

V-33
(2009)

CARPORT 0.3' CLEAR
CARPORT

N89°15'18"E 150.15'

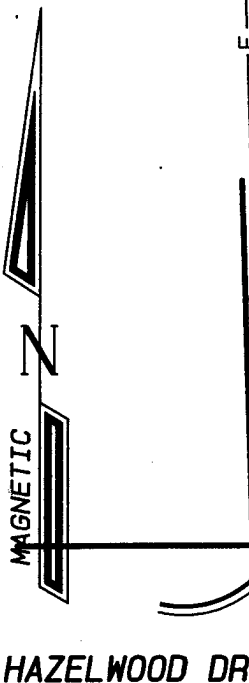
S01°50'18"E 104.69'

N01°49'19"W 92.62'

N89°57'26"W 140.23'

A=16.03;
R=10.01;
Lc=14.37;
N45°53'23"W

1-STORY FR
#15
54.3'



HAMBY RD. 40' R/W

HAZELWOOD DR

HAZELWOOD DR 50' R/W

SURVEY NOTES:

1. EQUIPMENT = TOPCON GTS 303 TOTAL STATION
2. DATE OF SURVEY: 2-12-09
3. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 128G, DATED DECEMBER 16, 2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
4. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

CURRENT ZONING: GC
 MIN. FRONT BL: 40'
 MIN. SIDE BL: 10'
 MIN. MAJOR SIDE BL: 25'
 MIN. REAR BL: 30'

MIN. LOT SIZE: 20,000 SQ. FT.
 ACTUAL LOT SIZE: 15,542 SQ. FT.

GRAPHIC SCALE 1"=40'



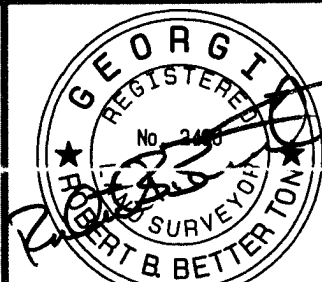
0 40 80 120

REF: PLAT BOOK 9, PAGE 214

BETTERTON
SURVEYING & DESIGN, INC.

LAND SURVEYING,
LAND PLANNING,
SUBDIVISION & COMMERCIAL
SITE DESIGN

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



02-13-09

FINAL SURVEY

LOT #2 BLOCK B
HAMBY ACRES

LOCATED IN: LAND LOT 1243
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
SCALE: 1" = 40FT
DATE: 2/13/2009
PREPARED FOR:

WILLIAM B. BARBEE

5785

APPLICANT: William B. Barbee **PETITION NO.:** V-33
PHONE: 770-386-8738 **DATE OF HEARING:** 05-13-09
REPRESENTATIVE: same **PRESENT ZONING:** GC
PHONE: same **LAND LOT(S):** 1243
PROPERTY LOCATION: Located at the northeast **DISTRICT:** 16
intersection of Hamby Road and Hazelwood Drive **SIZE OF TRACT:** .356 acre
(15 Hamby Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the lot size from the required 20,000 square feet to 15,542 square feet; and 2) waive the side setback from the required 25 feet to 17 feet adjacent to the southern property line.

COMMENTS

TRAFFIC: Recommend paved driveway aprons.

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: There is limited stormwater infrastructure in this older residential neighborhood. If this variance is approved to allow commercial use of this property, any increase in impervious area needed to provide adequate parking will need to be approved by the Stormwater Management Division. Any additional runoff must be directed to the northeast corner of the site away from adjacent homes and will likely require some type of stormwater measure to mitigate offsite impacts.

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: City of Marietta Service Area.

SEWER: City of Marietta Service Area.

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

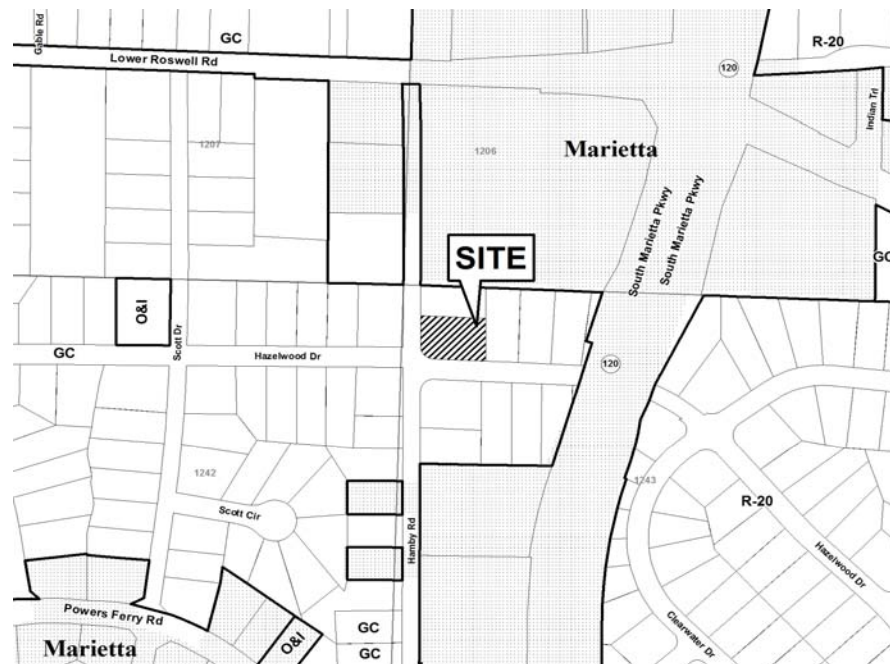
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Cobb County Fire and Emergency Services

Applicant Name: William B. Barbee

Petition Number: V-33

Date: April 3, 2009

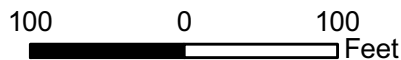
Fire Marshal Comments



Fire Hydrant-Commercial: Fire hydrant within 500 feet of most remote part of structure.

Must Obtain a Certificate of Occupancy through the Cobb County Fire Marshal's Office



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-33

Hearing Date: 5-13-09

Applicant William B. Barbee

Business Phone 770-380-8738

Home Phone 770-380-6667

William B. Barbee

(representative's name, printed)

Address

Church St. Cartersville, GA 30120

(street, city, state and zip code)

William B. Barbee

(representative's signature)

Business Phone

770-380-8738

Cell Phone 770-655-0391

Signed, sealed and delivered in presence of:

J. Heath

Notary Public

My commission expires: 5/30/09

Titleholder William B. Barbee

Business Phone 770-380-8738

Home Phone 770-380-6667

Signature

William B. Barbee

(attach additional signatures, if needed)

Address

West Church St. Cartersville, GA 30120

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

J. Heath

Notary Public

My commission expires: 5/30/09

Present Zoning of Property

GC

Location

15 Hamby Rd

(street address, if applicable; nearest intersection, etc.)

Land Lot(s)

19

1243

District

16

Size of Tract

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.

Set Back Variance & Lot Size

We would not be able to open our office

List type of variance requested:

1) WAIVE THE LOT SIZE FROM 20,000 TO 15500 SQFT 2) WAIVE SIDE SIDE FROM 25FT TO 17FT