

BETTERTON

SURVEYING & DESIGN, INC.

LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

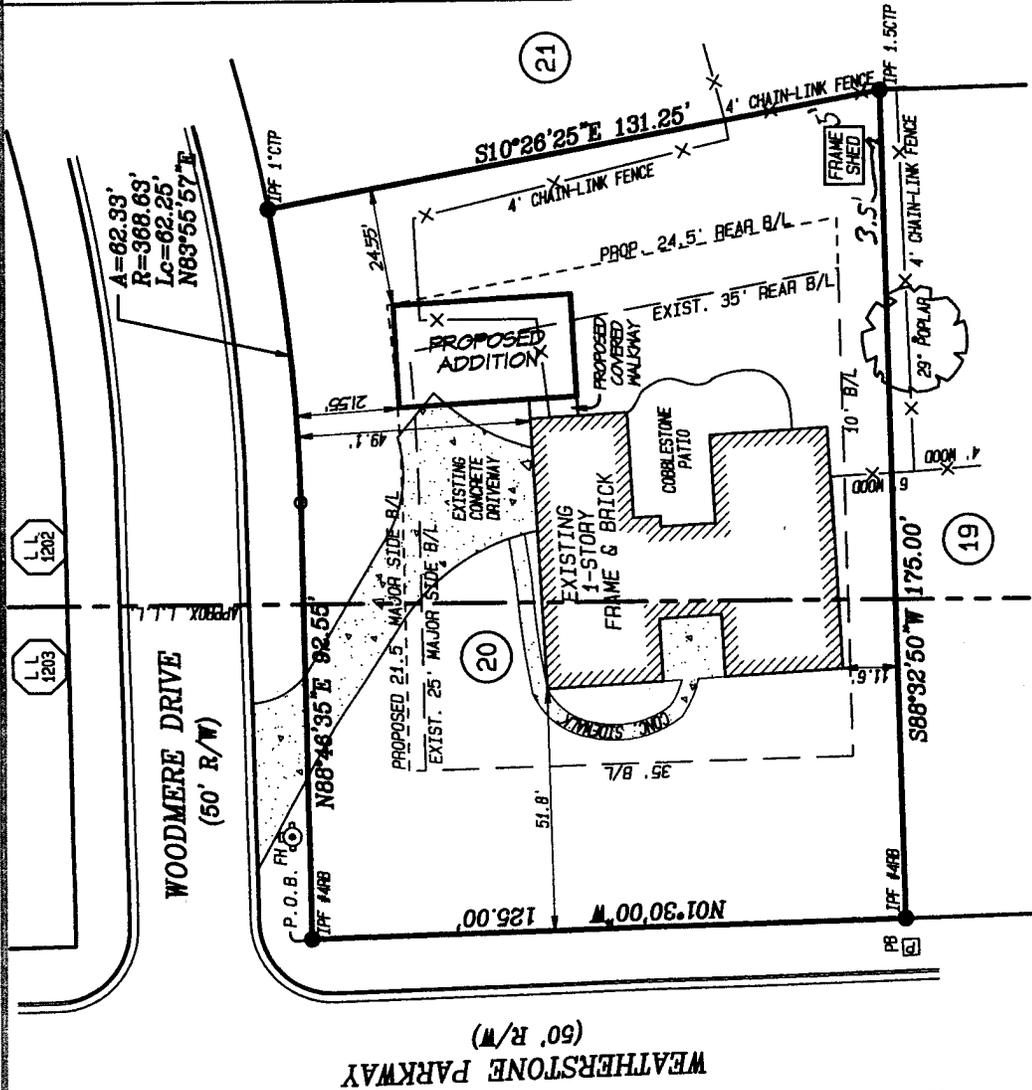
1111 SOUTH MARIETTA PARKWAY, SUITE A
MARIETTA, GEORGIA 30060
(678) 483-0242



VARIANCE PLAT
LOT 20, BLOCK "A"
WEATHERSTONE, UNIT ONE
LOCATED IN:
LAND LOTS 1202 & 1203
COBB COUNTY, GEORGIA
SCALE: 1" = 40'
DATE: 6/12/2008
PREPARED FOR:
EG CLARK

ABBREVIATION LEGEND	
APPROX.	APPROXIMATE (LV)
B/L	BUILDING LINE
CONC.	CONCRETE
CTP	CRIMPED-TOP PIPE
FR	FIRE HYDRANT
IPF	IRON PIN FOUND
IP	IRON PIN SET
LC	CHORD LENGTH
L.L.	LAND LOT LINE
L.L.L.	LAND LOT LINE
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
PROP.	PROPOSED
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
L	LINE TYPE LEGEND

SYMBOL LEGEND	
(X)	FENCE
(H)	FIRE HYDRANT
(PB)	POWER BOX
(E)	EXISTING SPECIMEN TREE
(L)	LOT NUMBER
(C)	CONCRETE



ZONING NOTES:

PRESENT ZONING: R-20
LOT AREA: 0.475 ACRES (20,708 S.F.)
AREA INSIDE FLOOD PLAIN: 0.000 ACRES
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM FLOOR AREA: 1200 S.F.
MINIMUM SETBACK REQUIREMENTS:
FRONT: 35'
SIDE: 10'
REAR: 35'
MAJOR SIDE: 25'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE: 35%

VARIANCE NOTE:

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE REAR BUILDING SETBACK FROM 35' TO 24.5', AND THE MAJOR SIDE BUILDING SETBACK FROM 25' TO 21.5' FOR THE PURPOSE OF BUILDING THE ADDITION SHOWN HEREON.

SURVEY NOTES:

- REFERENCE: PLAT OF UNIT ONE WEATHERSTONE, DATED AUGUST 11, 1970, PREPARED BY SHIREY, NELSON & ASSOCIATES, RECORDED IN PLAT BOOK 50 PAGE 31.
- EQUIPMENT - TOPCON GTS 303 TOTAL STATION
- DATE OF SURVEY: JUNE 11, 2008
- I HAVE, THIS DATE, EXAMINED THE OFFICIAL FTA FLOOD HAZARD MAP NUMBER 130670055 F, DATED AUGUST 18, 1992, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
- #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



APPLICANT: Gregory N. Clark **PETITION NO.:** V-87
PHONE: 678-677-1733 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1202, 1203
PROPERTY LOCATION: Located at the southeast **DISTRICT:** 16
intersection of Woodmere Drive and Weatherstone **SIZE OF TRACT:** .475 acre
Parkway (92 Weatherstone Parkway). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the major side setback on lot 20 from the required 25 feet to 21 feet adjacent to the northern property line; 2) waive the rear setback from the required 35 feet to 24 feet; and 3) waive the side setback for an accessory structure (existing 96 square foot shed) from 5 feet to 3.5 feet adjacent to the south property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The proposed addition will bring the total site impervious coverage to just under the 35% allowable maximum. All downspouts from the new structure must be directed to discharge toward the street.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: City of Marietta Service Area.

SEWER: City of Marietta Service Area.

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

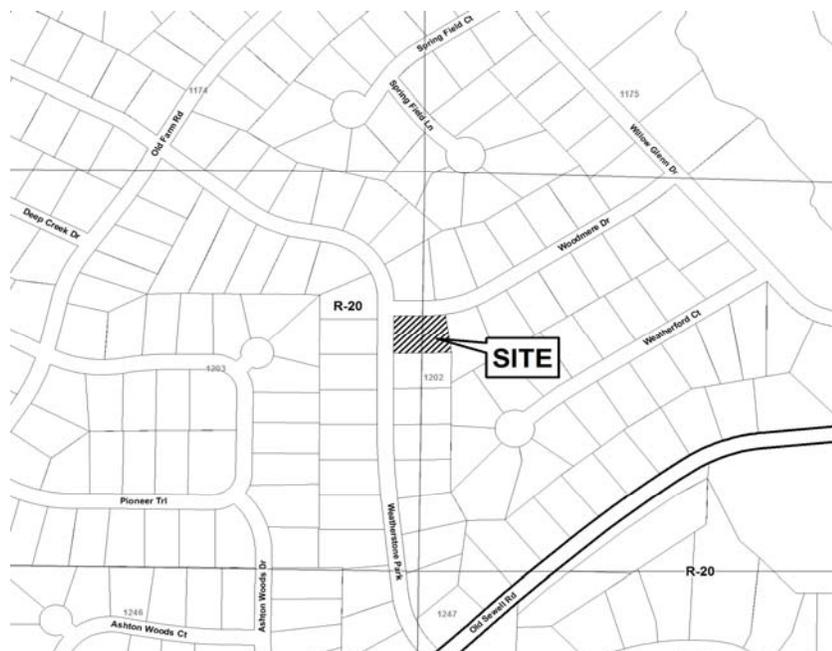
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

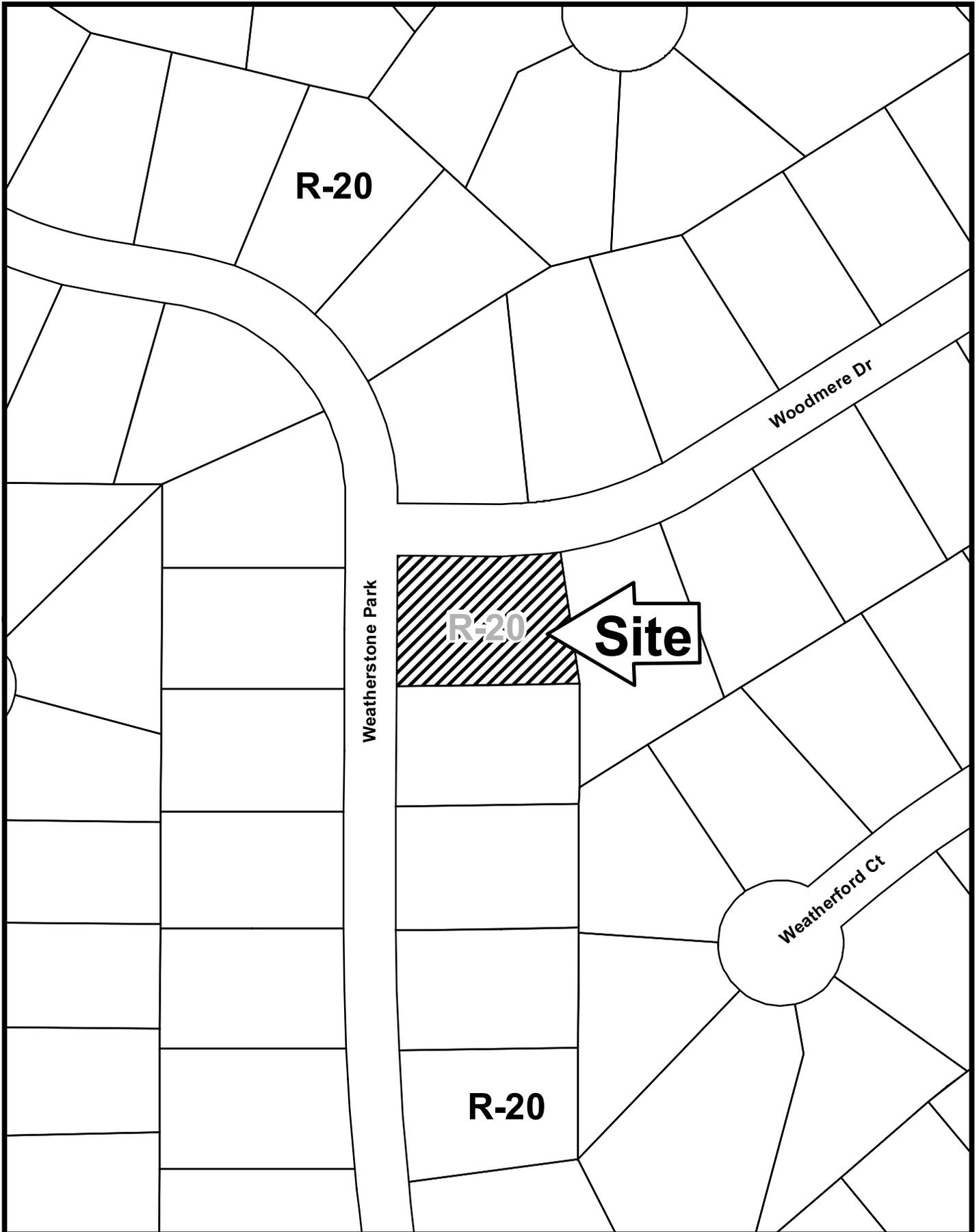
REJECTED **SECONDED**

HELD **CARRIED**

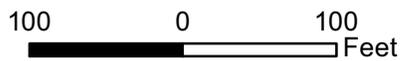
STIPULATIONS:



V-87



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-87
Hearing Date: 8-13-08

Applicant Gregory Clark Business Phone 678-677-1733 Home Phone 770-575-0376

Gregory Clark Address 92 Weatherstone Pkwy, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 404-923-8700 Cell Phone 678-677-1733
(representative's signature)

ANGELIA L. FELKER
NOTARY PUBLIC, COBB CO., GA
My commission expires: MY COMMISSION EXPIRES 8-3-08

Signed, sealed and delivered in presence of:
Angelia L. Felker
Notary Public

Titleholder Gregory N Clark Business Phone 404-923-8700 Home Phone 678-677-1733

Signature [Signature] Address: 92 Weatherstone Pkwy, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

ANGELIA L. FELKER
NOTARY PUBLIC, COBB CO., GA
My commission expires: MY COMMISSION EXPIRES 8-3-08

Signed, sealed and delivered in presence of:
Angelia L. Felker
Notary Public

Present Zoning of Property R-20

Location 92 Weatherstone Pkwy, Marietta
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1202 = 1203 District 16 Size of Tract .475 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.

OUR HOME IS BUILT ON A SLAB AND HAS NO ATTIC SPACE. MY WIFE HAS A MASTERS DEGREE IN ELEMENTARY EDUCATION AND WE WISH TO HOMESCHOOL OUR THREE KIDS THRU ELEMENTARY YEARS. WE NEED TO BUILD AN ADDITIONAL ATTACHED GARAGE SO WE CAN REMODEL THE EXISTING GARAGE TO PROVIDE A ROOM FOR HOMESCHOOLING, THE TOPOGRAPHY OF OUR LOT, LOCATION OF OUR DRIVEWAY, AND BEING ON A CORNER LOT REQUIRES WE POSITION THE GARAGE ADDITION IN A WAY THAT IT ENCRDACHES ON THE SETBACK

List type of variance requested:
WE ARE REQUESTING A VARIANCE TO THE 30FT SETBACK SO THAT WE MAY POSITION A NEW TWO CAR GARAGE APPROPRIATELY ON OUR PROPERTY. WAIVE THE SIDE SETBACK WAIVE THE REAR SETBACK.