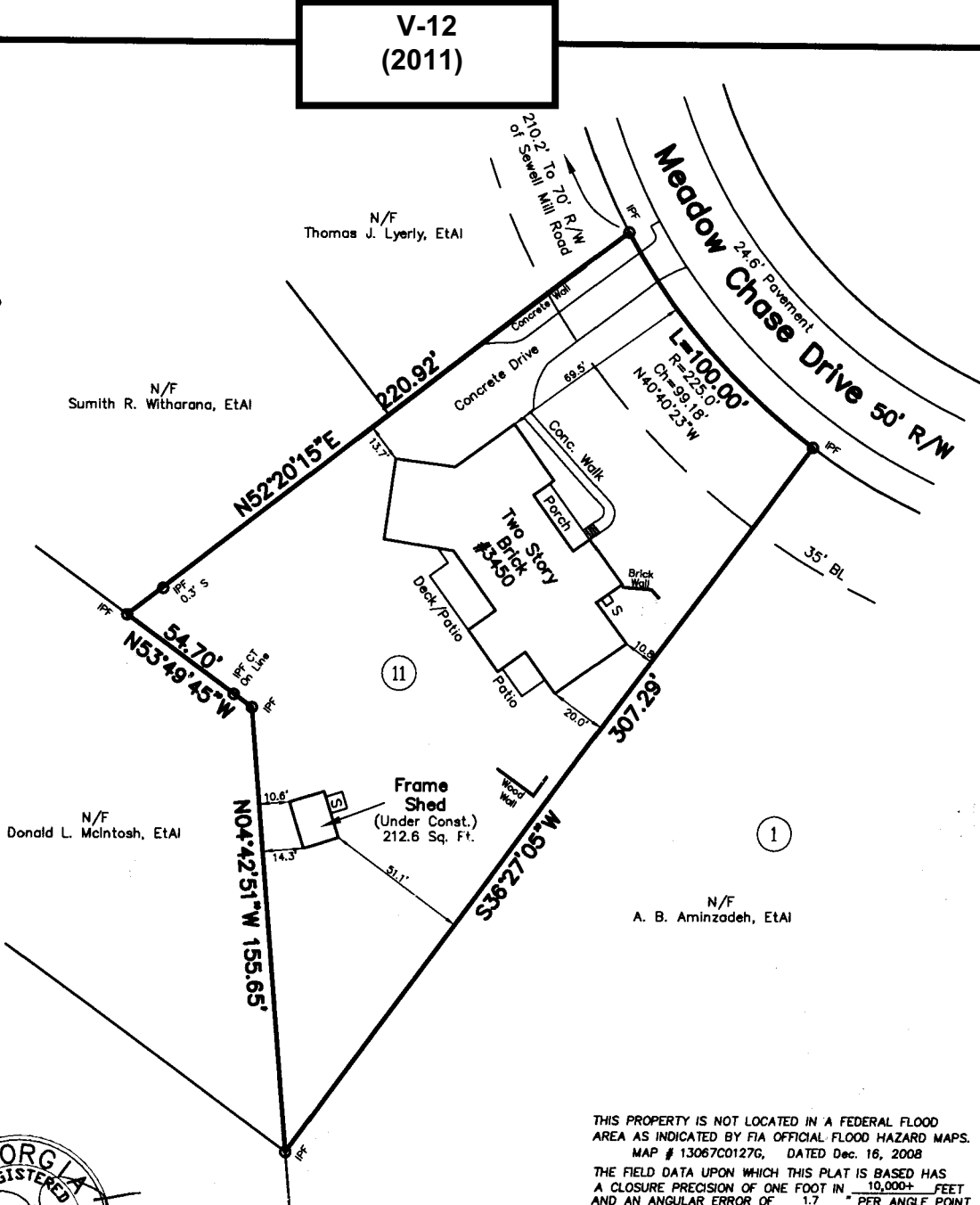


V-12
(2011)



N/F
Donald L. McIntosh, EtAl

N/F
Thomas J. Lyerly, EtAl

N/F
Sumith R. Witharana, EtAl

N/F
A. B. Aminzadeh, EtAl

Total Area
31,500.7 Sq. Ft.
0.723 Acres

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13067C0127G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 1.7 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,210.0 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet80R
LINEAR SokkiaSet80R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETTIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SURVEY FOR:
**James E. Lord
& Nancy H. Lord**

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

Lot 11 Block B	REVISIONS ---
Meadow Chase Subdivision	
PLAT BOOK 215	PAGE 58
LAND LOT: 836	CC: LT
DISTRICT: 16th	SECTION : 2nd
COUNTY: Cobb	CHKD: LDN
STATE: Georgia	SURVEY/2010
DATE: Dec. 7, 2010	SCALE : 1"=40'
	JOB: 10096

WEST GEORGIA SURVEYORS, INC.
731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178

APPLICANT: James E. Lord **PETITION NO.:** V-12
PHONE: 404-271-8242 **DATE OF HEARING:** 02-09-11
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 836
PROPERTY LOCATION: On the west side of **DISTRICT:** 16
Meadow Chase Drive, south of Sewell Mill Road **SIZE OF TRACT:** 0.7 acre
(3450 Meadow Chase Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square-feet from the required 35 feet to 10 feet on lot 11.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: A permit was issued in 2003 for construction of a detached storage building on this property. The building was never constructed as permitted. Permit application was denied in 2010 as zoning setbacks have changed on detached buildings based on square footage since the issuance of the approved permit of 2003. If variance is approved a permit and applicable inspections will be required for the detached storage building.

STORMWATER MANAGEMENT: No significant stormwater management impacts are 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: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

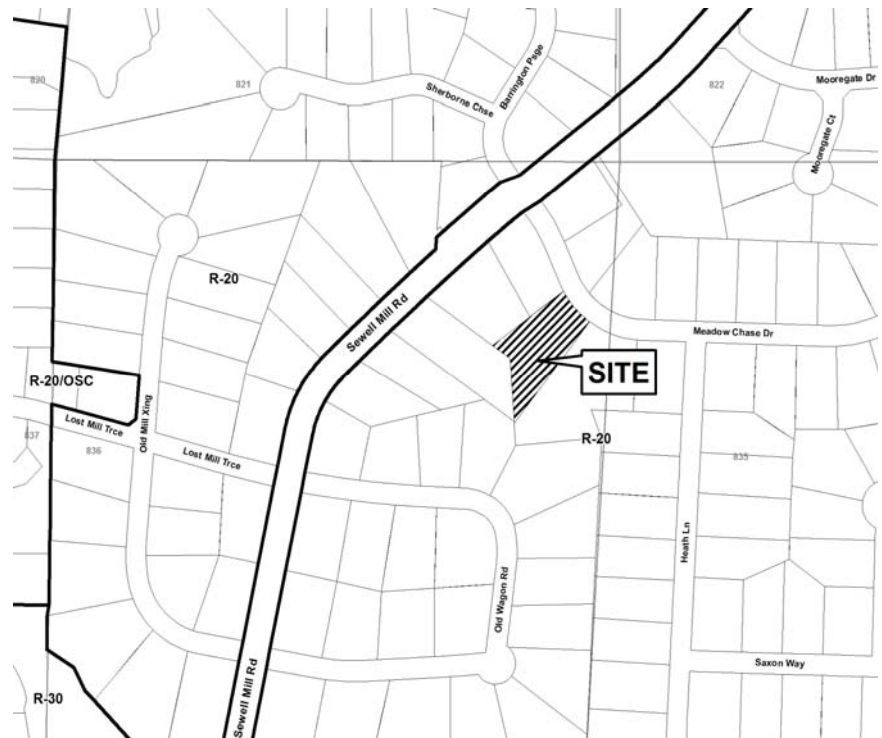
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

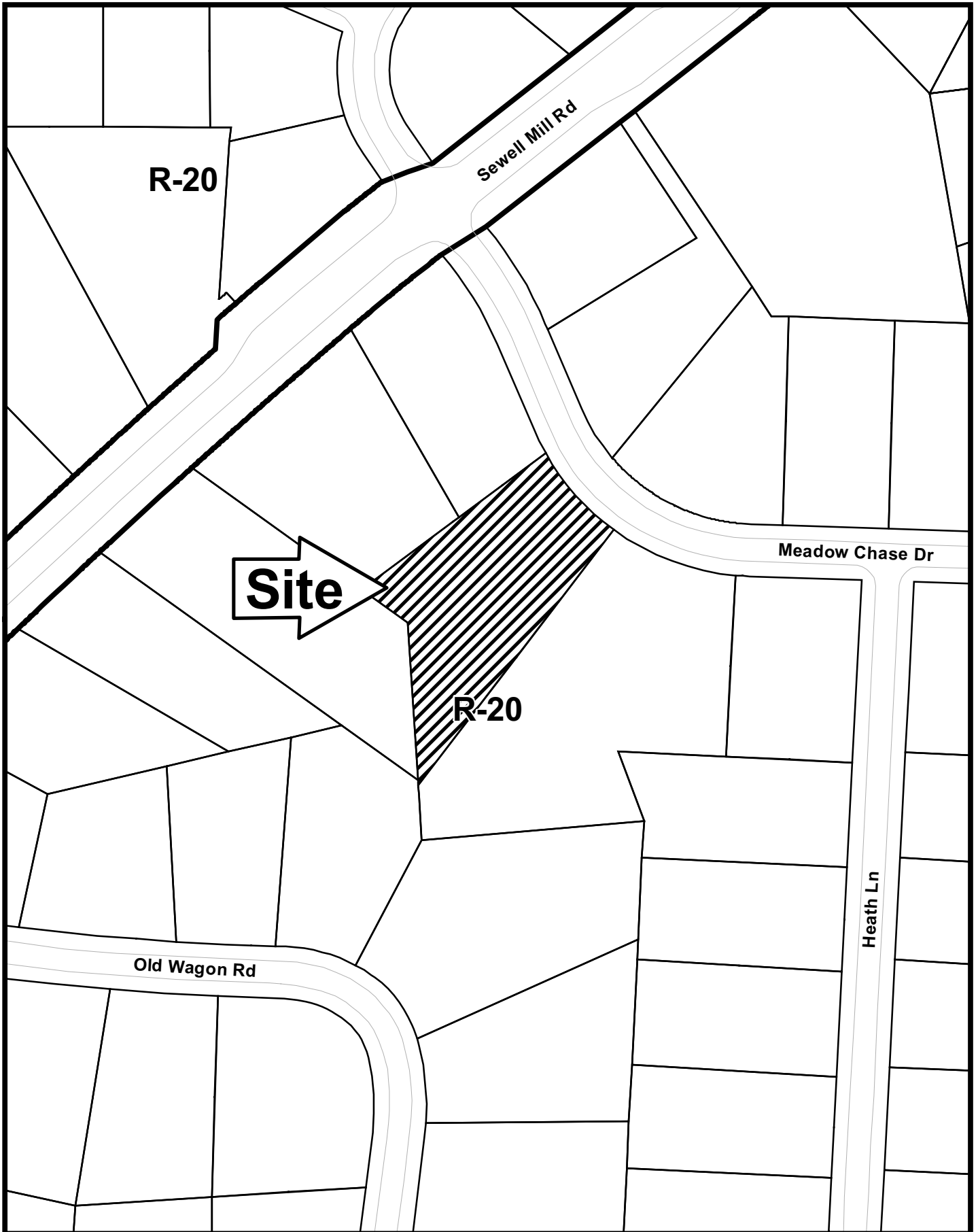
REJECTED **SECONDED**

HELD **CARRIED**

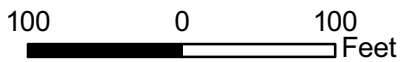
STIPULATIONS:





V-12



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

COURTNEY HILL
Notary Public
Fulton County
State of Georgia
My Commission Expires Jun 10, 2012

(type or print clearly)

Application No. V-12
Hearing Date: 2-7-11

Applicant JAMES E. LORD Phone # 404 271 8242 E-mail busydaddy@comcast.net
(representative's name, printed) Address 3450 MEADOW CHASE DR MARIETTA 30062
(street, city, state and zip code)

James E. Lord Phone # _____ E-mail _____
(representative's signature)

My commission expires: My Commission Expires February 6, 2011

Signed, sealed and delivered in presence of:
J. Busman
Notary Public

Titleholder JAMES E. LORD Phone # 404 271 8242 E-mail busydaddy@comcast.net
NANCY H. LORD

Signature James E. Lord Nancy H. Lord Address: 3450 MEADOW CHASE DR MARIETTA
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: June 10, 2012

Signed, sealed and delivered in presence of:
Courtney Hill
Notary Public

Present Zoning of Property R-20

Location 3450 MEADOW CHASE DRIVE MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 836 District 16 Size of Tract .7 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 X 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.

PLEASE SEE ATTACHED Exhibit "A"

List type of variance requested:
ALLOW ME NECESSARILY TO REMOVE WALL BY
SOFT TO BE TOTT FROM MEAN HIGH LINE

December 7, 2010

V-12 / 2011
Exhibit 'A'

Re: Variance Application – 3450 Meadow Chase; Marietta, GA 30062

To Whom It May Concern:

I am asking for a variance to allow me to complete a utility storage building I planned to build a few years ago and now would like to finish.

In 2003 I purchased the raw land at 3450 Meadow Chase Dr with the intent to build my own home doing a majority of the labor myself. My plan was to build a storage building to house my tools during the building process. I pulled permit (03-07396 Item A) on July 28, 03. My plans were delayed and I renewed the permit (04-03662 Item B) in 2004. I subsequently graded the lot for the home's foundation and found my original location for the storage building needed to be moved. On Jan 20, 05, I went to the zoning dept and received approval to move the building's location from the side line to a minimum 5 feet (Item C) off the back lot line. This time Zoning said that things had changed and I didn't need a permit any more so I didn't renew it this time.


When I poured the basement floor for the house I also poured the slab for the utility building in the approximate location I indicated on the Jan 20, 05 paperwork (Item C) with a little extra of about 10' from the backline. I went on to finish the house and never got to build the utility building. I now have the money & time I need to build the utility building.

I had an inspector out to look over my new deck this summer. He told me I did need a permit.

Over a couple weeks I built the walls for the utility building and had them laid on the ground ready to assemble. I had my son home on the day before I planned to get the permit, so he and I raised the walls. The next day I went to get a permit and found out the zoning spec changed from 5' to 35' and I needed to get variance to build the building. I immediately stopped and put a tarp over the structure. I thought I was doing the right thing and had things in place from the previous paperwork to move forward.

My variance request is to allow me to build a 12'-2" x 16'-10" utility building approximately 10' from the back property line. Because of the shape & slopes of the property the location I have planned is really the best location for it.

I have provided the consent form signed by everyone surrounding me or that can see the location of the utility building from their property with the exception of the owner at 3454 Meadow Chase. I spoke to Mr. Aminzadeh, the owner, he said he didn't care if I built the utility building but he wasn't going to sign anything. One day he was cutting down a tree. He screwed up and the tree hit my house causing \$300 damage. I asked him pay for it. He's been angry since.

 404 271 8242



- Reminders**
- Special Discount
 - Low Price Guarantee
 - Construction Definitions
 - Our History

Mirror Reversed View - Click Here for Normal View Larger Picture

EXAMPLE OF BUILDING
I PLAN TO BUILD.

