

GA. HWY. 176  
A.K.A.  
MARS HILL ROAD  
100' R/W

V-45  
(2010)

REVISED  
APR - 7

**LEGEND**  
 CORNER MONUMENTATION:  
 CORNER SET WITH A 1/2" REINFORCING ROD  
 CORNER FOUND  
 UNMONUMENTED CORNER  
 CORNER TO BE SET WHEN CONSTRUCTION PERMITS  
 X - X - FENCE LINE  
 RR - STEEL REINFORCING ROD  
 CIP - CONCRETE IN PLACE  
 C/P - CENTERLINE  
 C/A - CENTERLINE  
 B/A - BUILDING LINE  
 L/A - LAND LOT LINE  
 W - WATER MARKS  
 O - OVERHEAD POWER LINES  
 G - GAS MAINS  
 N/A - NOT A PART OF THIS SURVEY  
 \* - NOW OR FORMERLY OWNED BY NEARBY - MAIL SET AT BASE

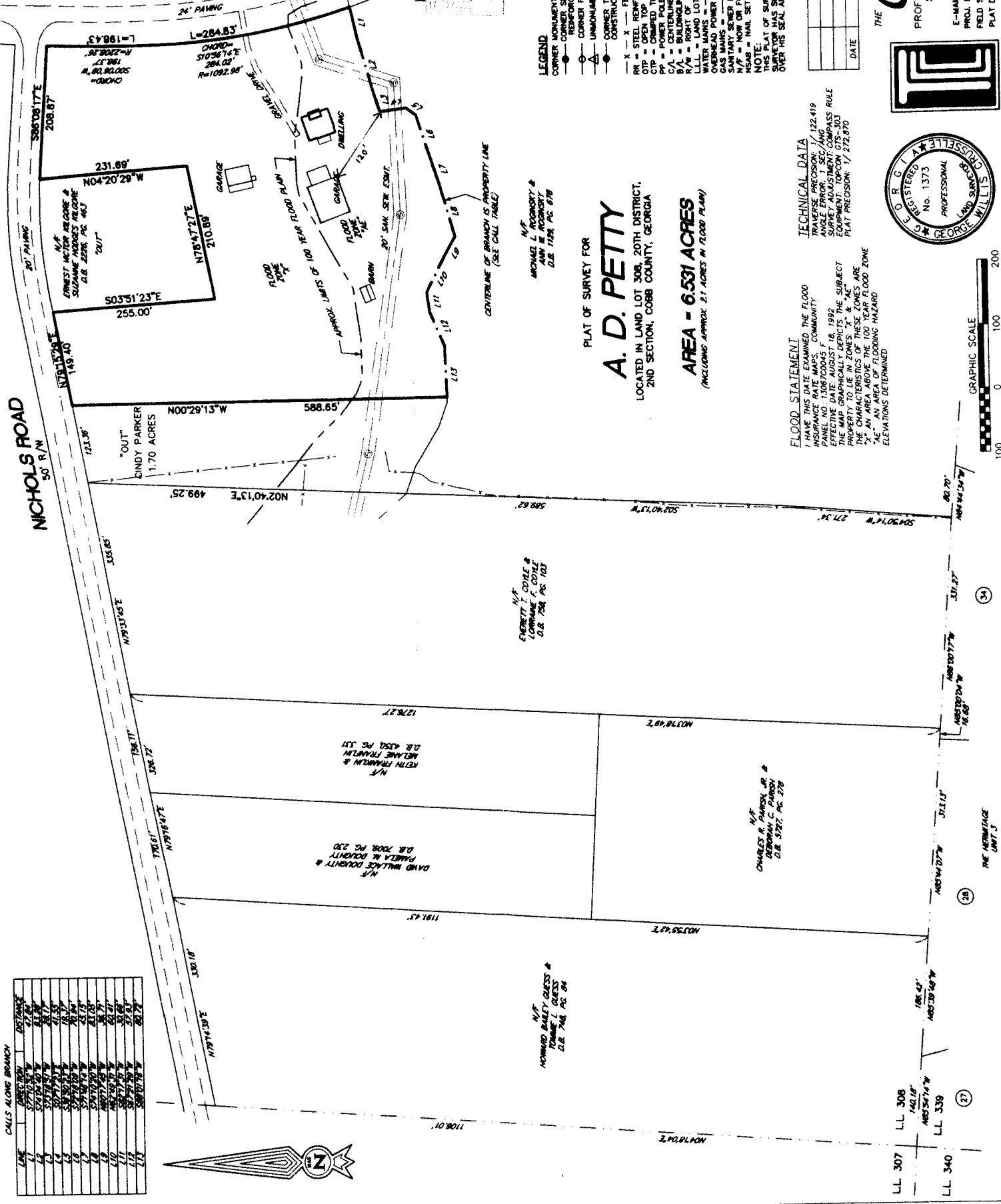
**THE RUSSELLE COMPANY**  
 PROFESSIONAL LAND SURVEYORS  
 2981 POWDER SPRINGS ROAD  
 MARETTA, GEORGIA 30084  
 (770) 945-5903  
 E-MAIL: GRUSSELLER@MINDSPRING.COM  
 PROJ. NO. 020297 FILE 020297  
 FIELD SURVEY DATE: 9-14-99  
 PLAT DATE: 9-22-99 SCALE: 1"=100'

**TECHNICAL DATA**

DATE	DESCRIPTION



NICHOLS ROAD  
50' R/W



PLAT OF SURVEY FOR  
**A. D. PETTY**  
 LOCATED IN LAND LOT 308, 20TH DISTRICT,  
 2ND SECTION, COBB COUNTY, GEORGIA  
**AREA = 6.531 ACRES**  
 (INCLUDING APPROX. 2.1 ACRES IN FLOOD PLAIN)

**FLOOD STATEMENT**  
 I HAVE THIS DATE EXAMINED THE FLOOD PLAIN MAP FOR THE SUBJECT COMMUNITY, PANEL NO. 1308700045, EFFECTIVE DATE: AUGUST 18, 1992. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THE CHARACTERISTICS OF THESE ZONES ARE AS SHOWN ON THE MAP. THE 100 YEAR FLOOD ZONE ELEVATIONS DETERMINED.

**CALLS ALONG BRANCH**

LINE	BEARING	DISTANCE
1.1	S79°15'00"W	21.84'
1.2	S79°15'00"W	21.84'
1.3	S79°15'00"W	21.84'
1.4	S79°15'00"W	21.84'
1.5	S79°15'00"W	21.84'
1.6	S79°15'00"W	21.84'
1.7	S79°15'00"W	21.84'
1.8	S79°15'00"W	21.84'
1.9	S79°15'00"W	21.84'
1.10	S79°15'00"W	21.84'
1.11	S79°15'00"W	21.84'
1.12	S79°15'00"W	21.84'
1.13	S79°15'00"W	21.84'
1.14	S79°15'00"W	21.84'
1.15	S79°15'00"W	21.84'
1.16	S79°15'00"W	21.84'
1.17	S79°15'00"W	21.84'
1.18	S79°15'00"W	21.84'
1.19	S79°15'00"W	21.84'
1.20	S79°15'00"W	21.84'



THE HERMAPAGE UNIT 5



**APPLICANT:** Kristi A. Traylor                                 **PETITION NO.:** V-45  
**PHONE:** 678-354-6834   **DATE OF HEARING:** 06-09-10  
**REPRESENTATIVE:** same                                       **PRESENT ZONING:** R-30  
**PHONE:** same   **LAND LOT(S):** 308  
**PROPERTY LOCATION:** Located at the southwest         **DISTRICT:** 20  
intersection of Nichols Road and Mars Hill Road               **SIZE OF TRACT:** 6.531 acres  
(285 Mars Hill Road).   **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the minimum lot size for a stable from the required 10 acres to 6.5 acres.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** If variance is approved, fencing should be provided to exclude livestock access to the stream and 25 foot stream buffer. All paddocks should extend at least partially above the 100 year floodplain for safety.

**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** \_\_\_\_\_

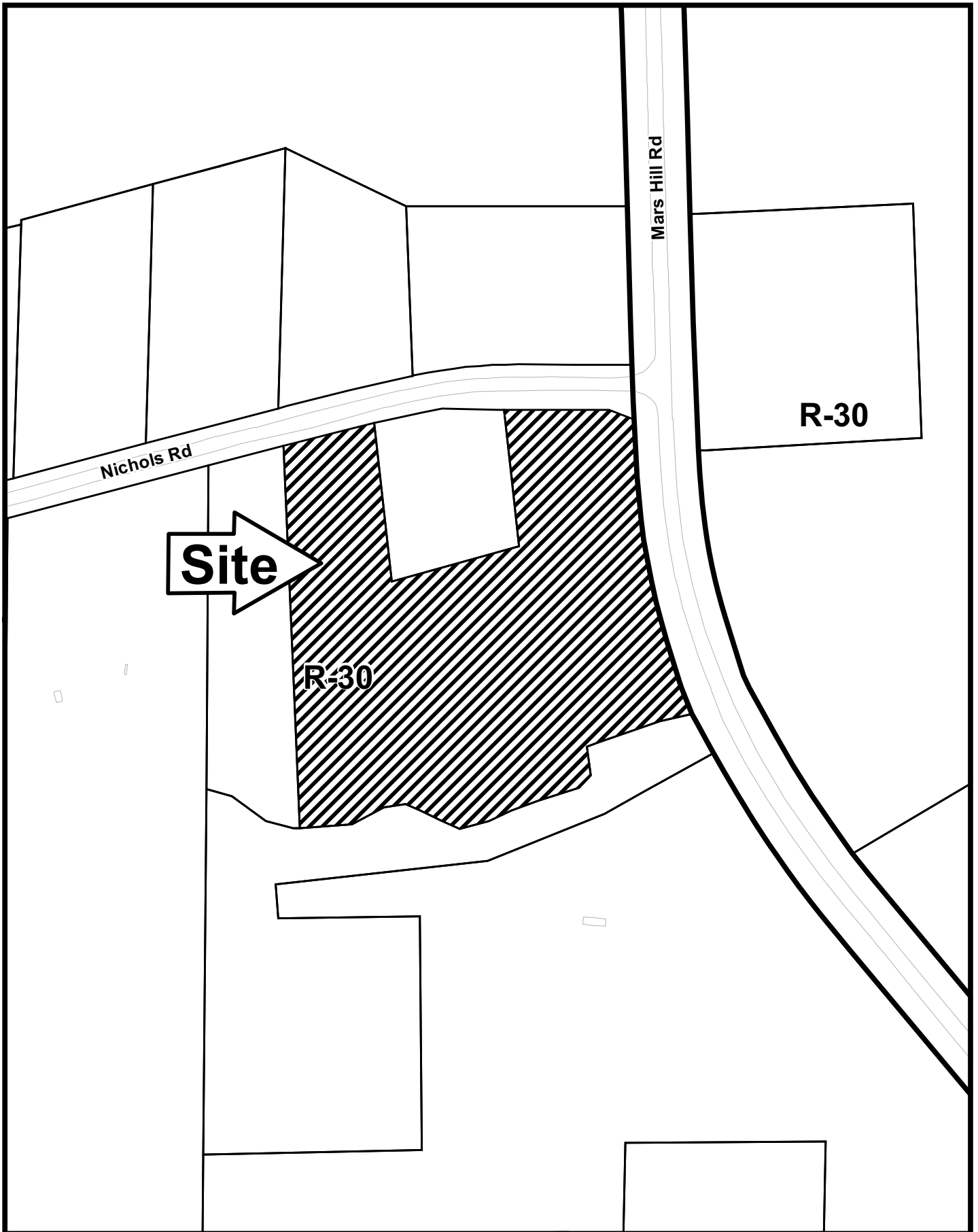
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

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

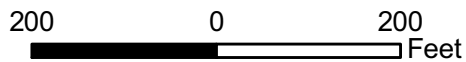
\_\_\_\_\_  
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# V-45



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



-  City Boundary
-  Zoning Boundary

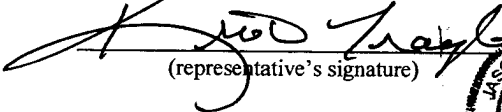
# Application for Variance Cobb County

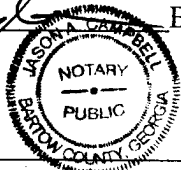
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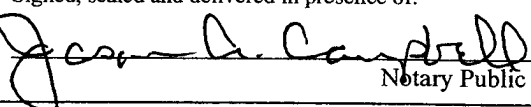
Application No. V-45  
Hearing Date: 6-9-10

Applicant Kristi Traylor Business Phone 6783546834 Home Phone 6783546834

Kristi Traylor Address 285 Mars Hill Rd. Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)


 Business Phone 6783546834 Cell Phone 4045129277  
(representative's signature)



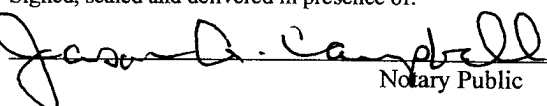
Signed, sealed and delivered in presence of:  
  
Notary Public

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

Titleholder Kristi Traylor Business Phone 6783546834 Home Phone 6783546834

Signature  Address: 285 Mars Hill Rd. Powder Springs GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
  
Notary Public

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

Present Zoning of Property R30

Location 285 Mars Hill Rd. Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0308 District 20 Size of Tract 6.436 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 X 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 have been providing horseback riding lessons etc. to  
as assist with the cost of feed hay fencing.  
The hardship would be the financial increase  
especially with the current economy.

List type of variance requested:  
WAIVE THE LOT SIZE FOR A STABLE FROM A MINIMUM  
REQUIREMENT OF 10 ACRES TO 8.2 ACRES.