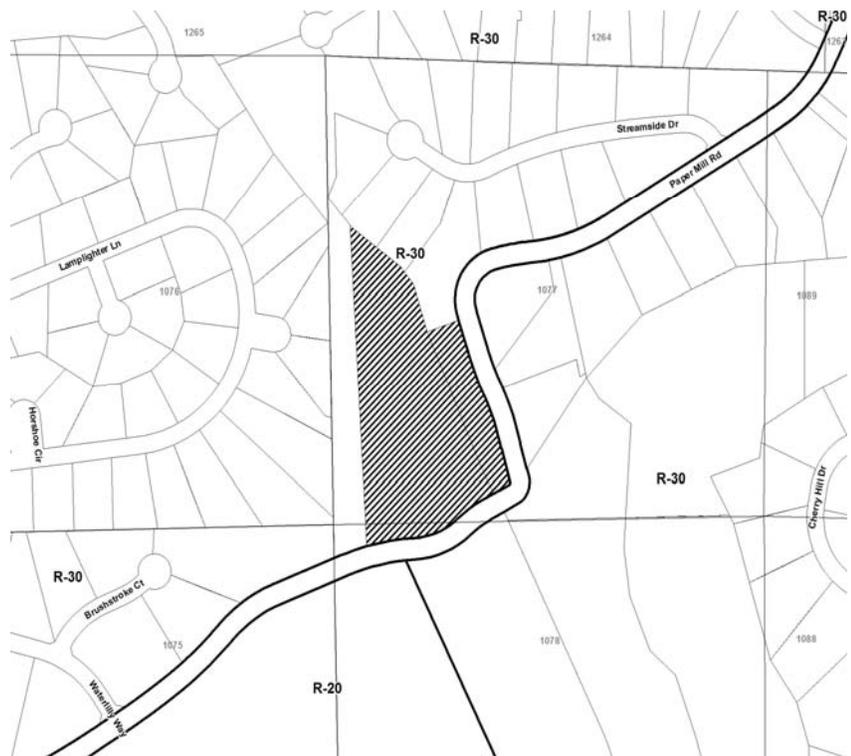
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Ponnambalam Muthiah

Petition Number: V-105

Date: 8.26.2008

Fire Marshal Comments

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.

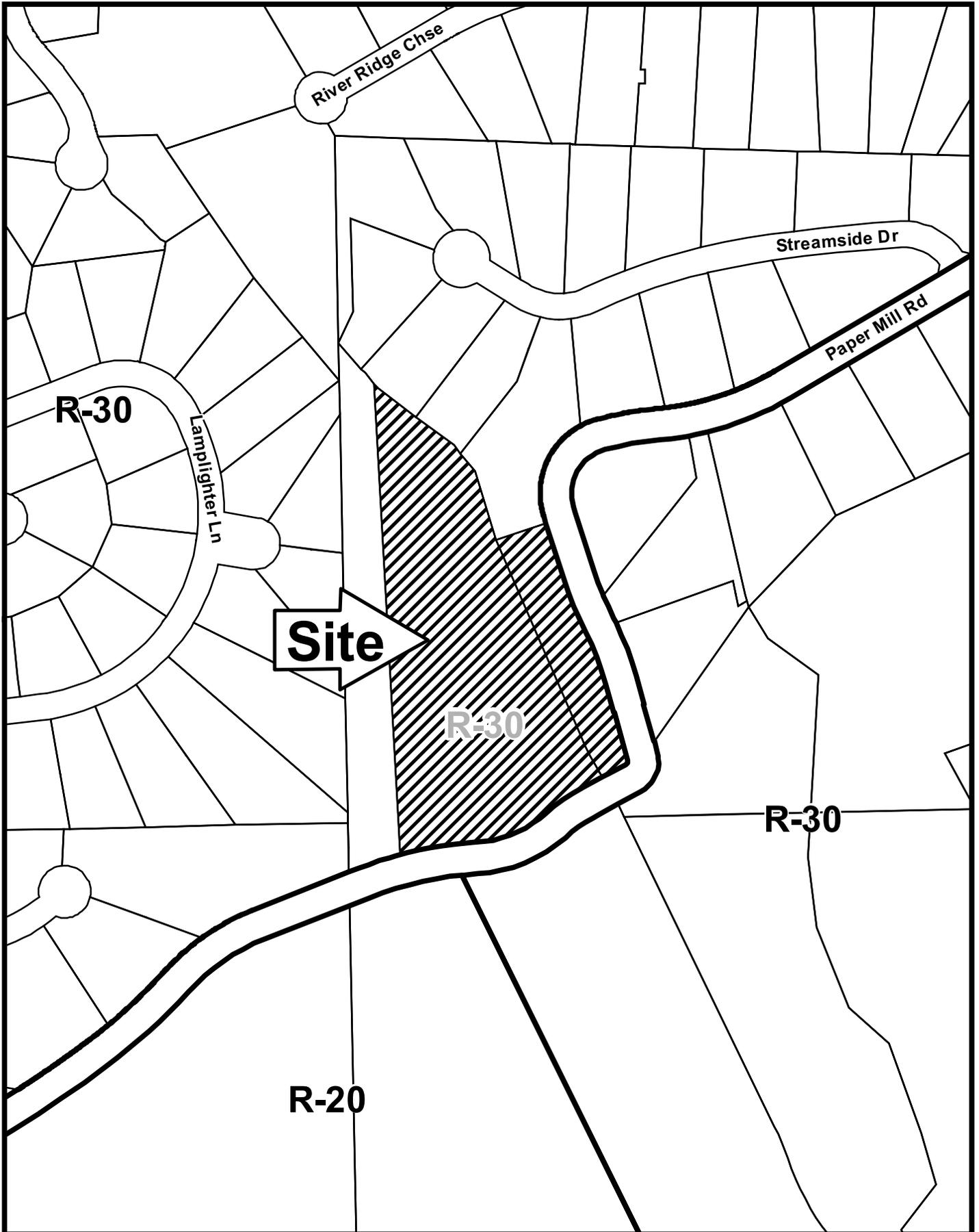
Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

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).

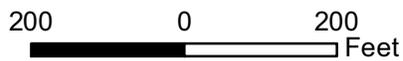
Driveway access to a single family home must be 10 feet wide. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

V-105



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-105
 Hearing Date: 10-8-08

Applicant PONNAMBALAM MUTHIAH Business Phone 770.874.1093 Home Phone 770.951.1370

RICHARD W. GREENE Address 3940 PAPER MILL RD. MARIETTA, GA. 30067
(representative's name, printed) (street, city, state and zip code)

Richard W. Greene Business Phone 770.980.2083 Cell Phone 678.414.7507
(representative's signature)

My commission expires: 07/26/2010

Signed, sealed and delivered in presence of:
Bundi Shal
 Notary Public

Titleholder PONNAMBALAM MUTHIAH Business Phone 770.874.1093 Home Phone 770.951.1370

Signature P. Muthiah Address: 3724 LANGLEY OAKS DR, MARIETTA, GA. 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 07/26/2010

Signed, sealed and delivered in presence of:
Bundi Shal
 Notary Public

Present Zoning of Property R-30

Location 3911 PAPER MILL RD, MARIETTA, GA. 30067 / WATER LILLY WAY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1077 & 1078 District 17th Size of Tract 4.00 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 _____

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 detached garage would have to be in the creek if it were to be placed behind the wall that is opposite the front door, therefore it is to be located per the site plan. All so the topo is extremely severe on this property and it affects all aspects of the site. To minimize the impact of the detached garage, 1/2 of it shall be underground w/ a sod roof. The terms of it is slightly over the rear set back line on one corner because of the topo and that we tried to save

List type of variance requested:
ACCESSORY STRUCTURE SETBACK.

Revised: December 6, 2005 As many trees between the retaining wall and the creek buffer. also there is no place to put the detached garage that would be 100' off the property line.
 (over)

The bridge is considered an accessory structure and it is needed to cross a drainage area that gives access to the house from the street.