

V-57
(2009)

PLAT TO ACCOMPANY VARIANCE APPLICATION FOR

JEAN SANTOS

LOCATED IN LAND LOT 721, 17TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
BEING LOT 64, FREYWOOD ESTATES

AREA = 17,605 SQ. FT.

NOTES:
THIS PLAT IS BASED ON A PREVIOUS SURVEY PLAT
FOR JEAN SANTOS PREPARED BY CRUSSELLE
RAKESTRAW & ASSOCIATES DATED OCT. 9, 1991.
NO NEW FIELD WORK HAS BEEN PERFORMED AT
THIS TIME
NO CEMETERIES OR WETLANDS EXIST ON THIS PROPERTY.

REFERENCE SUBDIVISION PLAT:
PLAT OF FREYWOOD ESTATES PREPARED BY J. P. PHILLIPS
DATED AUG. 24, 1983

FLOOD STATEMENT

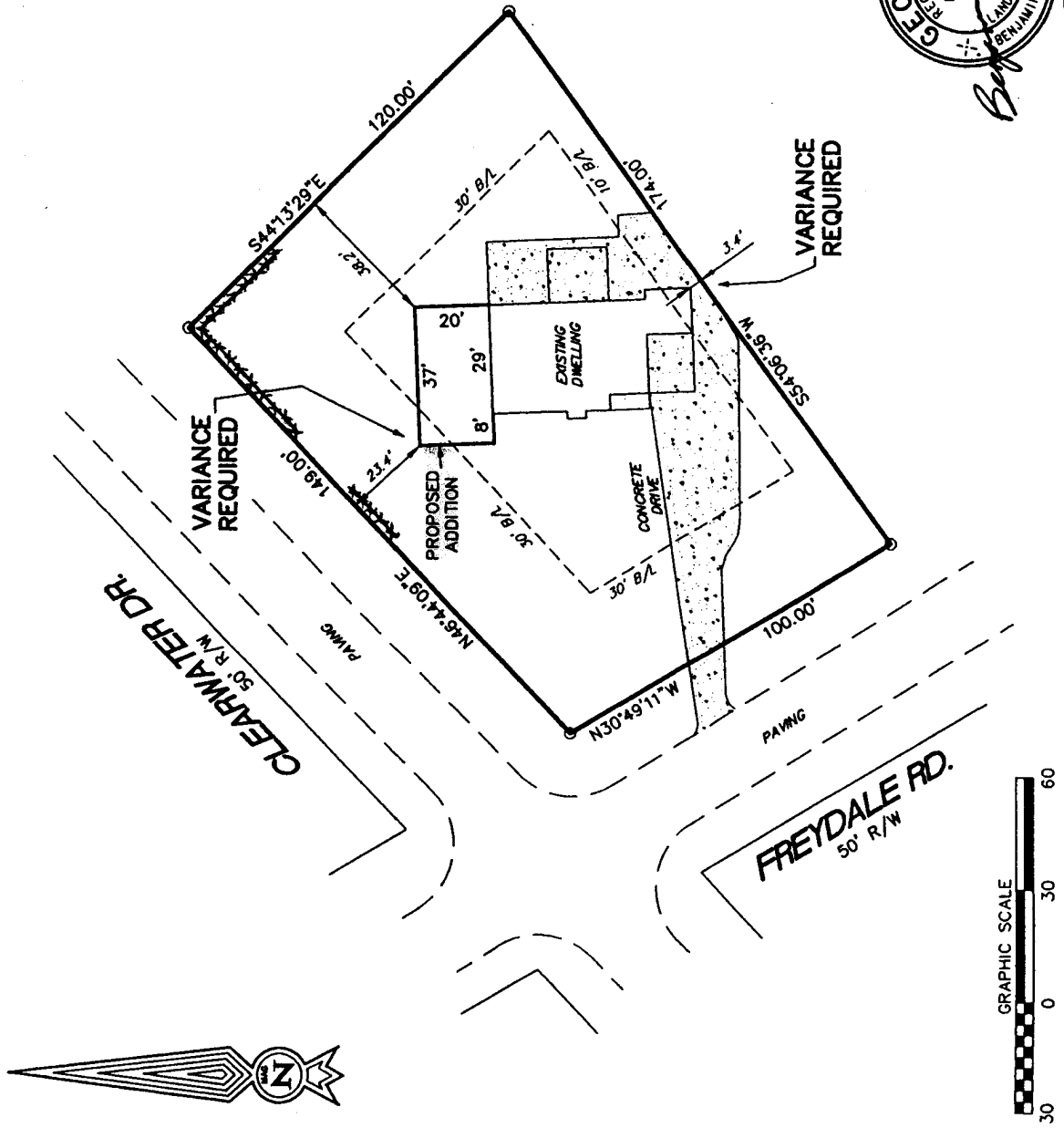
I HAVE THIS DATE EXAMINED THE FLOOD
INSURANCE RATE MAPS, COMMUNITY
EFFECTIVE DATE: AUGUST 18, 1992
THE MAP GRAPHICALLY DEPICTS THE SUB-
PROPERTY TO LIE IN ZONE: "X"
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100
YEAR FLOOD PLAIN.

DATE	DESCRIPTION

THE **CRUSSELLE**
COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GA 30064
(770) 931-5903
E-MAIL: GCRUSSELLER @ MINDSPRING.COM
PROJ. NO. 004619 FILE: 004619
FIELD SURVEY DATE: N/A
PLAT DATE: 9-13-00 SCALE: 1"=30'



Benjamin W. Crusselle
 GEORGIA REGISTERED
 No. 2841
 LAND SURVEYOR
 BENJAMIN W. CRUSSELLE
 9-14-00



APPLICANT: Jean Michaels **PETITION NO.:** V-57
PHONE: 770-973-3702 **DATE OF HEARING:** 07-08-09
REPRESENTATIVE: Jean Michaels **PRESENT ZONING:** R-20
PHONE: 770-973-3702 **LAND LOT(S):** 721
PROPERTY LOCATION: Located at the southeasterly **DISTRICT:** 17
intersection of Freydale Road and Clearwater Drive **SIZE OF TRACT:** 0.40 acre
(2181 Freydale Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the major side setback from the required 25 feet to 23 feet for lot 64; 2) waive the side setback adjacent to the southerly property line from the required 10 feet to 3 feet; and 3) waive the maximum height of a wall adjacent to a public road from 6 feet to 9 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: A retaining wall permit is required if any portion of the wall retains 30 inches of earth. Proposed addition will require a building permit and inspections if variance is approved. 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 are no apparent drainage issues associated with the building encroachments and adequate drainage appears to have been provided around and through the masonry walls. No significant stormwater management impacts are 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: 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** _____

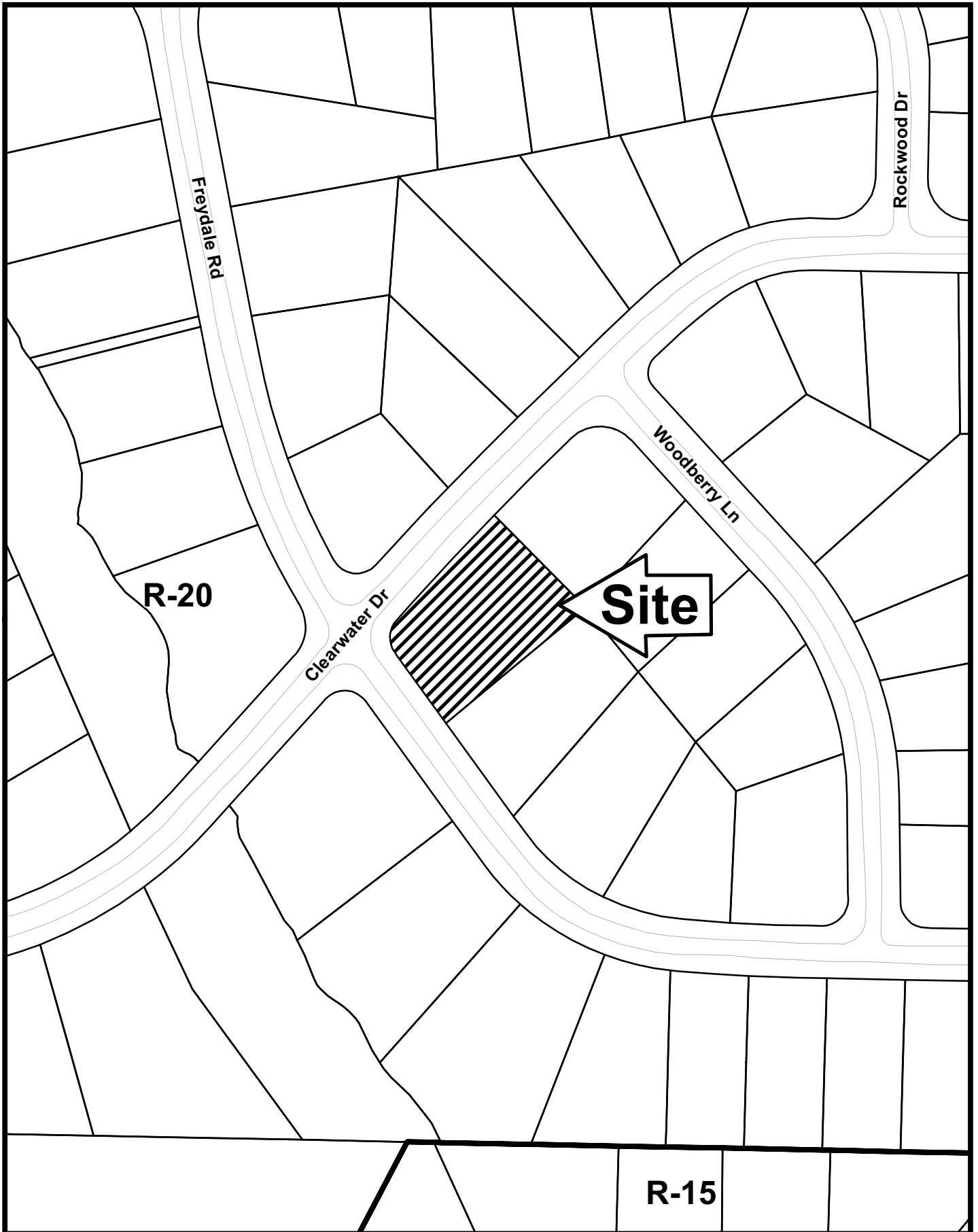
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

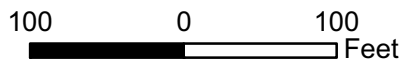
STIPULATIONS: _____





V-57



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-57

Hearing Date: 7-8-09

Applicant JEAN MICHAELS Business Phone _____ Home Phone 770-973-3702

Address _____
(representative's name, printed) (street, city, state and zip code)

Jean S. Michaels Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

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

J. Bowen
Notary Public

Titleholder JEAN MICHAELS Business Phone _____ Home Phone 770-973-3702

Signature Jean S. Michaels Address: 2181 FREYDALE ROAD
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

J. Bowen
Notary Public

Present Zoning of Property R-20

Location 2181 FREYDALE ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P77 721 District 17 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.

A RETAINING WALL IS NEEDED FOR A LEVEL GARDEN.

List type of variance requested: WAVE THE HEIGHT OF A RETAINING WALL FROM THE MAXIMUM ALLOWABLE OF 6FT TO 9FT

NOTE: See Exhibit "A" for pictures.

