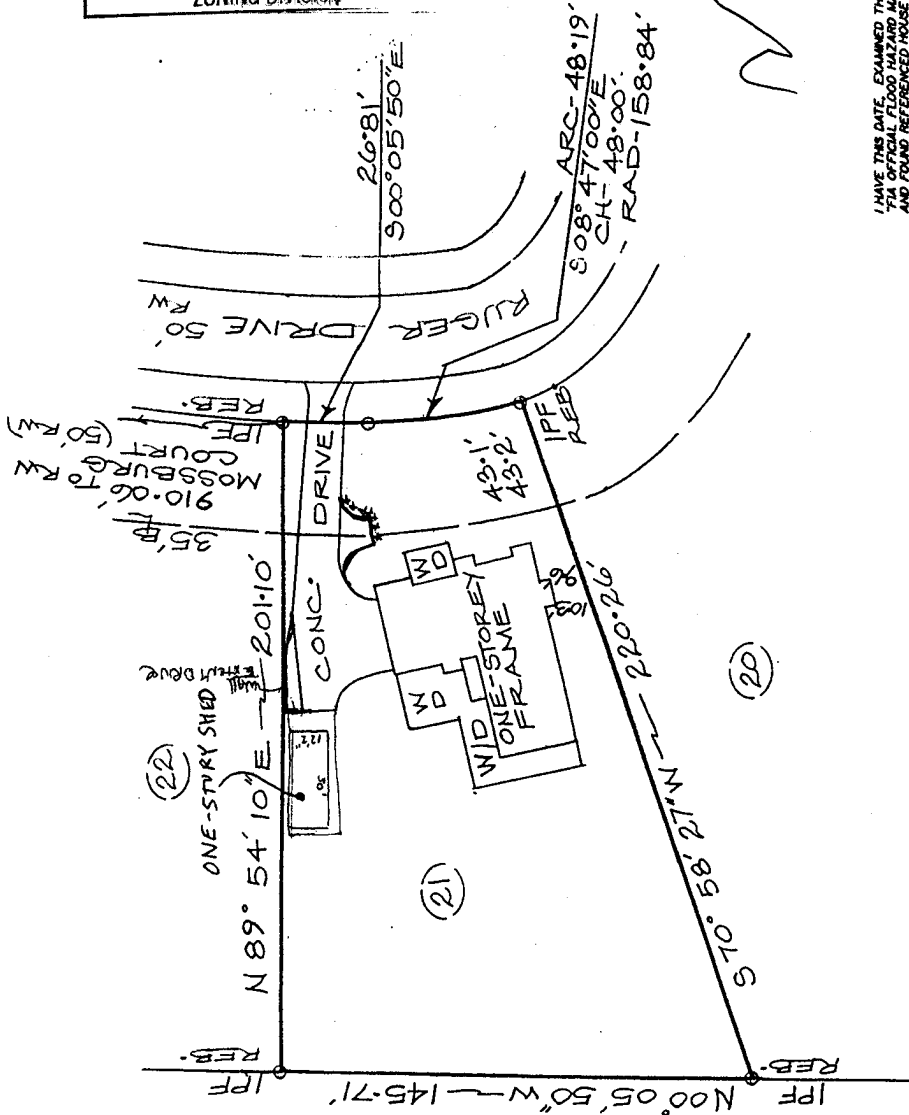
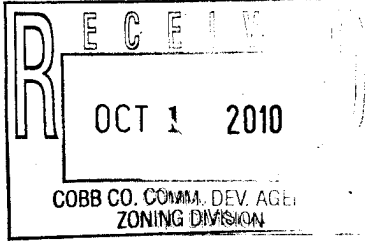


MAGNETIC

V-86
(2010)

AREA
0.516 ACRE



PANEL NO. 13067200/5E
LOCATION C083
ZONE A

I HAVE THIS DATE, EXAMINED THE
DATA OFFICIAL FLOOD HAZARD MAP
AND FOUND THIS AREA IS NOT
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 150,000 FEET AND AN
ANGULAR ERROR COMPASSION OF 15 SECONDS PER ANGLE. THE
BEARINGS AND DISTANCES HAVE BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT IN 150,000 FEET.

EQUIPMENT USED:
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMANCE WITH
THE APPLICABLE STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

40' 20' 0" 40'
GRAPHIC SCALE

SURVEY FOR:
RICHARD K. ROBINSON, JR.
AND
MONICA E. ROBINSON.

REVISIONS	UNIT	DATE
LOT 21	BLK. 2	
HUNTER'S VALLEY		
LAND LOT	122	
DISTRICT	16 TH SECTION 2 ND	
COBB COUNTY, GEORGIA		
PLAT BOOK	75 PAGE 105	
DATE:	11-01-95	SCALE: 1" = 40'
CC	10	
DRAWN	10	
CHECK	10	
JOB #	341895	

L-NEL

APPLICANT: Monica and Ric Robinson **PETITION NO.:** V-86
PHONE: 770-592-8018 **DATE OF HEARING:** 12-08-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 122
PROPERTY LOCATION: On the west side of Ruger Drive, west of Mossburg Court (2480 Ruger Drive). **DISTRICT:** 16
SIZE OF TRACT: .516 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; 2) waive the side setback for said structure from the required 10 feet to 2 feet adjacent to the northern property line; and 3) waive the side setback adjacent to the south property line from 10 feet to 9 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspections issued a Stop Work Order and a Notice of Violation on 9/20/10 for building without a permit. If Variance is approved, any portion of the structure located less than five feet from the property line will require a One Hour Fire Rating. Permits and Inspections will also be required for the detached structure.

STORMWATER MANAGEMENT: This storage shed is located over an existing concrete pad, so no additional impervious area has been added. However, the slope of the roof and the close proximity to the property line may result in runoff being directed onto the adjacent parcel. It is recommended that gutters be installed on the structure so that the downspout and roof runoff may be directed down the driveway.

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** _____

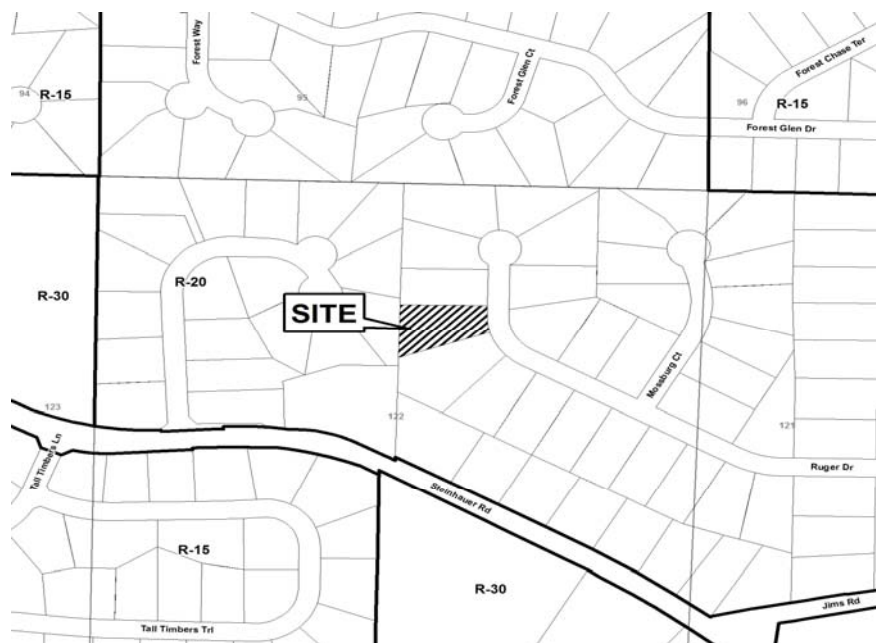
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

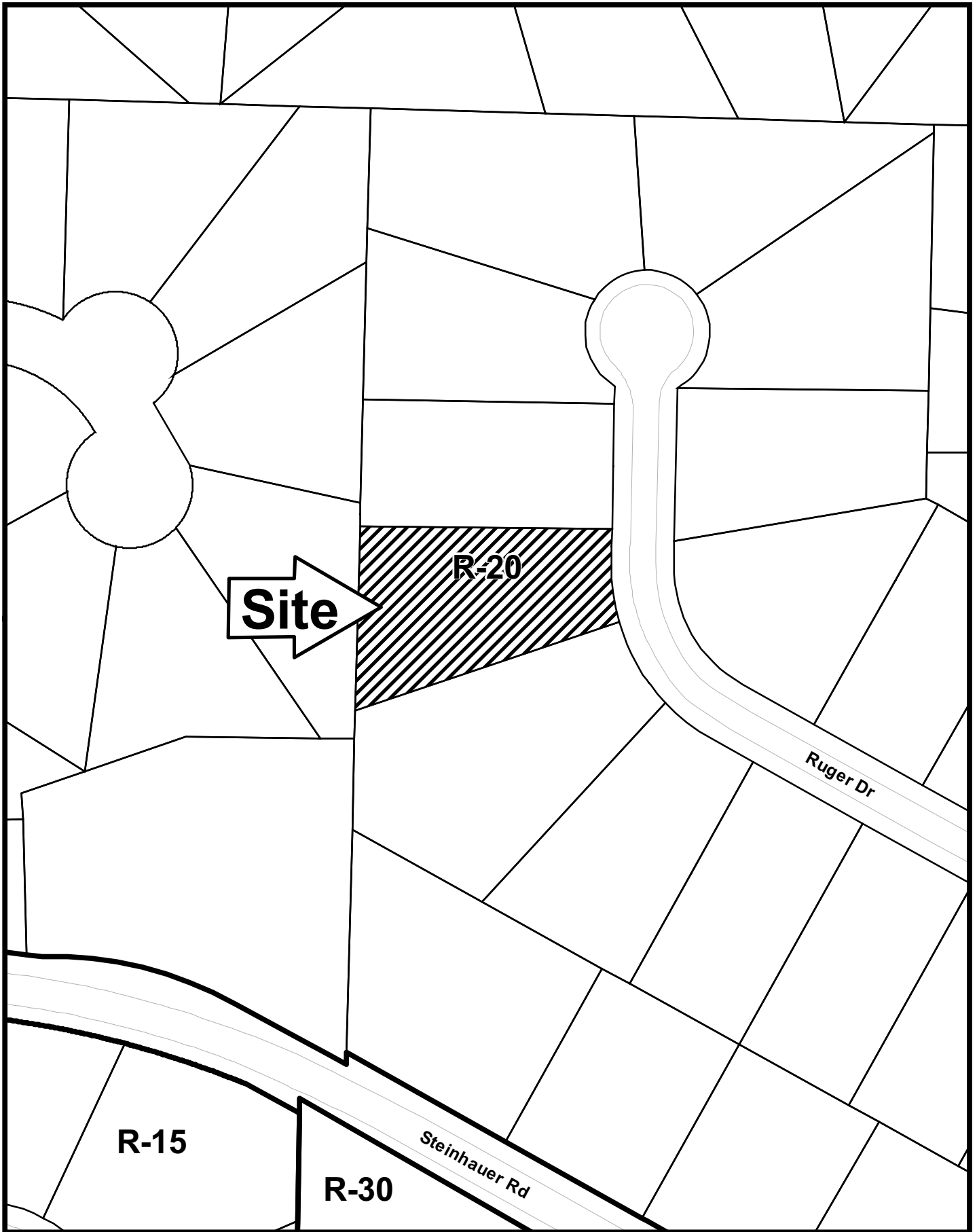
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

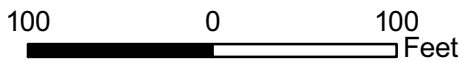
STIPULATIONS: _____





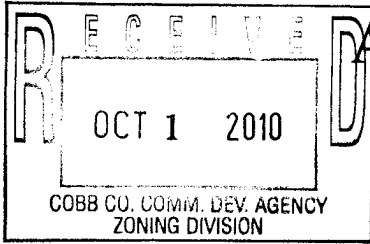
V-86



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-86
12-8-10
Hearing Date: 12-8-10

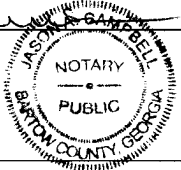
Applicant Monica & Ric Robinson Business Phone _____ Home Phone 7)592-8018

(representative's name, printed)

Address 2480 Ruger Dr. NE Marietta, GA 30066
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone _____ Cell Phone 678-480-7013



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____

My Commission Expires
October 31, 2011

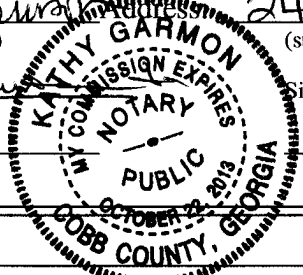
Titleholder Monica & Ric Robinson Business Phone N/A Home Phone 7)592-8018

Signature Monica E. Robinson 2480 Ruger Dr. NE Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

[Signature]

Signed, sealed and delivered in presence of:

[Signature] 10/1/2010
Notary Public



My commission expires: _____

Present Zoning of Property R-20

Location 2480 Ruger Dr. ; Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 122 District 16th Size of Tract .516 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.

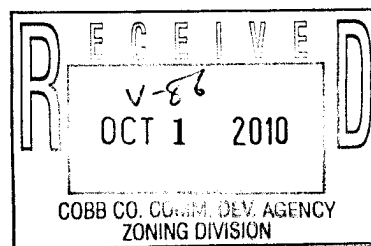
Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

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.

We have lived here since November, 1985 and did not know we needed permission to put a shed on our own land. We wanted to park in our garage, and have not been able to. Had I known that we were supposed to stick to a certain size & be less than five feet from the property line, we would not have built it that large, or that close to the property line. (See additional page to continue).

List type of variance requested: _____

The shed is already built and matches the house color perfectly. (See pics). We have very little storage in our home + by building the shed we can now park in our garage. I have daycare car seats, my grown children's items in storage, my table leaf to dining table, extra chairs, decorations, etc. for storage in this new shed. We have spent almost \$3,000 on this shed and it looks very good! Please allow me to keep it. I can't afford to throw away \$3,000. I have called my neighbor, collected signatures + will repair any problems with the shed should it be a problem to anyone else in the neighborhood. I have lots of colorful plastic toys in my yard for my in-home daycare, and by the shed being there, these toys are all covered up + not seen from the street. I do not want to create a nuisance for anyone + work hard to keep my front yard looking good from the street.



V-86/2010



Shed ↗

RECEIVED	
V-86	
OCT 1 2010	
COBB CO. COMM. DEV. AGENCY ZONING DIVISION	