

V-35  
(2010)

# PLAT OF SURVEY FOR EDWARD W. HARRIS GERALDINE D. HARRIS

LOCATED IN LAND LOT 362, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
BEING LOT 17, LOCKWOOD, RECORDED IN  
PLAT BOOK 134, PAGE 55  
5246 LOCKWOOD LANE

AREA = 0.514 ACRES  
22,398 SQ. FT.

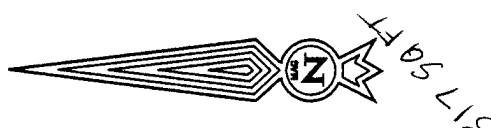
### ZONING NOTES:

PROPERTY IS ZONED R20  
SETBACKS:  
FRONT: 35'  
REAR: 35'  
SIDE: 10'  
MAJOR SIDE: 25'

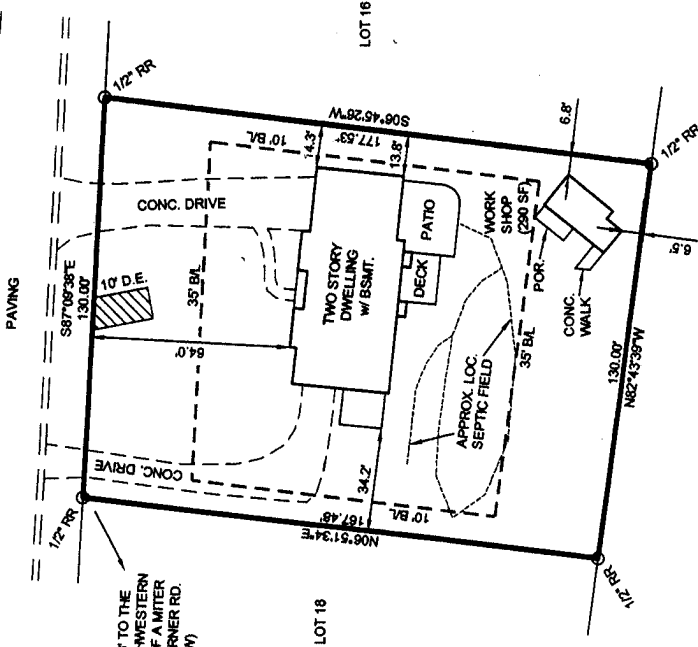


DATE	DESCRIPTION	REVISIONS

THE **RUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2991 POWDER SPRINGS ROAD  
MARIETTA, GA 30067  
E-MAIL: GORUSSELLER@MINDSPRING.COM  
PROJ. NO. C03209 - Lot 17.DWG  
FIELD SURVEY DATE: 3/3/2010  
PLAT DATE: 3/4/2010  
SCALE: 1" = 40'



LOCKWOOD LANE  
50' R/W



### FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067000876 EFFECTIVE DATE: DECEMBER 16, 2008 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: 'X' THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

### TECHNICAL DATA

TRAVERSE PRECISION: 1/31,391  
ANGLE ERROR: 2 SEC/ANG  
SURVEY ADJUSTMENT: LEAST SQUARES  
EQUIPMENT: TOPCON: GTS 503  
PLAT PRECISION: 1/545,575

### LEGEND

- CORNER MONUMENTATION:
  - = IRIS CORNER SET WITH A 1/2" STEEL REINFORCING ROD
  - = CORNER FOUND
  - △ = UNMONUMENTED CORNER
  - ⊙ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X - X = FENCE LINE
- RR = STEEL REINFORCING ROD
- OTF = OPEN TOP WATER PIPE
- CTP = CRIMPED TOP WATER PIPE
- PP = POWER POLE = Ⓢ
- CL = CENTERLINE = ---
- BL = BUILDINGLINE = ---
- RM = RIGHT OF WAY = ---
- L.L.L. = LAND LOT LINE = ---
- WATER MAINS = --- W --- W --- W
- OVERHEAD POWER LINES = --- E --- E --- E
- GAS MAINS = --- G --- G --- G
- SANITARY SEWER MAIN = --- S --- S --- S
- NF = NOW OR FORMERLY OWNED BY
- NSAB = NAIL SET AT BASE
- DE = DRAINAGE EASEMENT

**APPLICANT:** Edward Harris **PETITION NO.:** V-35  
**PHONE:** 770-439-5238 **DATE OF HEARING:** 05-12-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 362  
**PROPERTY LOCATION:** Located on the south side of Lockwood Lane, east of Corner Road (5246 Lockwood Lane). **DISTRICT:** 19  
**SIZE OF TRACT:** .514 acre **COMMISSION DISTRICT:** 1

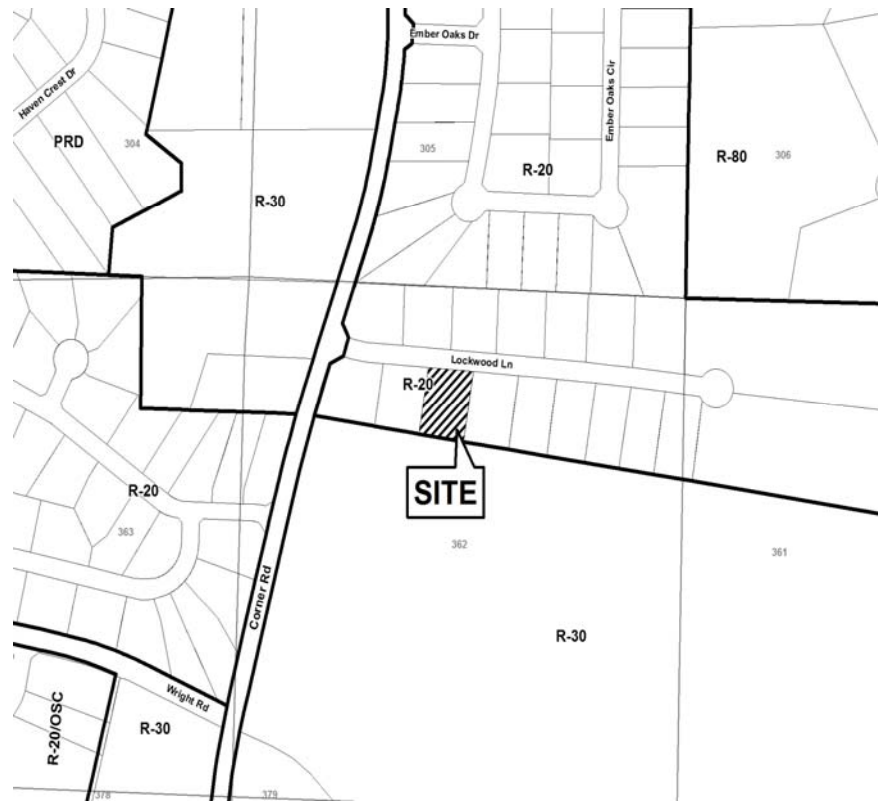
**TYPE OF VARIANCE:** Waive the side setback for an accessory structure over 144 square feet (317 square foot existing shed) from the required 10 feet to 6 feet adjacent to the eastern property line and the rear setback from the required 35 feet to 6 feet on lot 17.

**COMMENTS**

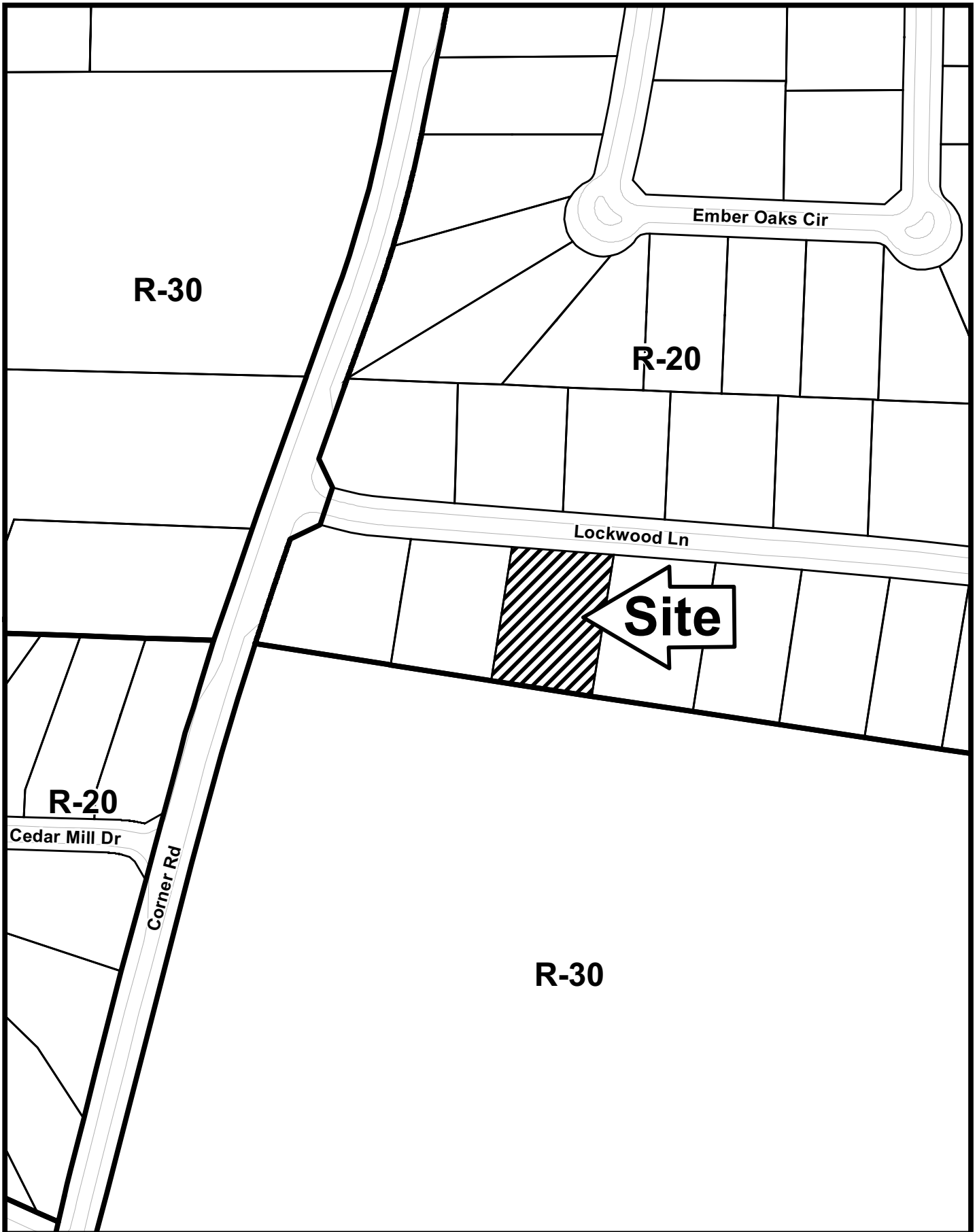
**TRAFFIC:** This request will not have an adverse impact on traffic.  
**DEVELOPMENT & INSPECTIONS:** A permit will be required for the structure if the variance is approved.  
**STORMWATER MANAGEMENT:** No apparent stormwater management impacts anticipated. Entire lot drains to existing curb inlet located within the right-of-way at front of lot.  
**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 \_\_\_\_\_

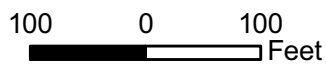
**BOARD OF APPEALS DECISION**  
 APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
 REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
 HELD \_\_\_\_\_ CARRIED \_\_\_\_\_  
 STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-35



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-35

Hearing Date: 5-12-10

Applicant Edward Harris Business Phone 770 439 5238 Home Phone SAME

SAME Address 5246 Lockwood Ln -30127  
(representative's name, printed) (street, city, state and zip code)

here Edward Harris Business Phone 770-439-5238 Cell Phone \_\_\_\_\_  
me (representative's signature)

My commission expires: March 9, 2010

Signed, sealed and delivered in presence of:  
[Signature]  
MAR 9 2010  
NOTARY PUBLIC  
COBB COUNTY, GA

Titleholder Edward Harris Business Phone 770 439 5238 Home Phone SAME

Signature Edward Harris Address: 5246 Lockwood Ln  
(attach additional signatures, if needed) (street, city, state and zip code)

here My commission expires: March 9, 2010  
me

Signed, sealed and delivered in presence of:  
[Signature]  
MAR 9 2010  
NOTARY PUBLIC  
COBB COUNTY, GA

Present Zoning of Property R-20

Location 5246 LOCKWOOD LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 362 District 19 Size of Tract .45 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 did not think I had to have a Building Permit for a storage Bldg. Only the HOA permission. The hardship would be the structure has costed me around 2000.00 unfinished.

List type of variance requested:  
Too close to property line  
WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE  
OVER 144 SOFT FLOW 35FT TO 6F FLOW 10FT ON SIDE TO 6FT