

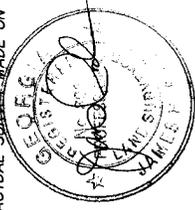
V-92
(2008)

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET + AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
7. CURRENT COBB COUNTY ZONING IS R20

SITE ADDRESS:
2671 COTTONWOOD DRIVE
MARIETTA, GA 30066

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H. RADER GEORGIA RLS# 3033

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1 | 438.39' | 102.23' | 102.00' | S 08°47'18" E |

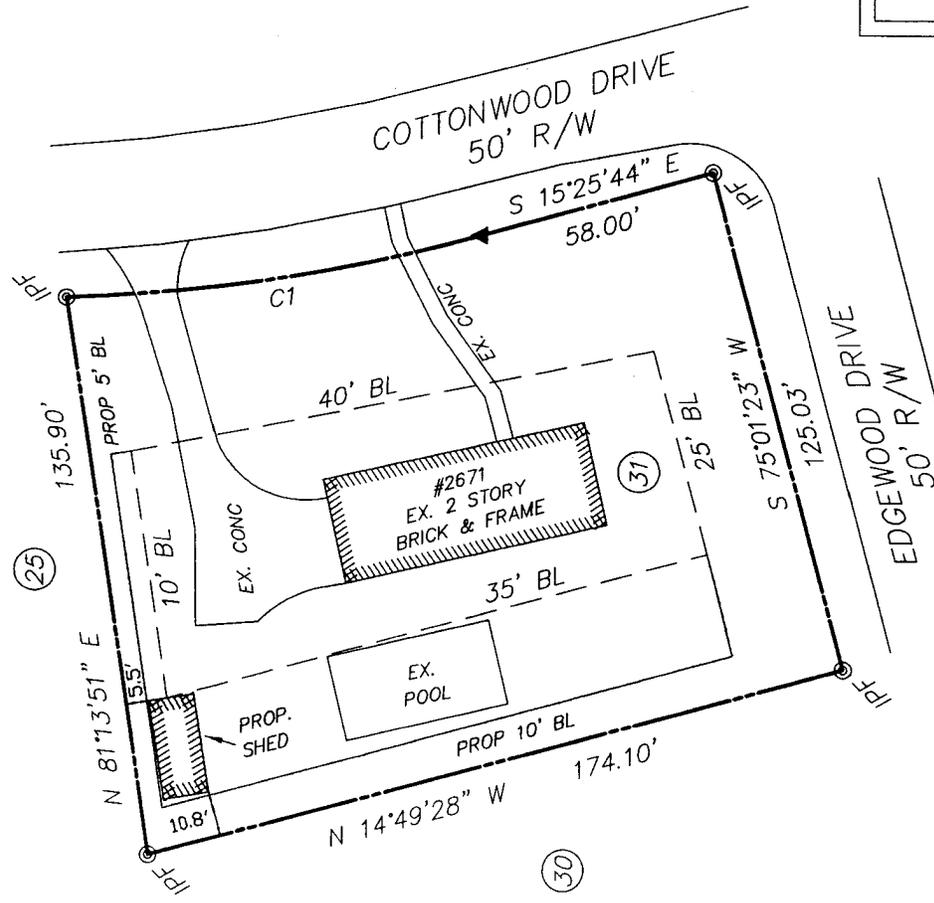
BOUNDARY SURVEY FOR:

ALLGAIER

| | |
|---|---|
| LAND LOT 584 DISTRICT 16 SECTION 2 COBB COUNTY, GA | LOT 31 SECTION 3 PIEDMONT HILLS SUB. PLAT BK 26 PC 98 |
| SCALE 1" = 30' | DATE 06/10/08 |
| PROJECT NO. 20080610 | |

LANDPRO

SURVEYING AND MAPPING, INC
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404.386.2170 PHONE
www.landprosurveying.com



TOTAL AREA
0.486 ACRES



MAGNETIC

APPLICANT: John Allgaier **PETITION NO.:** V-92
PHONE: 770-547-9276 **DATE OF HEARING:** 09-10-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 584
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 16
intersection of Edgewood Drive and Cottonwood Drive **SIZE OF TRACT:** .486 acre
(2671 Cottonwood Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (proposed 288 square foot shed) from the required 35 feet to 5 feet on lot 31.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 6/4/08, a Stop Work Order and Violation Notice was issued for building without a permit.

STORMWATER MANAGEMENT: No significant stormwater management impacts anticipated. The proposed shed location drains forward through the lot to an existing curb inlet on Cottonwood 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**

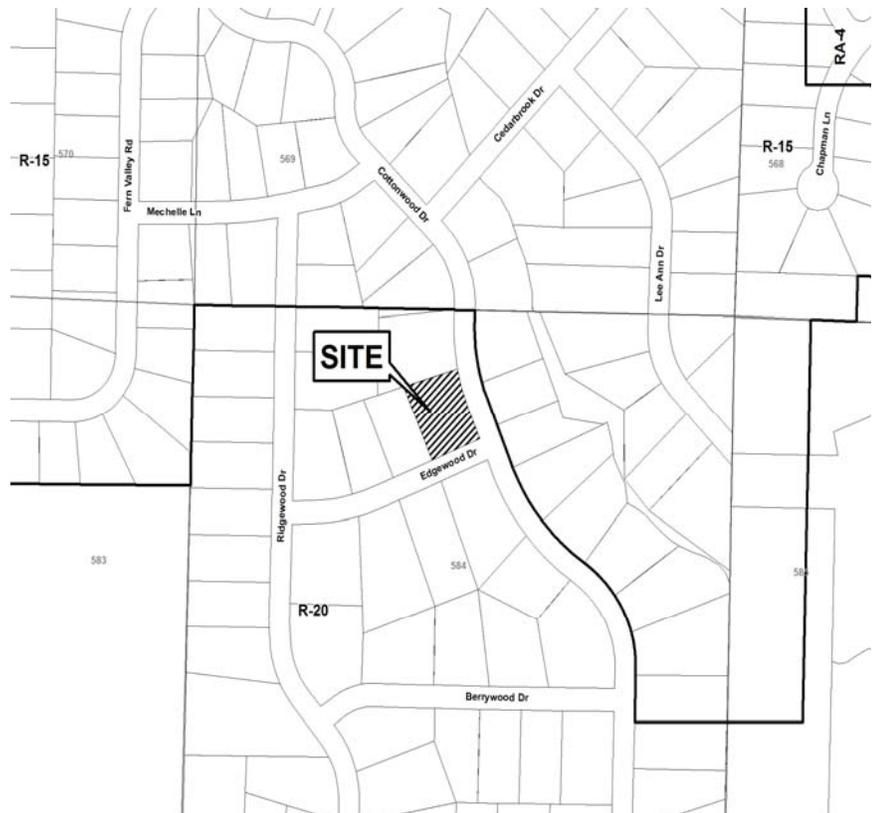
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

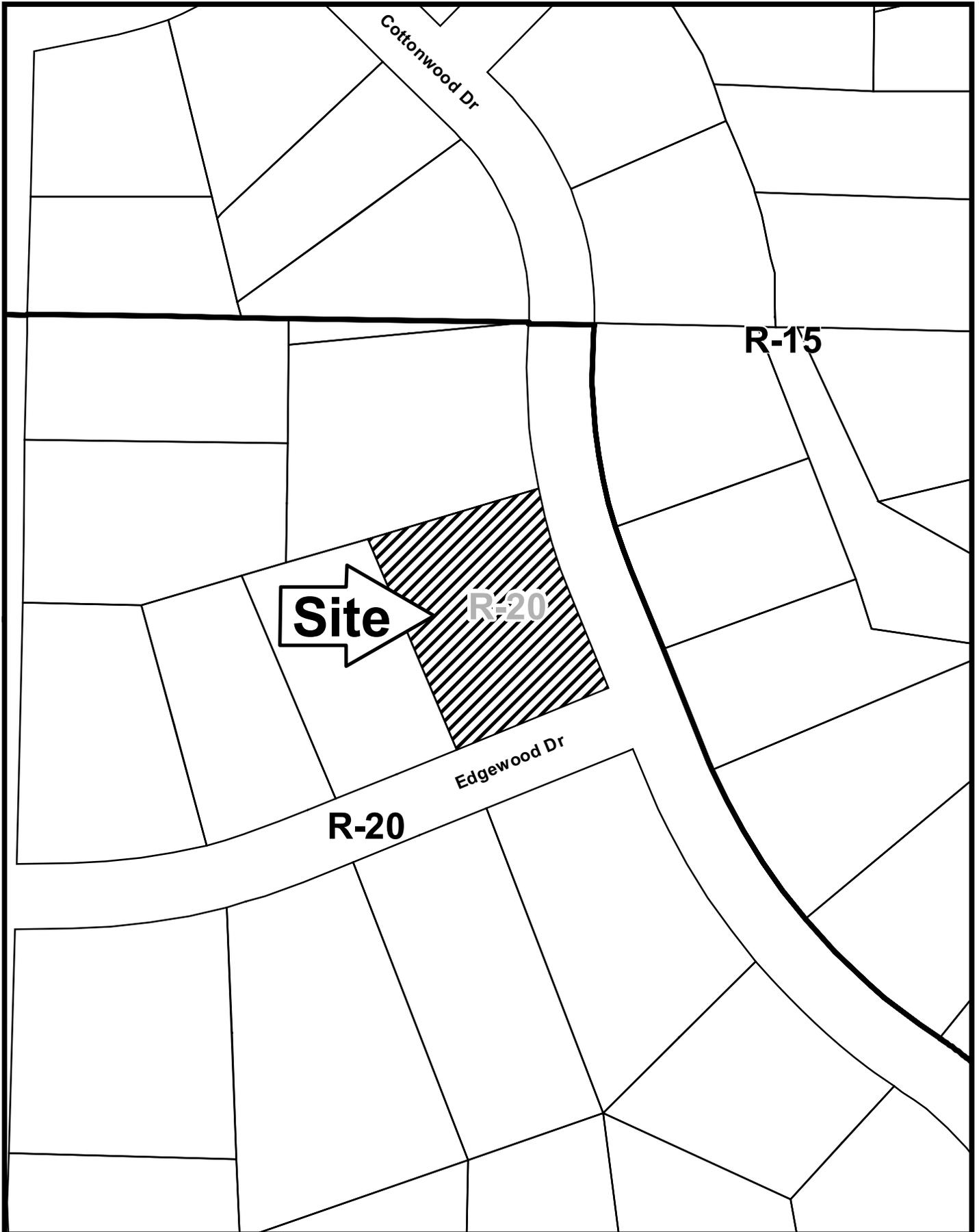
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



V-92



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-92

Hearing Date: 9-10-08

Applicant + John Allgaier Business Phone + 770 547 9276 Home Phone _____

(representative's name, printed)

Address 2671 Cottonwood Dr Marietta, GA 30066
(street, city, state and zip code)

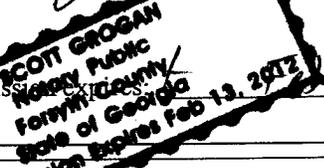
(representative's signature)

Business Phone 770 547 9276 Cell Phone _____

Signed, sealed and delivered in presence of:

+ J Scott Grogan
Notary Public

My commission expires



13, 2012

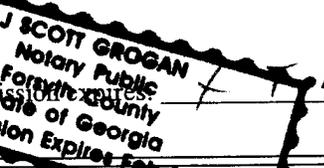
Title Nancy A Williams Business Phone + 404 338 2790 Home Phone _____

Signature Nancy A Williams Address: 4219 Morning Glory Rd, Canton GA 30115
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

+ J Scott Grogan
Notary Public

My commission expires



13, 2012

Present Zoning of Property R-20

Location 2671 Cottonwood Dr, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 584 05 District 16 Size of Tract 0.486 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 0.486 Shape of Property Rectangle Topography of Property Flat Other Rolling

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.

Existing is a corner lot with swimming pool. The only area for a shed is right back corner. Proposed area is ideal for limited visibility and landscaping. The existing 35' building set-back excludes this area. The new shed will be replacing an existing metal building that's rusty and houses pool filter system

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQ FT FROM REQUIRED 3 SET TO 5 FT REAR