

V-10
(2010)

N/F
John Lucas

N/F
Carlton F. Neville

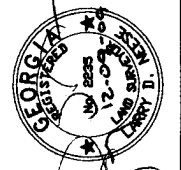
Area
63,213.8 Sq. Ft.
1.451 Acres

Property Survey For

Tina G. Lyons and Arnold Guest
North Half of Lot 8 Block 3 Huntington Woods Subdivision
and a 1/8 Acre Parcel in Land Lot 853
Deed Book 8034 Page 531
LAND LOT: 859 & 860 PLAT BOOK: 25
DISTRICT: 16th PAGE: 23
COUNTY: Cobb CHKCD: LDN
STATE: Georgia SECTION: 2nd
DATE: Nov. 3, 2009 SCALE: 1" = 40'

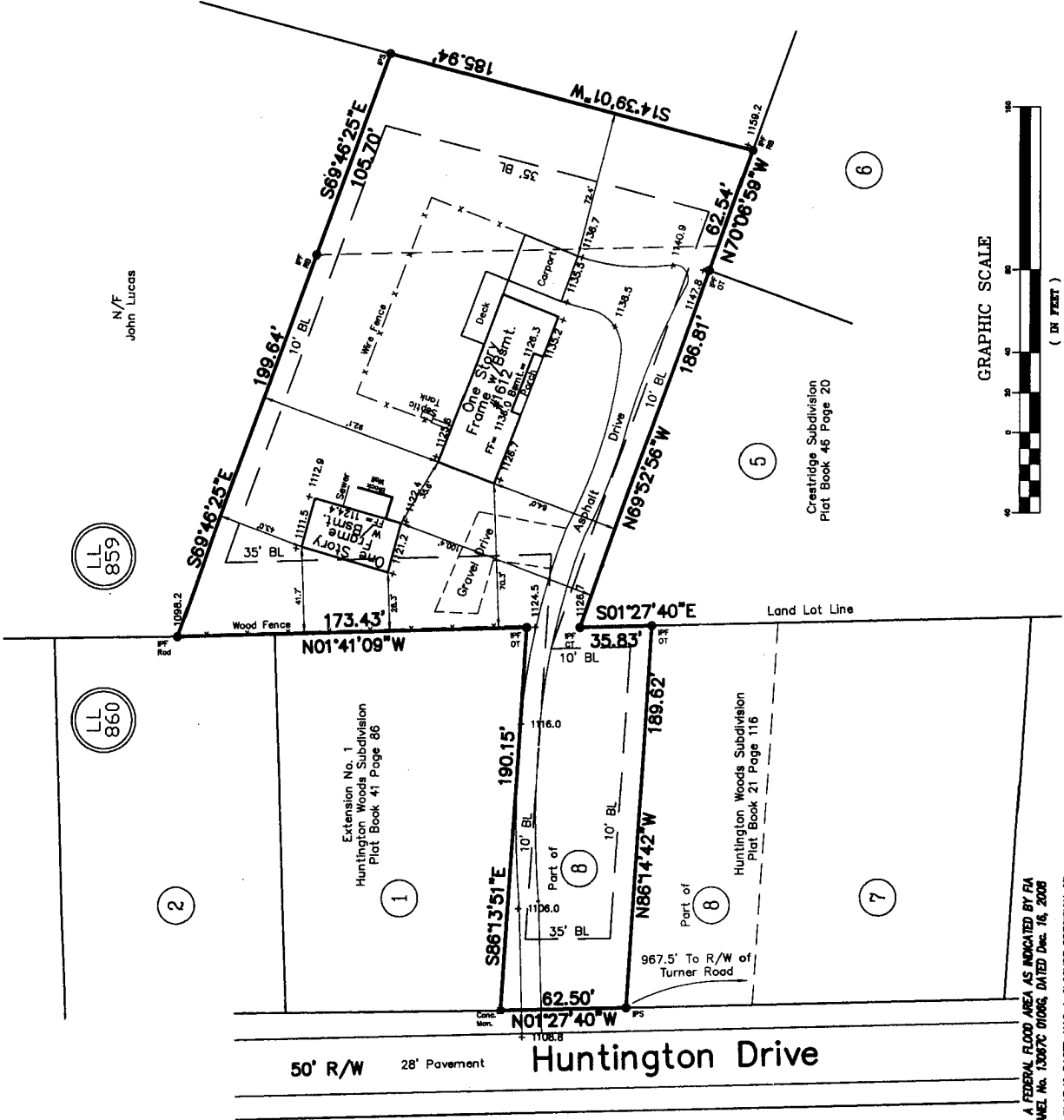
WEST GEORGIA SURVEYORS, INC.
ENGINEERS PLANNERS SURVEYORS

731 Sandtown Road
Marietta, Georgia 30008
(770) 428 - 2122
Fax (770) 422 - 9178



Revised Dec. 09, 2009
Revised Nov. 17, 2009

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL No. 13097C 0106G, DATED Dec. 16, 2008
 THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,824 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING CONGRESS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 EQUIPMENT UTILIZED: ANGULAR: SOKKIASET10R. LINEAR: SOKKIASET10R.
 UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

APPLICANT: Tina G. Lyons **PETITION NO.:** V-10
PHONE: 770-427-8466 **DATE OF HEARING:** 02-10-10
REPRESENTATIVE: Jean E. Johnson **PRESENT ZONING:** R-20
PHONE: 770-427-8466 **LAND LOT(S):** 859, 860
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 16
Huntington Drive, north of Turner Road **SIZE OF TRACT:** 1.451 acres
(1612 Huntington Drive). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 28 feet; 2) waive the public road frontage from the required 75 feet to 62 feet; 3) waive the maximum length of a breezeway from the required 25 feet to 36 feet; and 4) allow an accessory structure (existing carport) to be to the side of the primary structure.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: The Building Department issued a Stop Work Order and Notice of Violation for building without a permit. If the Variance is approved, a permit must be obtained and inspections will be required for all concealed work. If this variance request is approved, a plat revision must be recorded reflecting the revised setback. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. Also, the plat must combine parcels 16085900400 and 16085900190, and the Tax Assessor's office must be apprised of the parcel combination. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater impacts 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: 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.

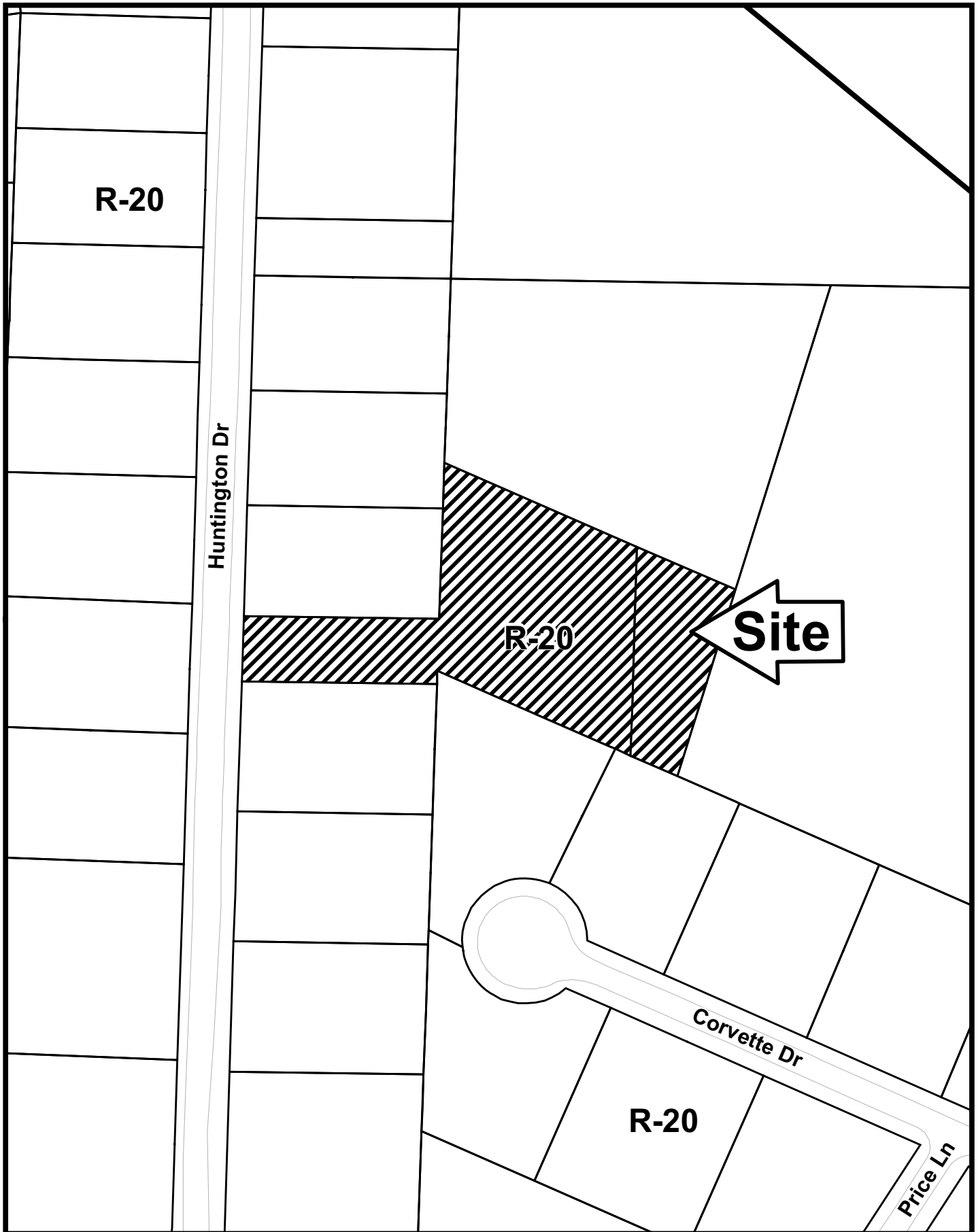
SEWER: No conflict; available.

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

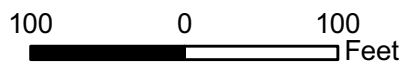
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





V-10



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)

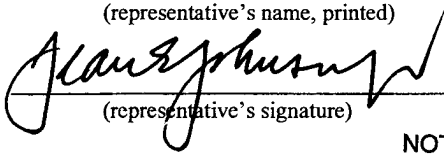
Application No. V-10
Hearing Date: February 10, 2010

Applicant Tina G. Lyons Business Phone _____ Home Phone _____

Jean E. Johnson Address 305 Lawrence Street, Marietta, GA 30060

(representative's name, printed)

(street, city, state and zip code)

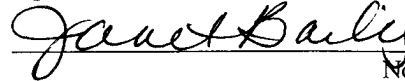


Business Phone 770-427-8466 Cell Phone _____

(representative's signature)

NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
FEBRUARY 8, 2013

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

Titleholder Tina G. Lyons Business Phone _____ Home Phone _____

Signature *Tina G. Lyons* Address: _____
1/k/a Tina L. Guest
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
FEBRUARY 8, 2013

Present Zoning of Property Residential R-20

Location 1612 Huntington Drive, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 859 and 860 District 16th Size of Tract 1.451 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.

Destruction of a one story dwelling due to encroachment of a corner thereof into the front setback.

List type of variance requested: To reduce the front setback distance from 35 feet to 28 feet

2) WAIVE THE PUBLIC ROAD FRONTAGE FROM REQUIRED 75 FT TO 62 FT 3) ALLOW THE LENGTH OF A BREEZEWAY TO BE 36 FT.

