

DEED BOOK 55 PAGE 33

PLAT BOOK 55 PAGE 33

PLATTED BY: **NEAL P. STANTIS, JR.**  
**PROFESSIONAL LAND SURVEYOR**  
 No. 2018

OWNER / PURCHASER: **TERRENCE J. EVANS & MARY JANE EVANS**

DATE: 11/11/02

SCALE: 1" = 30'

LAND LOT 146 1st DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT 25 BLOCK E UNIT THREE AREA OF LOT: 20,761 sq. ft.

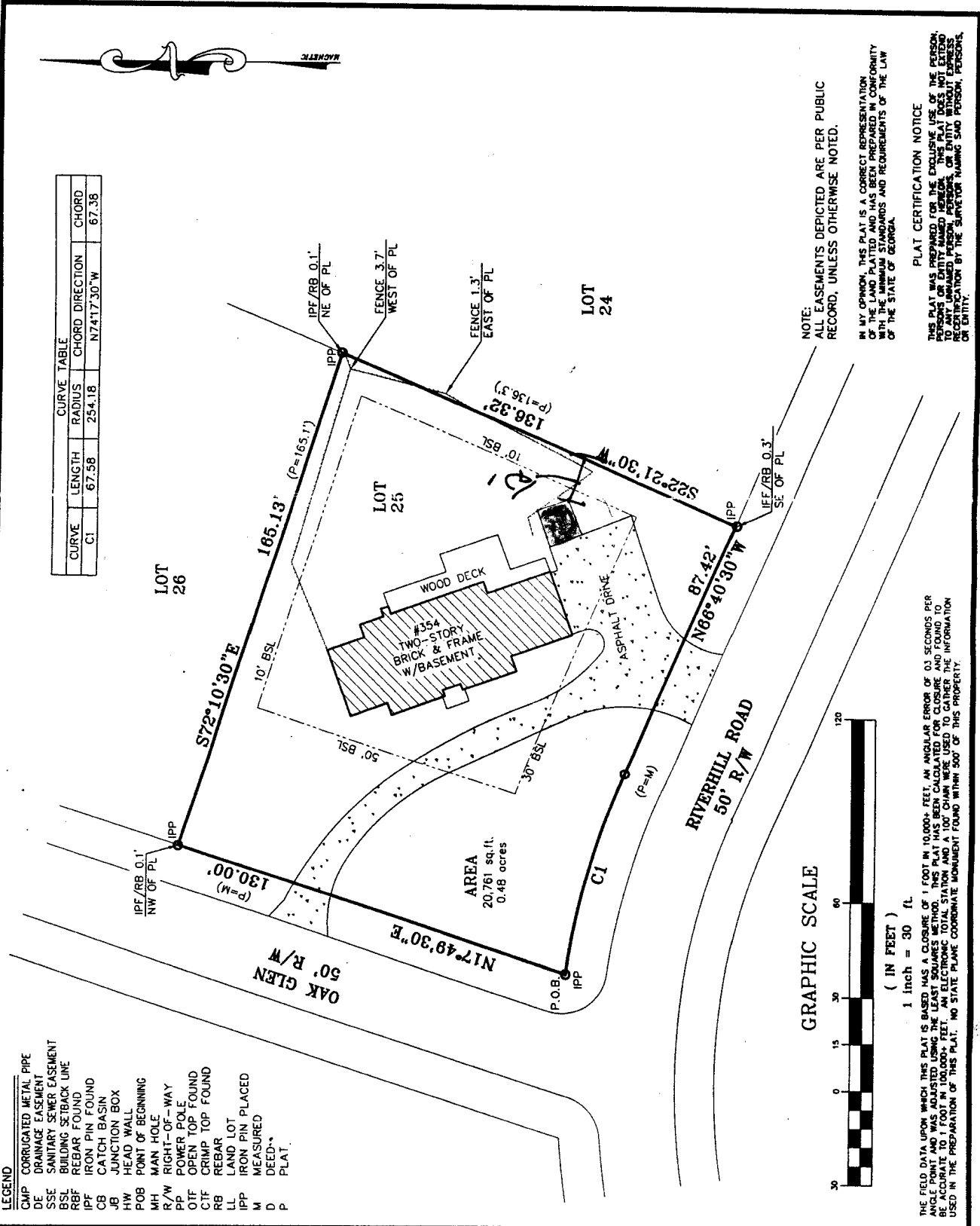
SUBDIVISION RIVERHILL

TO TITLE MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLID LAND SURVEYING COMPANY  
 ANTA, GEORGIA 31139-0993  
 4-9055 FAX (770)794-9052

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:  
**HURLEY & MEYER, LLC**

JOB NUMBER: 02-8198



**APPLICANT:** James K. Wagner, Jr. and Dianna M. Wagner      **PETITION NO.:** V-13  
**PHONE:** 770-973-2792      **DATE OF HEARING:** 02-11-09  
**REPRESENTATIVE:** same      **PRESENT ZONING:** R-20  
**PHONE:** same      **LAND LOT(S):** 146  
**PROPERTY LOCATION:** Located at the northeast      **DISTRICT:** 1  
intersection of Oak Glen and Riverhill Road      **SIZE OF TRACT:** .48 acre  
(354 Oak Glen).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback on lot 25 from the required 35 feet to 12 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If this variance is approved and if a retaining wall is necessary to implement the project, a retaining wall permit must be obtained prior to construction.

**STORMWATER MANAGEMENT:** With the proposed shed, this lot will meet the impervious coverage limit. However, due to the steep site grade, the structure will require a significant sub-wall or need to be built on stilts. Due to the steep grade and close proximity of the adjacent neighbor's home, if this variance is approved, gutters will be required and all roof runoff must be directed to drain down the existing driveway.

**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.

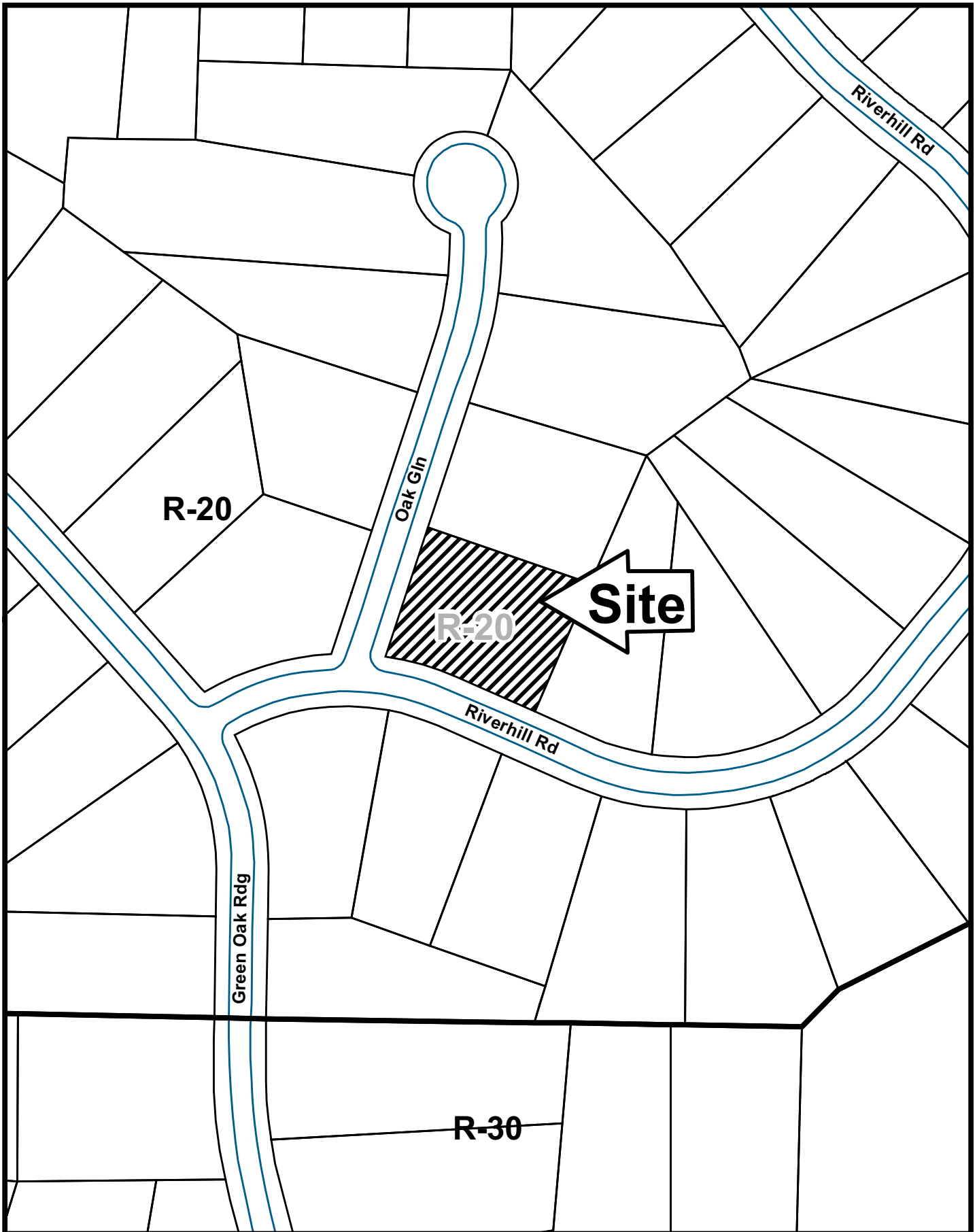
**SEWER:** No conflict.

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

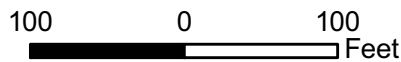
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-13



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)

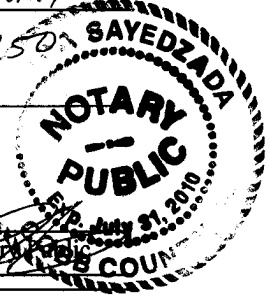
Application No. U-13  
Hearing Date: 2-11-09

Applicant James & Dianna Wagner Business Phone \_\_\_\_\_ Home Phone 770-953-3507

TS Winans Address 4925 Hampton Farms Dr. Marietta 30069  
(representative's name, printed) (street, city, state and zip code)

TS Winans Business Phone 770-973-2792 Cell Phone 404-787-6150  
(representative's signature)

Signed, sealed and delivered in presence of \_\_\_\_\_

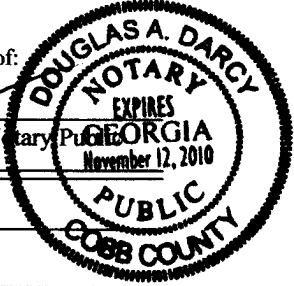


My commission expires: 07/31/2010

Titleholder James & Dianna Wagner Business Phone \_\_\_\_\_ Home Phone 770-973-3507

Signature Dianna Wagner Address: 354 Oak Glen, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of \_\_\_\_\_



My commission expires: November 12 2010

Present Zoning of Property R-20

Location 354 Oak Glen  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 045 #1146 District 1st Size of Tract .5 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.

\* This variance is need in order for the shed to be built.

List type of variance requested: WAIVE THE REAR SETBACK FROM REQUIRED 35FT TO 12FT ON LOT 25.