

# *Final Plan Revision 3* COLLINS PROPERTYSUBDIVISIONUNIT 3

LOCATED IN LAND LOT 248, 17TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
BEING LOT 6, COLLINS PROPERTY SUBDIVISION, UNIT 3  
P.B. 54, PG. 63

**TOTAL AREA = 1.376 ACRES**  
**(59,930 SQ. FT.)**

#### REVISION NOTE:

THIS PLAN SUPERSEDES A PORTION OF THE PLAN  
RECORDED IN P.B. 54, PG. 63. THE PURPOSE OF THIS  
REVISION IS TO CORRECT THE PLAN TO REFLECT  
THE EXISTING ZONING REQUIREMENTS AND PROVIDE  
A 10' PRIVATE SANITARY SERVICE EASEMENT FOR LOT  
6 FOR SEWER SERVICE CONNECTION.

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY  
COBB COUNTY WATER SYSTEM  
COBB COUNTY BOARD OF COMMISSIONERS  
FILED IN OFFICE  
RECORDED IN P.B. \_\_\_\_\_ PAGE \_\_\_\_\_  
CLERK, COBB COUNTY SUPERIOR COURT

#### ZONING NOTES:

THE SUBJECT PROPERTY IS ZONED R-20 (ADOPTED  
12/23/1972)  
SETBACKS:  
FRONT: 35'  
SIDE: 35'  
REAR: 35'

#### NOTE:

IT IS THE OWNER'S DEVELOPER'S RESPONSIBILITY TO  
ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES  
TO PREVENT EROSION AND SEDIMENTATION FROM THE PROJECT  
DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE  
RESTORED TO ORIGINAL OR BETTER CONDITION. THE COBB COUNTY  
AGENCY TO OBTAIN THE COBB COUNTY COMMUNITY DEVELOPMENT  
CONTROL ORDINANCE FOR ANY PROJECT WITH A DISTURBED AREA OF  
ONE (1) ACRE OR MORE SHALL BE REVIEWED BY THE COBB COUNTY  
GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPCD) AND THE LOCAL  
ISSUING AUTHORITY.

#### SIGHT DISTANCE NOTE:

ENGINEER/SURVEYOR CERTIFIES THAT THE MINIMUM INTERSECTION AND  
STOPPING SIGHT DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE  
APPROXIMATE LIMIT OF 100 YEAR FLOOD  
EL. 917.4

#### ADDITIONAL REFERENCES:

PLAT OF SURVEY FOR LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,  
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2035, 2036, 2037, 2038, 2039,

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 144 square feet (existing 228 square foot metal awning) from the required 10 feet to zero feet adjacent to the north property line; 2) allow an accessory structure to the side of the primary structure (existing metal awning south of the house); and 3) allow an accessory structure to the front and side of the primary structure (existing 650 square foot out building).

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

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. If the property is to be divided as shown, a plat revision must also be recorded to reflect that change. 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:** A significant portion of the existing lot is located within the 100 year floodplain including the existing outbuilding. Although there is sufficient area above the floodplain to create a second buildable lot, this parcel is also encumbered by the breach zone of the dam located immediately upstream. Subdivision of this parcel should be subject to a dam-break analysis to determine the breach zone of the upstream 1.2 acre private lake and sufficient area to locate a structure above the breach zone.

**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:** Existing 650 square foot building is encroaching county sewer easement. However, a Hold Harmless Agreement has been recorded and this is satisfactory.

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

**APPROVED**\_\_\_\_\_ **MOTION BY**\_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

**STIPULATIONS:**\_\_\_\_\_



# V-71

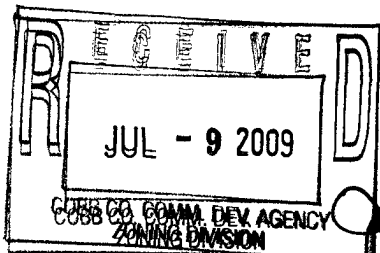


This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100  
Feet



 City Boundary  
 Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-71

Hearing Date: 9-10-09 (THURS)

Applicant MIRILYN EBERHART Business Phone \_\_\_\_\_ Home Phone 770-819-0063

(representative's name, printed)

Address 4730 GAMBRELL ROAD MABLETON GA 30126  
(street, city, state and zip code)

(representative's signature)

Business Phone \_\_\_\_\_

Cell Phone \_\_\_\_\_

My commission expires: 19 JAN 2013

Signed, sealed and delivered in presence of:

DAVID L HUMAN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA

Titleholder MIRILYN EBERHART Business Phone NONE Home Phone 770-819-0063

Signature Mirilyn Eberhart Address: 4730 GAMBRELL ROAD  
(attach additional signatures, if needed) (street, city, state and zip code) MABLETON, GA. 30126

Signed, sealed and delivered in presence of:

DAVID L HUMAN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA

My commission expires: 19 JAN 2013

Present Zoning of Property RESIDENTIAL R 20

Location NICKATAK ROAD & GAMBRELL RD SE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 246 District 17 Size of Tract 1.376 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.

LOT CANNOT BE SPLIT UNLESS ZONING VARIANCE IS GIVEN - CHANGING THE PROPERTY LINES WILL CAUSE ANY GRANDFATHERING TO BE LOST

List type of variance requested: TWO METAL AWINGS AND OUTBUILDING  
NEED APPROVED ZONING VARIANCES