

REFERENCE NOTE:

1. REFERENCE A FINAL PLAT OF PICKETTS GLEN - V-22 REPAIRED BY BRASWELL ENGINEERING, INC., DATED OCT. 3, 1980 RECORDED IN PLAT BOOK 175 PAGE 35, COBB COUNTY CLERK OF SUPERIOR COURT OFFICE.

REV	DATE	DESCRIPTION

ZONED R-20
Area 23,707 Sq.Ft.
(0.5442 Acre)

LEGEND

- B.L. BUILDING LIMITS
- CB CATCH BASIN
- conc. CONCRETE
- I.P.F. IRON PIN FOUND
- P. PORCH
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY
- W.D. WOOD DECK
- #4R HALF INCH REBAR



360.70' TO A 50' R/W ON SILVER LACE LANE (IF EXTENDED)

29

28

27



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY F.I.R.M. FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 13067C 0005F, DATED 08-18-92 (ZONE X)

EQUIPMENT UTILIZED: ANGULAR & LINEAR: NIKON D-50

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN open FEET AND AN ANGULAR ERROR OF n/a PER ANGLE POINT AND WAS ADJUSTED USING none METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 194.400 FEET.

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

Ronel P. Stephens, Georgia Registered Land Surveyor No. 2794

SURVEY FOR: **TOM & BONNIE SMITH**

BEING: **LOT 28 PICKETTS GLEN - UNIT II PLAT BOOK 175 PAGE 35**

LOCATED IN: LAND LOT: 78 CITY: DISTRICT: 20th SECTION: 2nd COUNTY: COBB STATE: GEORGIA

SCALE: 1"=40' SURVEY DATE: 01-26-08 DRAWING DATE: 01-28-08 DWG NO. 08-0154-55A

TRI-CROWN LAND SURVEYING COMPANY P. O. BOX 2537 ACWORTH, GA 30102 770-966-5382

APPLICANT: Bonnie Smith **PETITION NO.:** V-22
PHONE: 678-574-8262 **DATE OF HEARING:** 04-09-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 78
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 20
intersection of Heartleaf Drive, west of Dallas Acworth **SIZE OF TRACT:** .54 acre
Highway (3825 Heartleaf Drive). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: Waive the setback for an accessory structure over 144 square feet from the required 35 feet to 14 feet from the rear property line on lot 28.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: A Stop Work Order was issued 1/9/08 for building without a permit.

STORMWATER MANAGEMENT: No significant drainage impact anticipated. Total proposed impervious area is less than allowable 35% maximum.

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: Sewer not available to property.

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

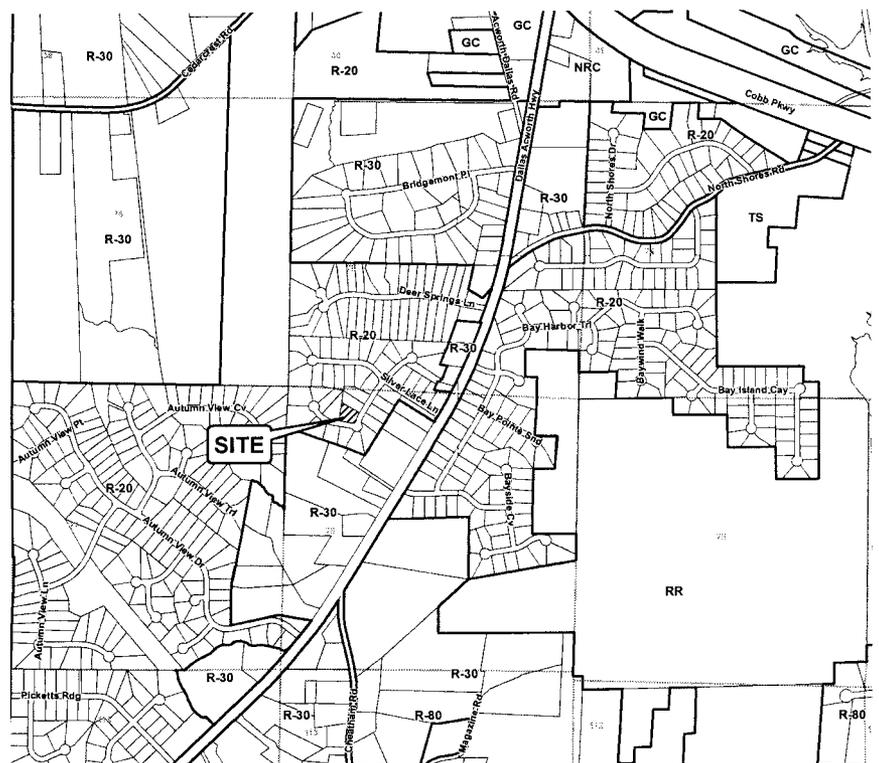
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

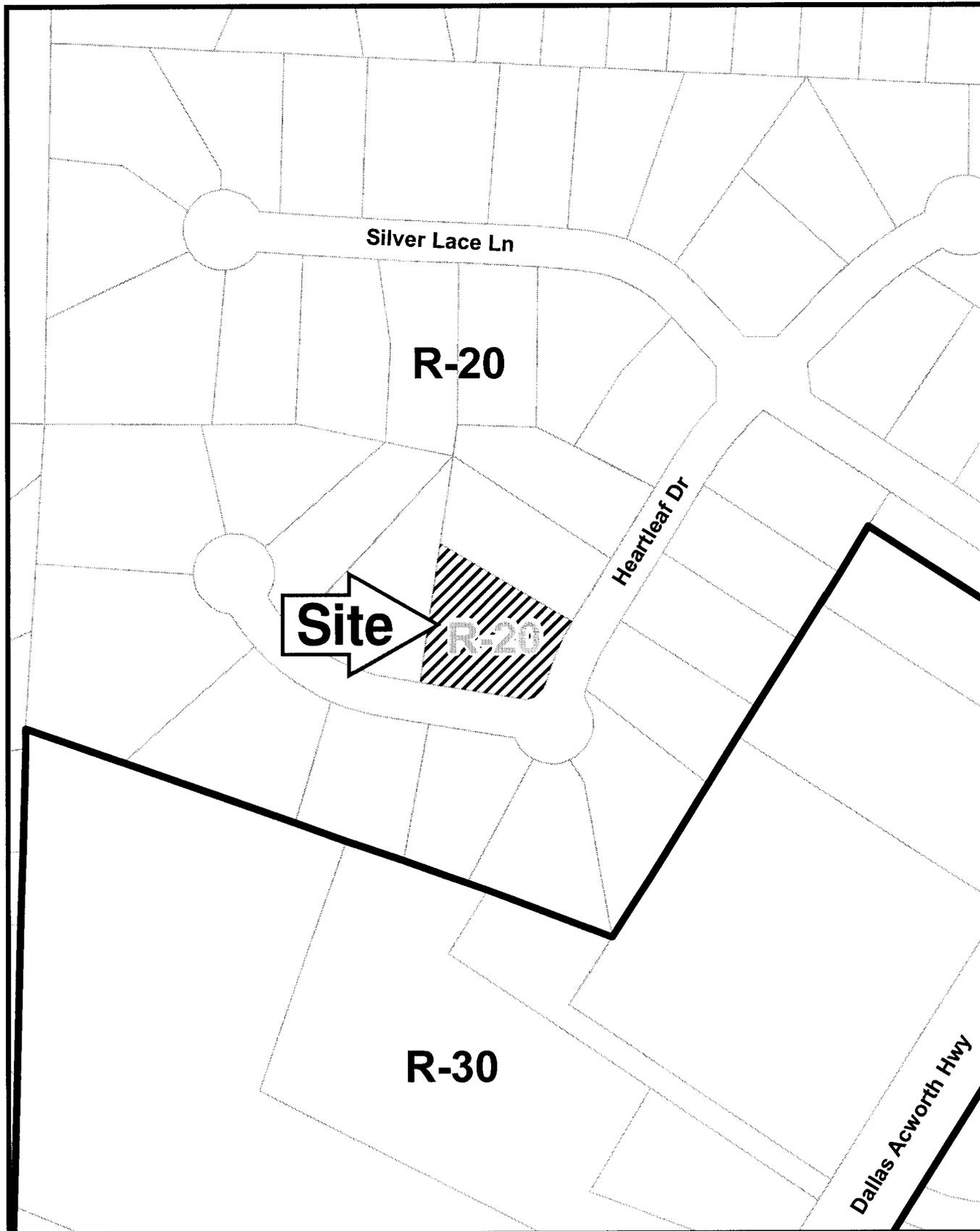
REJECTED **SECONDED**

HELD **CARRIED**

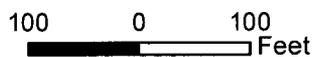
STIPULATIONS:



V-22



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-22

Hearing Date: 4-9-08

Applicant BONNIE SMITH Business Phone 678-574-8262 Home Phone _____

Address _____ (street, city, state and zip code)

(representative's name, printed)

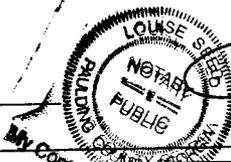
(street, city, state and zip code)

Bonnie Smith
(representative's signature)

Business Phone 678-574-8262

Cell Phone _____

My commission expires: 4



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder BONNIE SMITH Business Phone 678-574-8262 Home Phone 678-574-8262

Signature Bonnie Smith Address: 1789 577 8262
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 3825 HEARTLEAF DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 78 @ 101 District 20 Size of Tract _____ 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 ONLY LAND WITHIN SETBACKS WHICH IS AVAILABLE FOR BUILDING ON IS THE SEPTIC DRAIN FIELD, SO ANY SHED WOULD HAVE TO BE WITHIN SETBACKS.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQ FT FROM REQUIRED 35 FT FROM REAR TO 14 FT