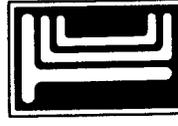




V-97
(2008)

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO.: 13067C0085 F EFFECTIVE DATE: AUGUST 18, 1992 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.



THE RUSSELLE COMPANY
Professional Land Surveyors
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5963
WWW.RUSSELLE.COM

REVISIONS

NO.	DESCRIPTION	DATE

PROJ. NO. C05971
FIELD SURVEY DATE: 4/22/08
PLAT DATE: 5/29/08
SCALE: 1"=40'
FILE C05971.DWG

Plat To Accompany Zoning Variance Application For

JOHN M. LANDMON

LOCATED IN LAND LOT 1221, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 5, PROPERTY OF R. A. & B. F. WHITE RECORDED IN P.B. 12, PG. 172

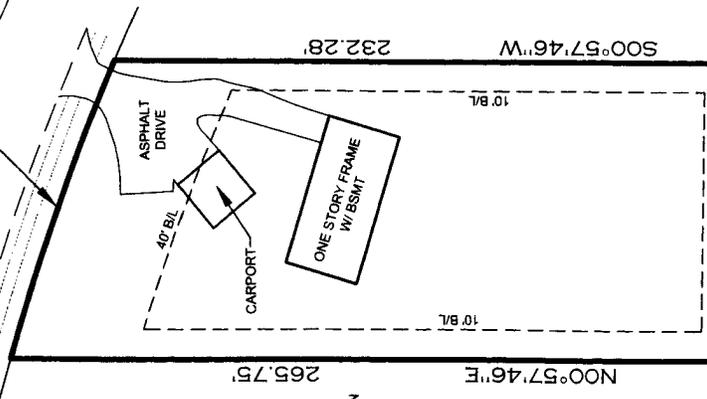
**AREA = 0.57 ACRES
(24,950 SQ. FT.)**

ZONING NOTE:

SUBJECT PROPERTY IS CURRENTLY ZONED R-20. THIS PLAT HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT FOR RECORDING.

NOTE:

THERE MAY BE UNDERGROUND UTILITIES ASSOCIATED WITH THE SUBJECT PROPERTY THAT ARE NOT SHOWN. THIS PLAT IS PREPARED FOR EXCLUSIVE USE BY THE CLIENT. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK. CONTACT THE COBB COUNTY ZONING DEPARTMENT TO VERIFY THE BUILDING LINES SHOWN HEREON.



NIF
PRIVESH A. & SARAH L. AMIN
ZONED R-20

NIF
CLARA PEARL MATHEWS
ZONED R-20

NIF
SUSAN E. & JOSEPH RANDALL MCCOY
ZONED R-20

NIF
JANIS K. THOMAS
ZONED R-20

NIF
VIRGINIA M. ELLIS
ZONED R-20

N88°35'57"W 99.75'



APPLICANT: Kim Landmon **PETITION NO.:** V-97
PHONE: 770-944-7853 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: Parks Huff **PRESENT ZONING:** R-20
PHONE: 770-422-7016 **LAND LOT(S):** 1221
PROPERTY LOCATION: Located on the south side of Clay Road, east of White Boulevard (999 Clay Road). **DISTRICT:** 19
SIZE OF TRACT: .57 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure (existing 342 square foot carport) from the required 40 feet to 35 feet; and 2) allow an accessory structure to the front of the primary structure on lot 5.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: No significant stormwater management impacts anticipated.

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: No conflict.

SEWER: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

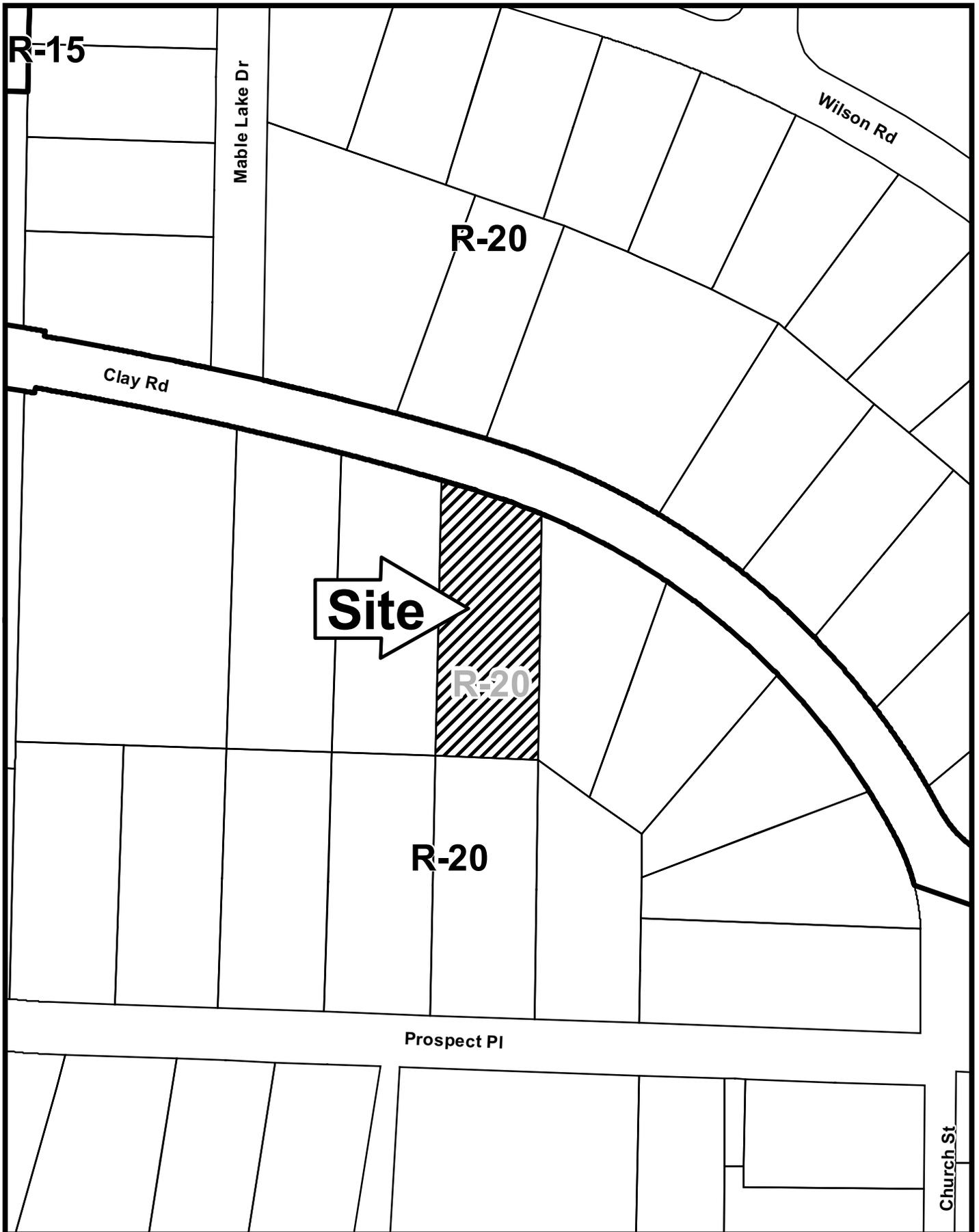
REJECTED **SECONDED**

HELD **CARRIED**

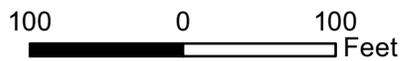
STIPULATIONS:



V-97



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

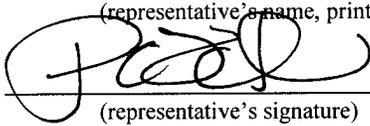
Application for Variance Cobb County

(type or print clearly)

Application No. V-97

Hearing Date: 10-8-08

Applicant Kim Landmon Business Phone 770/944-7853 Home Phone 770/944-7853
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Parks F. Huff Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

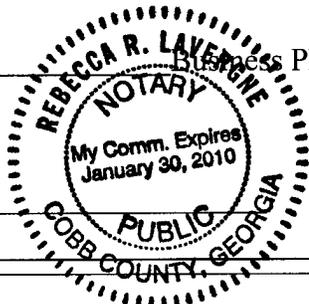
Business Phone 770/422-7016 Cell Phone 770/426-6583

Signed, sealed and delivered in presence of:



Notary Public

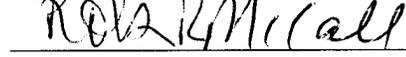
My commission expires: _____



Titleholder John M. Landmon Business Phone 770/944-7853 Home Phone 770/944-7853

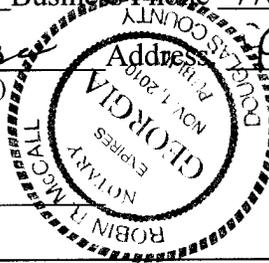
Signature John M. Landmon Address 999 Clay Rd. Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: 11/1/10



Present Zoning of Property R-20

Location 999 Clay Road, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1221 District P46 Size of Tract .57 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 topography and shape of the property in relation to the location of the house and driveway make placement of a covered car port to the rear of the house impractical.

List type of variance requested: Cobb County Code § 134-197 (12) requires that all accessory structures be located behind the primary structure. The Applicant constructed a car port in front of the house to cover a car in a paved turnaround.