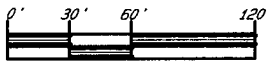
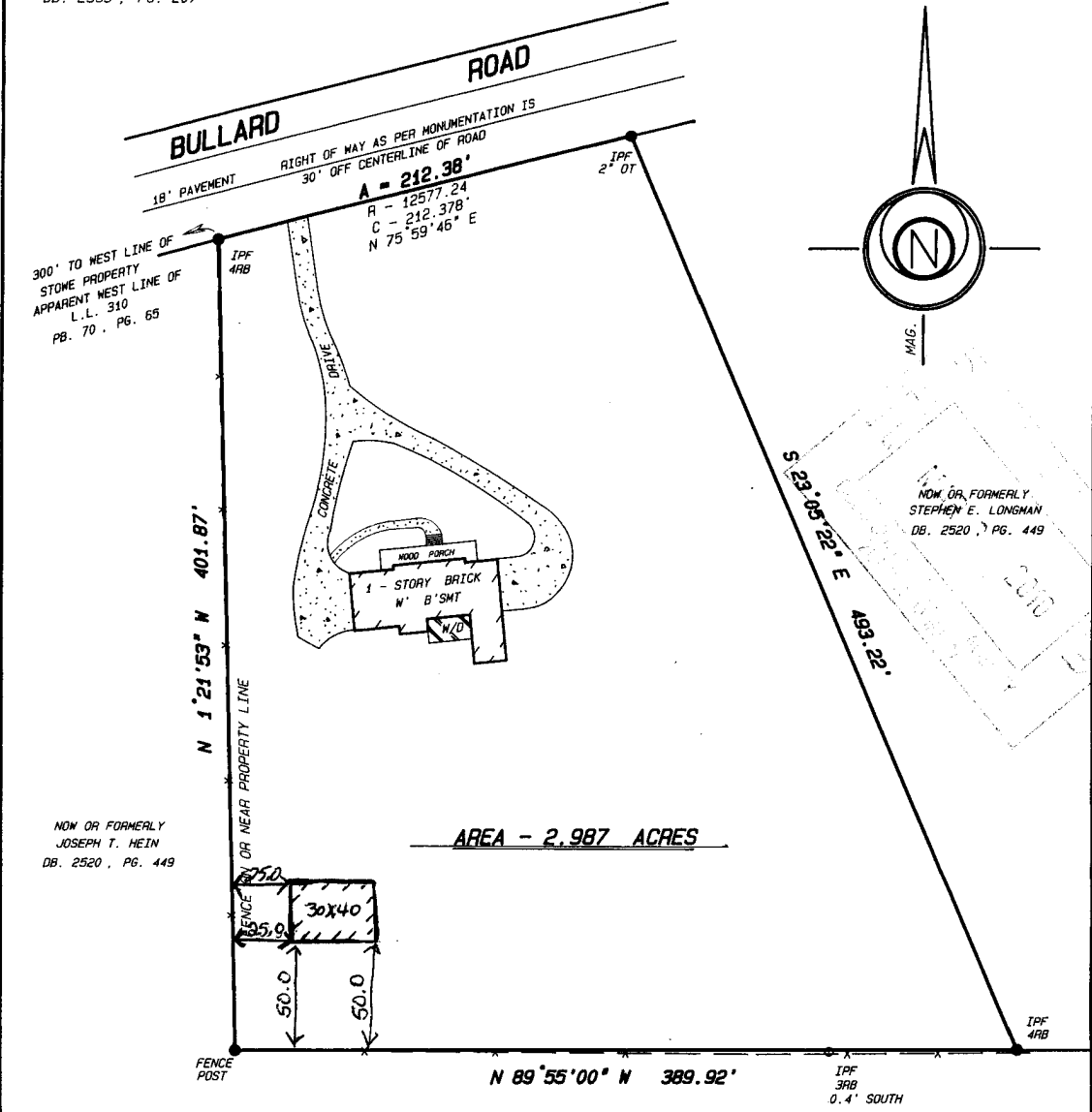


V-36  
(2010)

REFERENCE:  
PB. 70, PG. 65  
DB. 1238, PG. 43  
DB. 2353, PG. 207

OPEN

OR FIELD DATA



GRAPHIC SCALE

NOW OR FORMERLY  
JOSEPH T. HEIN  
DB. 2520, PG. 449

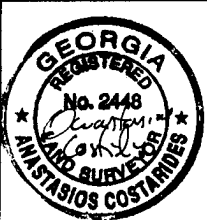
REVISED TO ADD WALKS & DRIVE

DISC 106

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A ° PER ANGULAR POINT. IT WAS ADJUSTED USING N/A

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET

ALL MATTERS OF TITLE ARE EXCEPTED



"F.I.A. OFFICIAL FLOOD HAZARD MAP"  
COMMUNITY NUMBER 130052 PAGE 45 F.  
ZONE X DATED 8-18-92 SHOWS THIS PROPERTY  
NOT TO BE IN A BASE FLOOD AREA

EQUIPMENT UTILIZED:  
ANGULAR - NIKON A5  
LINEAR - E.D.M.  
NO N.G.S. MONUMENT FOUND WITHIN 500'  
OF THIS PROPERTY

SURVEY FOR:		
DAVID L. JONES & KELLY J. JONES		
SUBDIVISION -		
LOT -	BLOCK -	UNIT -
LAND LOT -	310	
DISTRICT -	19th	SECTION - 2nd
COUNTY -	COBB	STATE - GEORGIA
REFERENCE PLAT BOOK	70	PAGE 65
REFERENCE DEED BOOK		PAGE
DATE:	MAY 21, 1993	SCALE: 1" = 60'
REVISED:	SEPTEMBER 1, 1993	JOB No.: B 93 - 0615
C & C LAND SURVEYORS, INC.		
P.O. BOX 837, ACWORTH, GEORGIA 30101		
(404) 975 - 3933		

**APPLICANT:** David L. Jones and Kelli J. Jones      **PETITION NO.:** V-36  
**PHONE:** 770-514-1765      **DATE OF HEARING:** 05-12-10  
**REPRESENTATIVE:** David Jones      **PRESENT ZONING:** R-80  
**PHONE:** 770-722-7563      **LAND LOT(S):** 310  
**PROPERTY LOCATION:** Located on the south side      **DISTRICT:** 19  
of Bullard Road, east of Lost Mountain Road      **SIZE OF TRACT:** 3 acres  
(1561 Bullard Road).      **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 1,000 square feet (1,200 square foot proposed barn) from the required 100 feet to 25 feet adjacent to the western property line and 50 feet adjacent to the southern property line.

**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 significant stormwater management impacts anticipated. The entire lot drains to an existing swale within the Bullard Road right-of-way and then to the floodplain of Luther Ward Creek Tributary. The proposed location is the flattest portion of the rear yard area.

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

\_\_\_\_\_

\_\_\_\_\_



# Cobb County Fire and Emergency Services

Applicant Name: David Jones

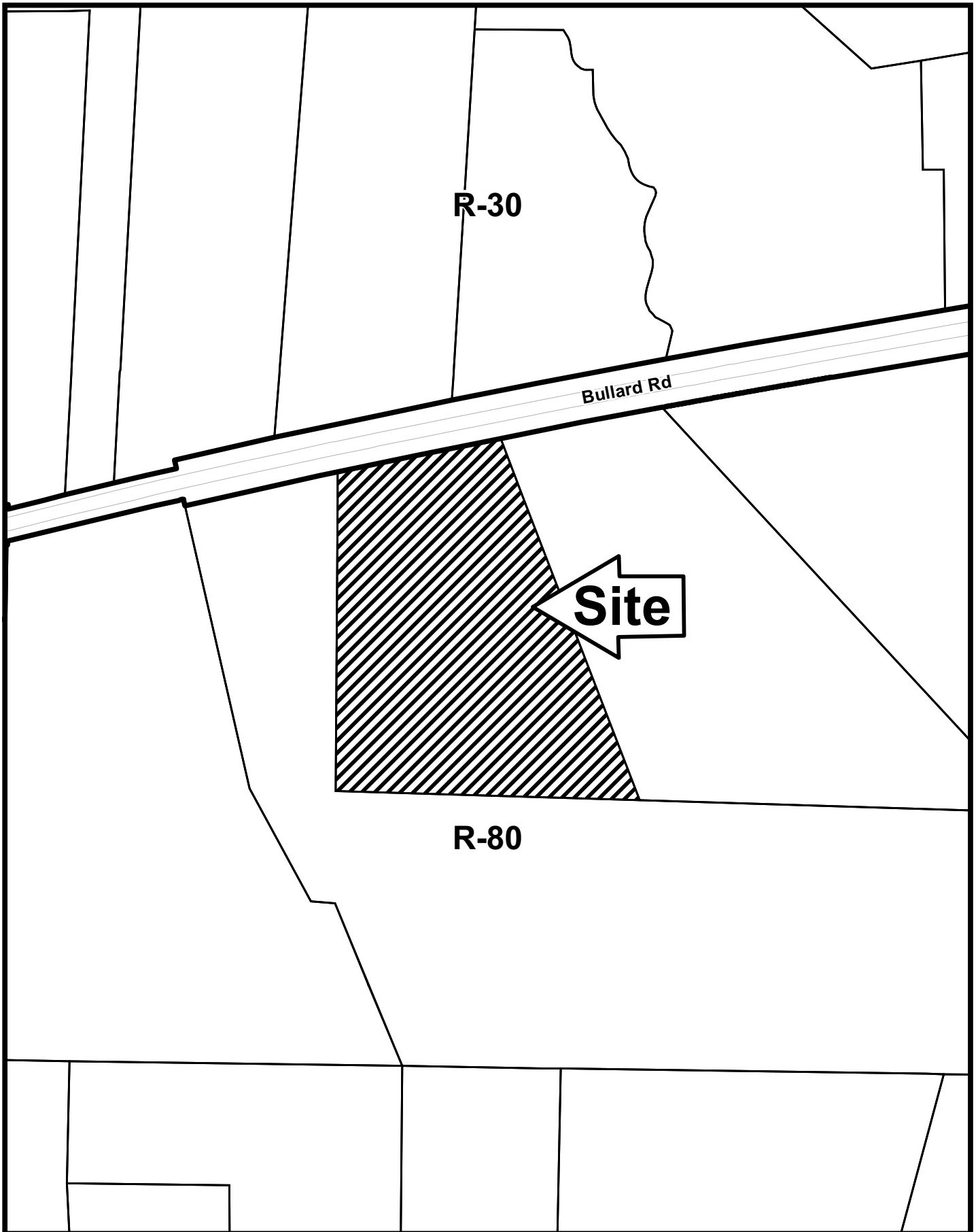
Petition Number: V-36

Date: 4/30/2010

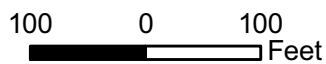
## *Fire Marshal Comments*



No Comments, structure shall not be used for dwelling use without submittal to CCFMO

# V-36

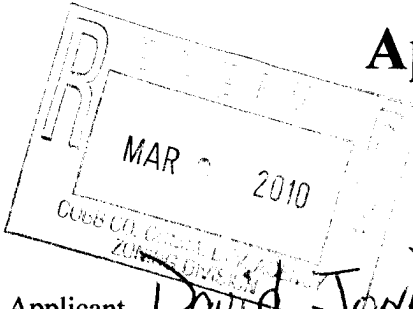


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County



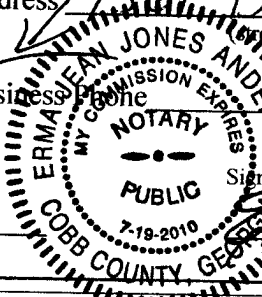
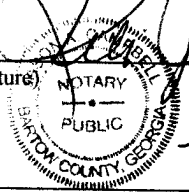
(type or print clearly)

Application No. V-36  
Hearing Date: 5-12-10

Applicant David JONES Business Phone \_\_\_\_\_ Home Phone 770-514-1765

David JONES  
(representative's name, printed) Address 1561 Bullard Road Powder Springs, GA. 30127  
(street, city, state and zip code)

David Jones  
(representative's signature) Business Phone \_\_\_\_\_ Cell Phone 770-722-7563

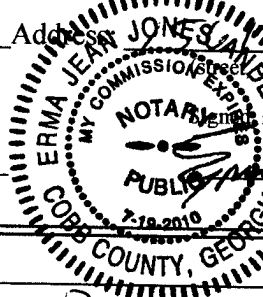


Signed, sealed and delivered in presence of:  
David Campbell  
Erma Jean Anderson  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires October 31, 2011

Titleholder David JONES Business Phone 770-514-1765 Home Phone 770-514-1765

Signature David Jones Address 1561 Bullard Road Powder Springs GA, 30127  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Erma Jean Anderson  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-80

Location 1561 Bullard Road Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 310 District 19th Size of Tract 3 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.

Bring in loads of Dirt to Fedl Property.

List type of variance requested: Reduce setbacks to 25 Feet on side and 50 Feet on Back for 1200 square Foot Building (BAM). Allow building of 1200 square Foot instead of 1000 square foot allowed.