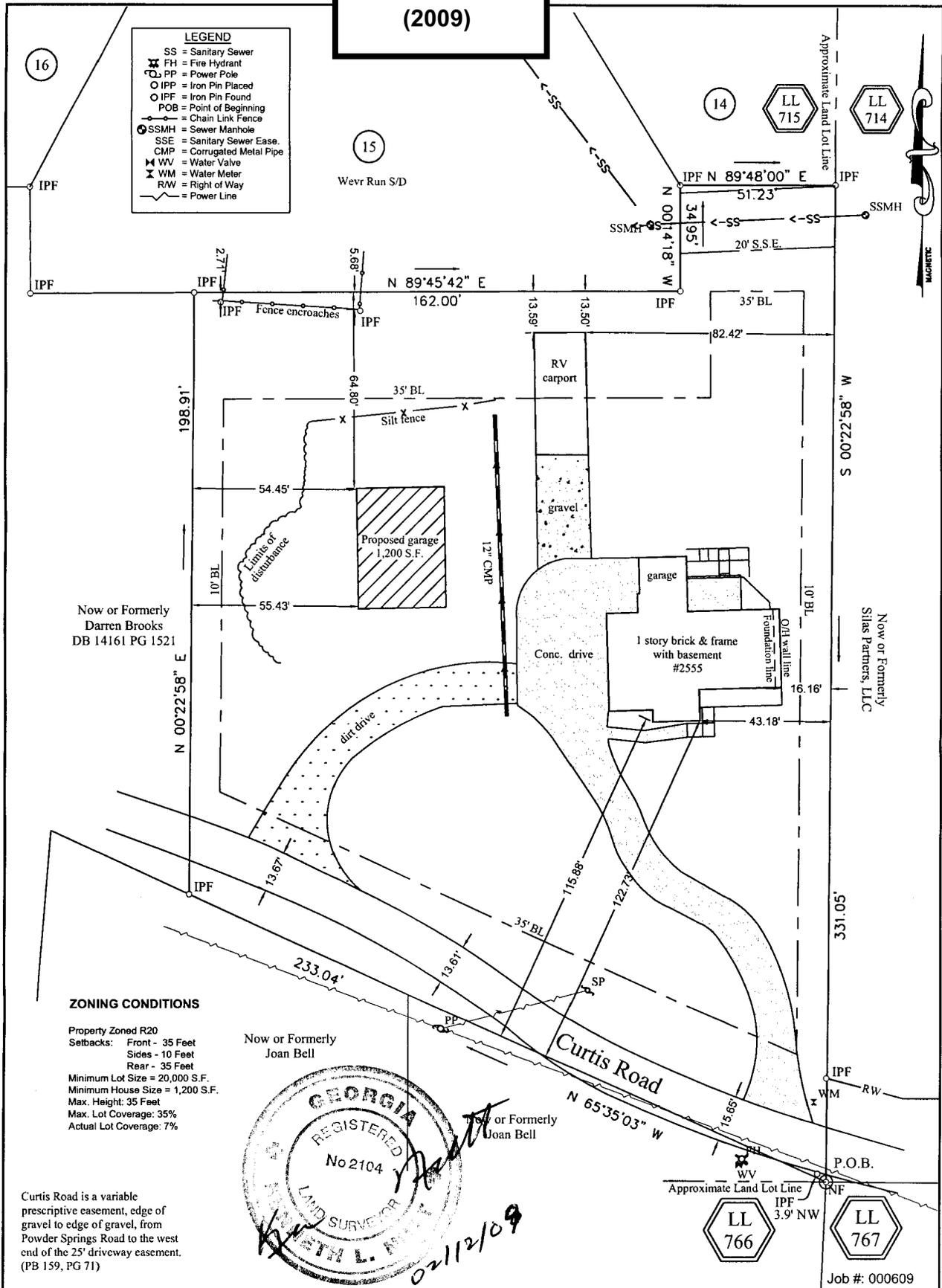


**V-30  
(2009)**

**LEGEND**

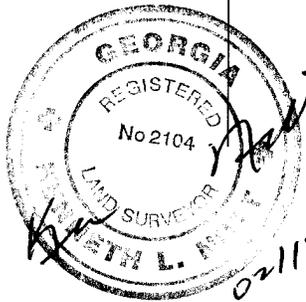
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- CLF = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- CMP = Corrugated Metal Pipe
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- = Power Line



**ZONING CONDITIONS**

Property Zoned R20  
 Setbacks: Front - 35 Feet  
 Sides - 10 Feet  
 Rear - 35 Feet  
 Minimum Lot Size = 20,000 S.F.  
 Minimum House Size = 1,200 S.F.  
 Max. Height: 35 Feet  
 Max. Lot Coverage: 35%  
 Actual Lot Coverage: 7%

Curtis Road is a variable prescriptive easement, edge of gravel to edge of gravel, from Powder Springs Road to the west end of the 25' driveway easement. (PB 159, PG 71)



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 260,041 feet.
- This plat subject to all easements public and private.

**Variance Plat for Bobby Lynn Myer**

2555 Curtis Road  
 Land Lot 714, 19th District, 2nd Sect.  
 Cobb County, Georgia

Area = 54,465 Sq. Ft. (1.25 Acres)

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

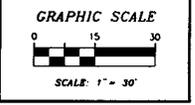
According to F.I.R.M. Community Panel # 130052 0182G, dated 12/16/2008, this property is not located in an area having special flood hazards.

**Perimeter Surveying Co., Inc**  
 1065 Sandtown Road, Marietta, GA 30008  
 Phone: (770) 425-6824 Fax: (770) 425-6768

Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Deed Book: \_\_\_\_\_ Page: \_\_\_\_\_

Computed by: JMC  
 Drawn by: JMC  
 Checked by: KLN

Party Chief: RSN  
 Date Surveyed: 02/09/09  
 Date Drawn: 02/11/09



**APPLICANT:** Bobby L. Myer **PETITION NO.:** V-30  
**PHONE:** 770-434-0052 **DATE OF HEARING:** 04-08-09  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 715  
**PROPERTY LOCATION:** Located on the north side of **DISTRICT:** 19  
Curtis Road, west of Powder Springs Road **SIZE OF TRACT:** 1.25 acres  
(2555 Curtis Road). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 64 feet adjacent to the northern property line and 53 feet adjacent to the western property line; and 2) waive the setback for an accessory structure over 650 square feet (existing 680 square foot RV Carport) from the required 100 feet to 13 feet adjacent to the north property line.

**COMMENTS**

**TRAFFIC:** Recommend a paved driveway apron.

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** If approved, all downspouts on the structure must be discharged to the ground at the structure to maximize the overland flow of roof runoff.

**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.

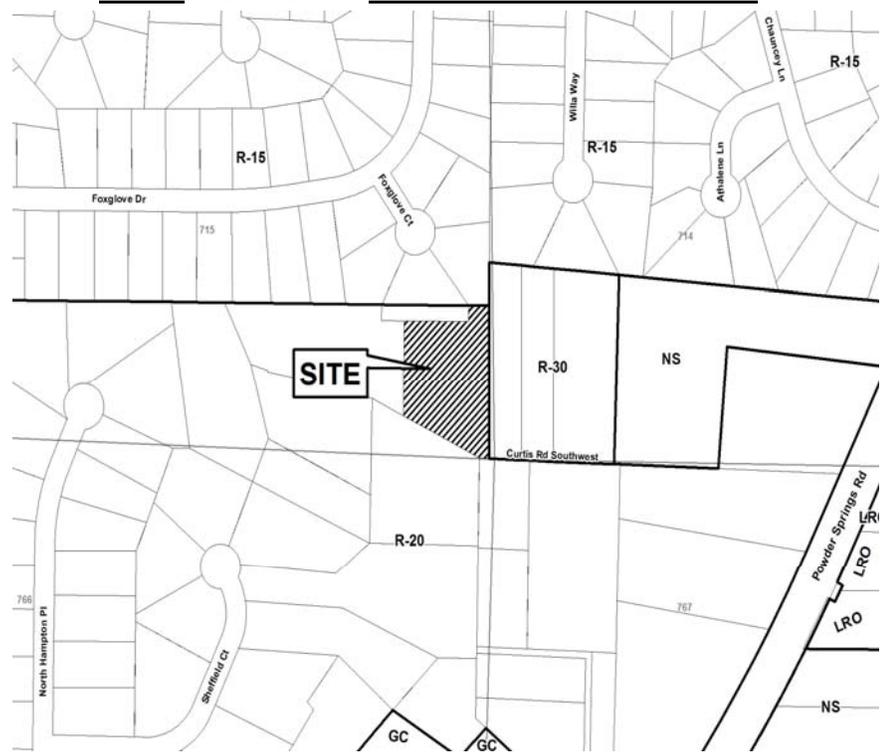
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

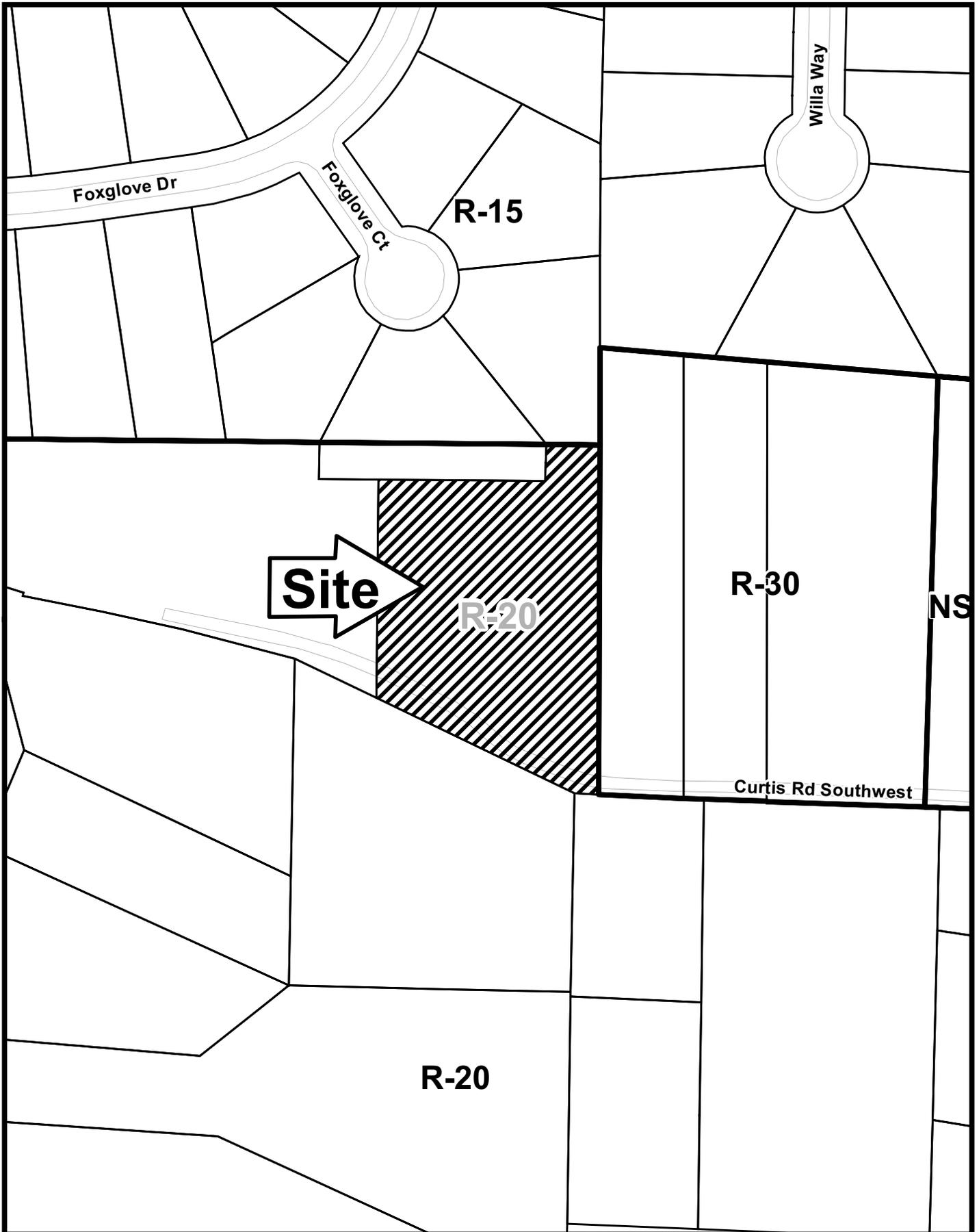
**SEWER:** No conflict.

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

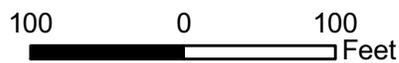
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# V-30



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-30

Hearing Date: 4-8-09

Applicant + Barry L. Myer Business Phone 770 434 0052 Home Phone 770 943 9898

Barry L. Myer Address 2555 Curtis Rd Marietta Ga 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 434 0052 Cell Phone 770 714-9898  
(representative's signature)

Signed, sealed and delivered in presence of:

+ [Signature] Notary Public

Notary Public, Cobb County, Georgia  
My commission expires: February 3, 2011

My commission expires:

Titleholder Barry L. Myer Business Phone 770 434 0052 Home Phone 770 943 9898

Signature [Signature] Address: 2555 Curtis Rd Marietta Ga 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

+ [Signature] Notary Public

Notary Public, Cobb County, Georgia  
My commission expires: February 3, 2011

My commission expires:

Present Zoning of Property R-20

Location 2555 CURTIS ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 82 715 District 19 Size of Tract 1.25 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 HAVE 5 VEHICLES 2 of which are collectors CARS AND I HAVE MOTORCYCLES & A TRAILER THAT I NEED TO PARK INSIDE TO KEEP THEM FROM DEPRECIATION, IT WOULD ALSO HELP THE APPEARANCE OF MY PROPERTY SINCE ALL MY CARS & TRUCKS WOULD BE INSIDE.

List type of variance requested: SIZE & placement of Garage