

REFERENCE: DB 13285 PG 5161

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. FIRM MAP NUMBER 1306700050 F EFFECTIVE DATE: 8-18-1992

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

ZONING: R-20

FRONT SETBACK: 75'

REAR SETBACK: 35'

SIDE SETBACK: 10'

TOTAL AREA: 21,963 FT SQ. 0.50 AC

CALCULATED PLAT CLOSURE: 1:81,177

FIELD DATA:

TRAVERSE PRECISION: 1": 27,975

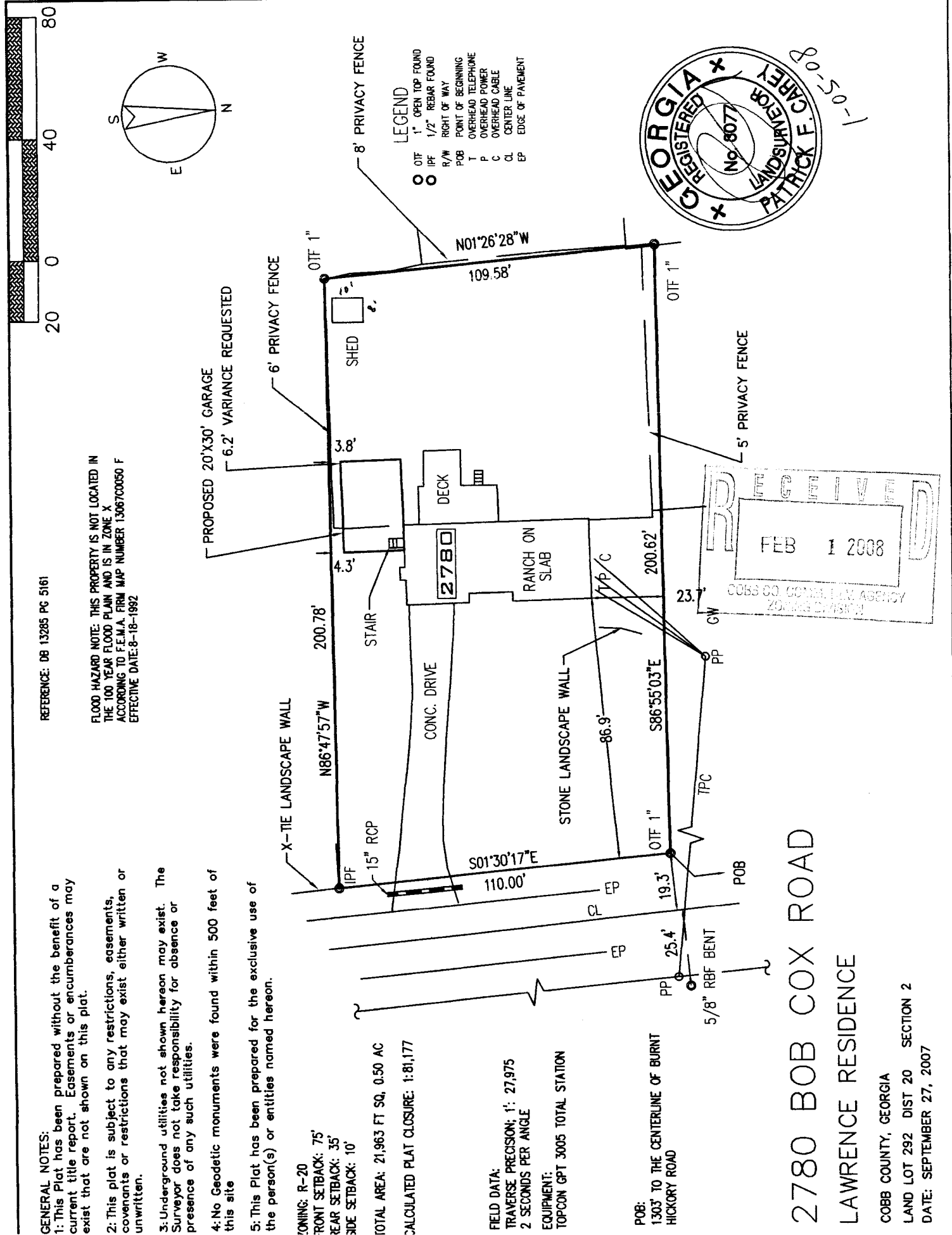
2 SECONDS PER ANGLE

EQUIPMENT:

TOPCON GPT 3005 TOTAL STATION

POB:

1303' TO THE CENTERLINE OF BURNT HICKORY ROAD



APPLICANT: <u>Ryan and Stacy Lawrence</u>	PETITION NO.: <u>V-23</u>
PHONE: <u>678-449-8890</u>	DATE OF HEARING: <u>04-09-08</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>292</u>
PROPERTY LOCATION: <u>Located on the west side of</u>	DISTRICT: <u>20</u>
<u>Bob Cox Road, south of Burnt Hickory Road</u>	SIZE OF TRACT: <u>.5 acre</u>
<u>(2780 Bob Cox Road).</u>	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 3 feet adjacent to the southern property line on lot 67; and 2) waive the setback for an accessory structure under 144 square feet (existing 80 square foot shed) from the required 5 feet to 2 feet adjacent to the south property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Exterior walls with a fire separation distance of less than 5 feet shall be one hour fire rated per table R302.1 of the 2006 International Residential Code. 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: No significant drainage impact anticipated provided all runoff from front yard and new garage continue to discharge to the rear yard. 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**

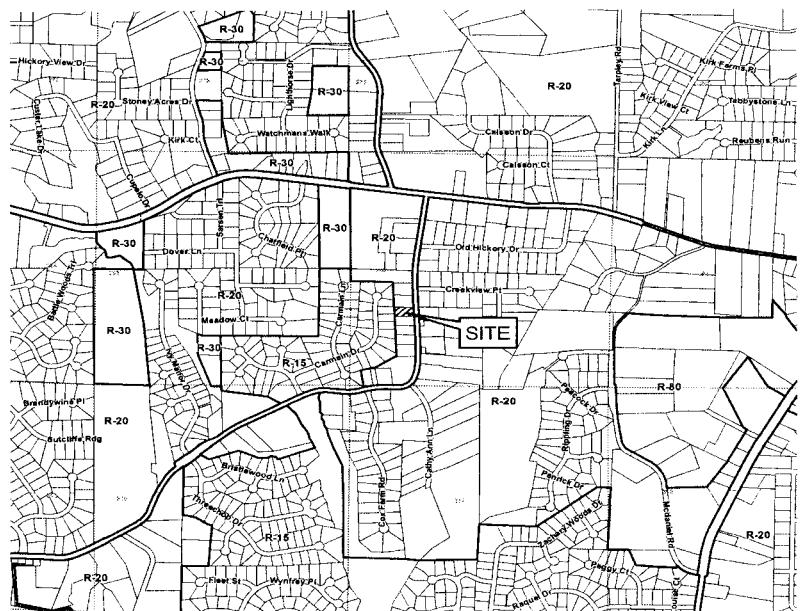
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

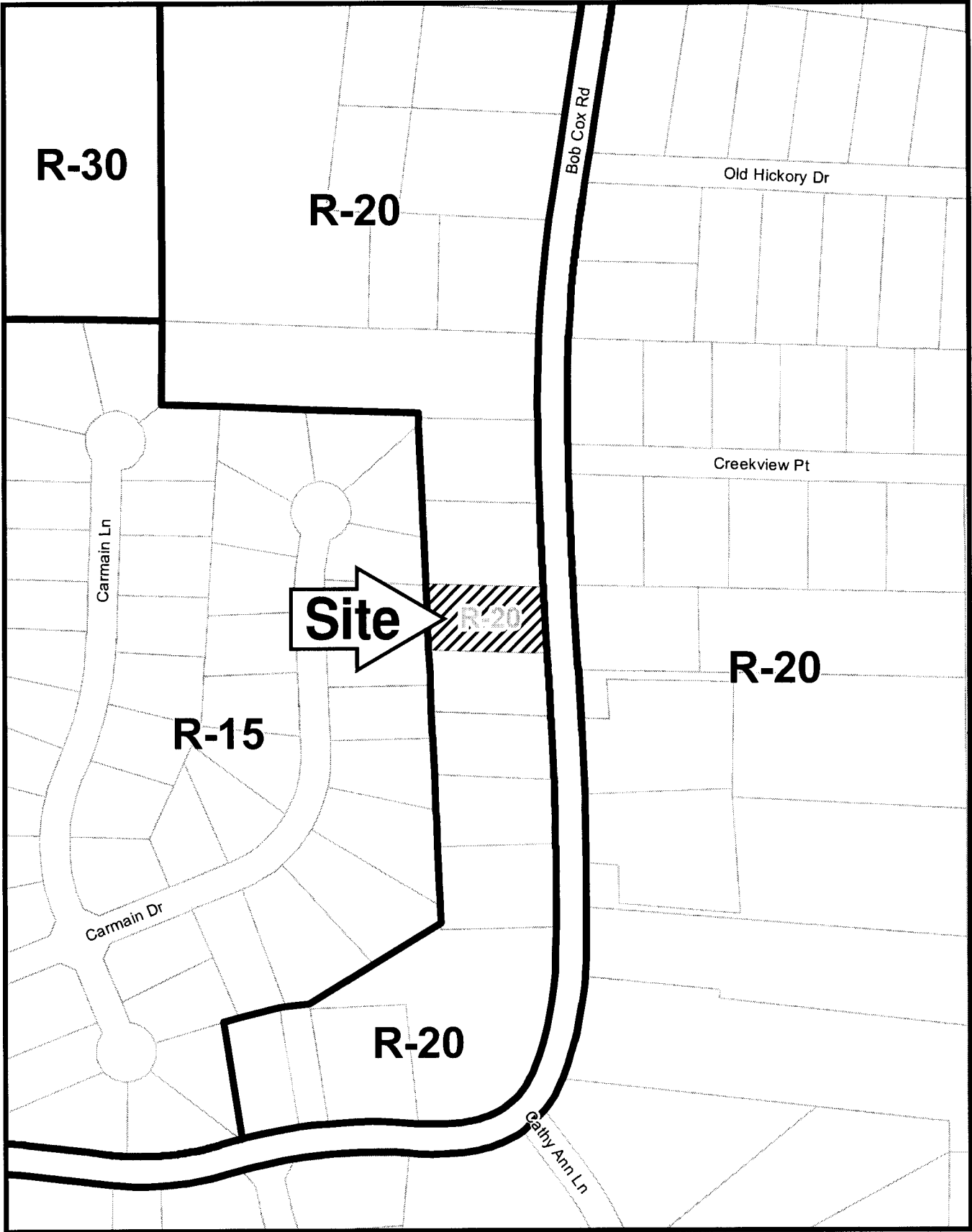
REJECTED **SECONDED**

HELD **CARRIED**

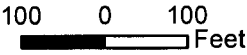
STIPULATIONS:



V-23



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-23

Hearing Date: 4-9-08

Applicant RYAN & Stacy Lawrence Business Phone 678-449-8890 Home Phone 770-919-2843

Ryan Lawrence Stacy Lawrence Address 2780 Bob Cox Rd NW, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 678-449-8890 Cell Phone 678-449-8890
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: See Attached

Notary Public

Titleholder Stacy Lawrence Business Phone 770-425-4609 Home Phone 770-919-2843

Signature [Signature] 2780 Bob Cox Rd NW, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/30/09

Notary Public

BRUCE NEFF
Notary Public, Cobb County, Georgia
My Commission Expires March 20, 2009

Present Zoning of Property R20
Location 2780 Bob Cox Rd NW, Marietta, GA 30064 Bent Hickory & Bob Cox Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 292 District 20th Size of Tract .50 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.

Driveway located on property for best accessible point to future garage and do not want to remove trees in back or side of house for an alternate location of future garage

List type of variance requested: WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO 3FT ADJACENT TO THE SOUTHERN PROP LINE