

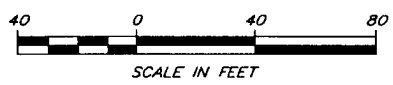
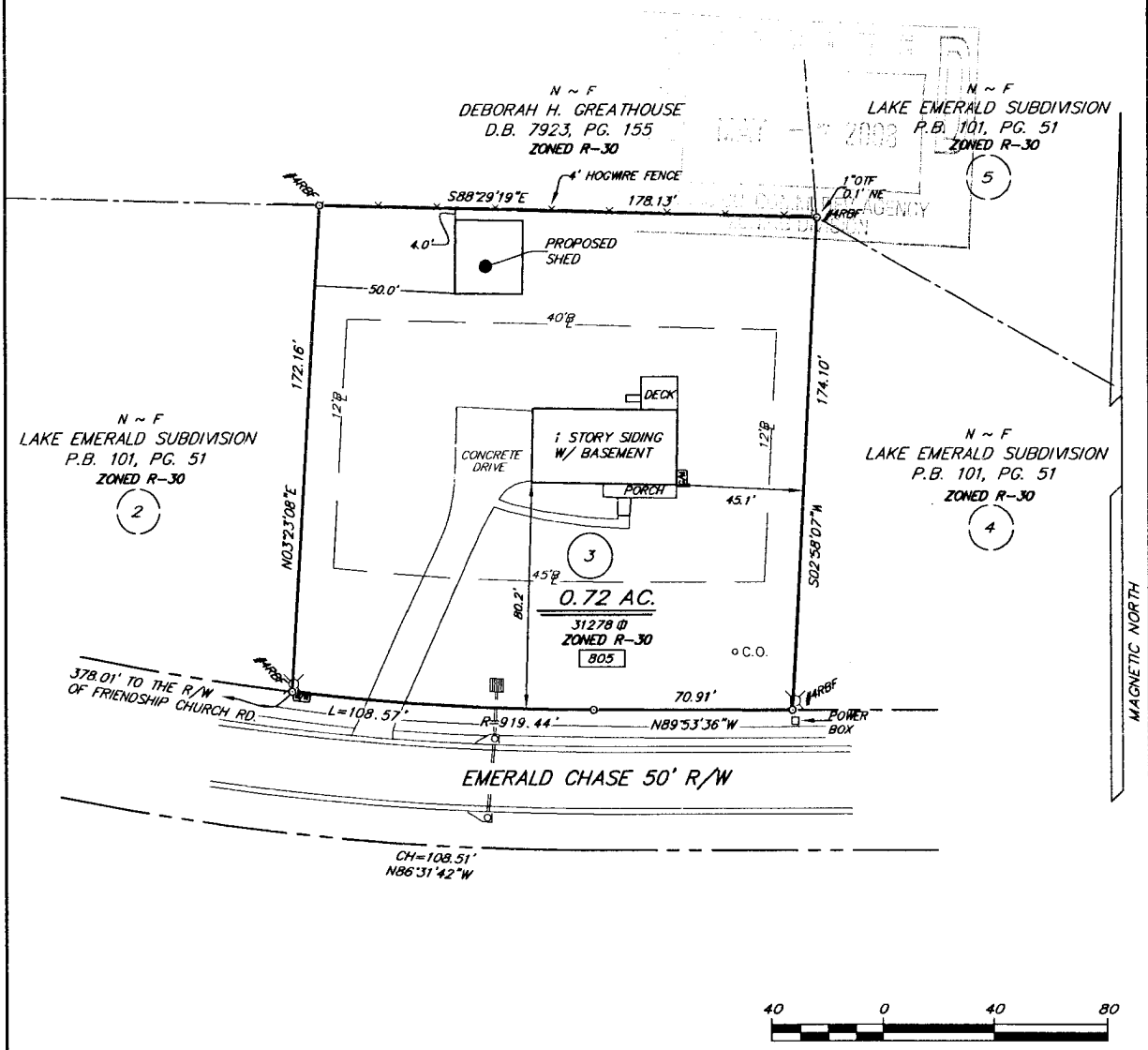
**V-68  
(2008)**

**LEGEND**

	L.P. - LIGHT POLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.F. - REINFORCING BAR FOUND
	O.T.P. - OPEN TOP PIPE FOUND
	X - TYPE OF FENCE
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

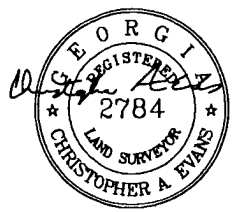
TOTAL AREA = 0.72 ACRES  
 PRESENT ZONING - R-30  
 CURRENT SETBACKS: FRONT 45', SIDE 12', REAR 40'  
 PURPOSE OF VARIANCE IS TO VARY REAR BUILDING LINE FOR SHED.  
 MIN. FLOOR AREA - 1,350 S.F.  
 MAXIMUM COVERAGE - 25%  
 MAXIMUM HEIGHT - 35'



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/15,028; ANGULAR ERROR: 12" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/216,624. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 4-28-08	REVISIONS
SCALE	: 1" = 40'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 479	

VARIANCE PLAT FOR:  
**TERRY BANKS**  
 LAKE EMERALD SUBDIVISION  
 LOT #3



1266 Powder Springs Rd  
 Marietta, Georgia 30064  
 www.gscturvey.com  
 Phone: (770) 424-7168  
 Fax: (770) 424-7593

LOCATED IN L.L. 128  
 19th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

Plotted on: May 03, 2008 - 10:30am  
 Drawing name: S:\bna\COBB\19\19\_0128\BANKS\BANKS BND.dwg  
 Plotted By: matt neel

**APPLICANT:** Terry W. Banks **PETITION NO.:** V-68  
**PHONE:** 404-226-9874 **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 128  
**PROPERTY LOCATION:** Located on the north side of **DISTRICT:** 19  
Emerald Chase, east of Friendship Church Road **SIZE OF TRACT:** .72 acre  
(805 Emerald Chase). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure over 144 square feet from the required 35 feet to 4 feet on lot 3.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** This structure can be properly located within the required building setback lines by moving it forward approximately 35 feet. This location would also shorten the distance to the existing driveway and limit the need for additional impervious surface associated with any access drive.

**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:** No conflict.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

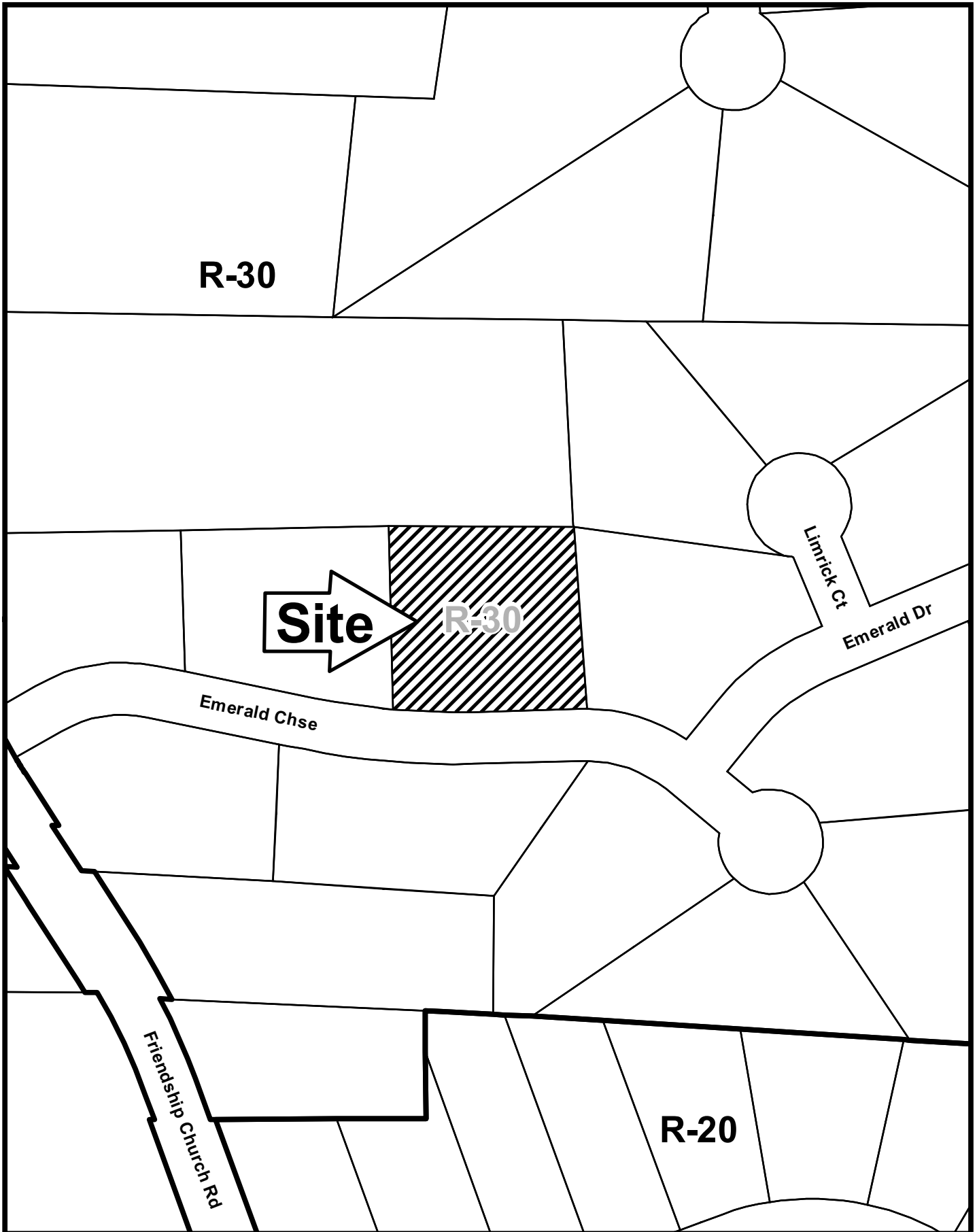
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

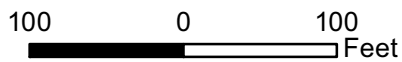
\_\_\_\_\_  
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# V-68



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. U-68  
Hearing Date: 7-9-08

Applicant TERRY W. BANKS Business Phone 7 Home Phone Cell-404-226-9874  
270-429-8261  
Address 805 Emerald Chase Powder Springs  
Georgia 30129  
(representative's name, printed) (street, city, state and zip code)

Terry W. Banks Business Phone 404-226-9874 Cell Phone 404-226-9874  
(representative's signature)

SHARON LEVI EVANS  
NOTARY PUBLIC  
DOUGLAS COUNTY  
STATE OF GEORGIA

Signed, sealed and delivered in presence of:

Sharon Levi Evans  
Notary Public

My commission expires: My Commission Expires April 10, 2010

Titleholder TERRY W. BANKS Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Terry W. Banks Address: \_\_\_\_\_  
(attach additional signatures if needed) (street, city, state and zip code)

SHARON LEVI EVANS  
NOTARY PUBLIC  
DOUGLAS COUNTY  
STATE OF GEORGIA

Signed, sealed and delivered in presence of:

Sharon Levi Evans  
Notary Public

My commission expires: My Commission Expires April 10, 2010

Present Zoning of Property R-30

Location 805 EMERALD CHASE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 128 (P) 4 District 19 Size of Tract .69 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.

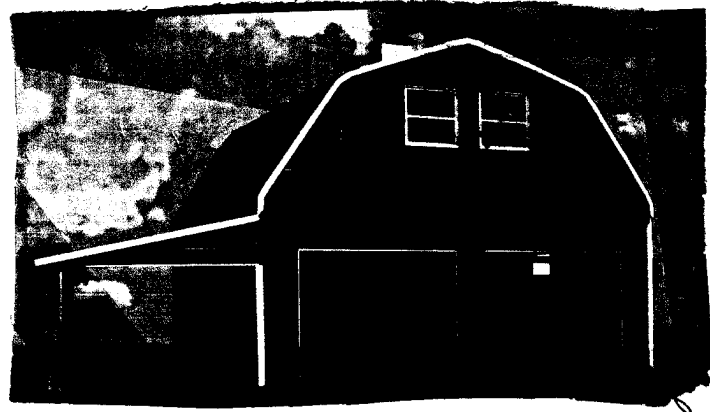
I need to build a New England style "BARN-GARAGE" about 4 Ft. From BACK property Line - This way I can save the integrity of my nice Backyard - If not I will lose almost all of BACK yard.

List type of variance requested: To Build above structure 4 Ft. From BACK property Line (no houses in back - just a small enclosed pasture) - very small pasture -  
See Attached Exhibit "A"

This structure is for STORAGE only - No animals will be kept in this structure at all. I have out-grown my house & I must have structure to re-model and renovate Basement and House -

Picture is included of similar Barn/Garage - Forest It is a beautiful insulated steel building - Forest GREEN Trimmed in ivory white - plus a housed "Artful" weather vane on the roof. This is not a "shabby" structure but will enhance the property value of my house plus make the neighborhood more beautiful.

To renovate my house and make more room I must have this Barn/Garage to store items. There will be hot running water in it and electricity. I am going to install security lights outside. Then Landscape (Beautiful) from the front of Barn down to my present driveway -



Building will be green + white not red.

I am going to build myself since I am now retired from Fulton-DeKalb County - Building size approx 24' x 26' ± 4 in (steel reinforced) concrete pad - CEMENT is 4000 psi - Nothing cheap - All my neighbors have agreed to the building. I may use fiber reinforced ~~concrete~~ cement if it is better.

624 SAFT