

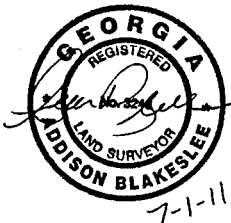
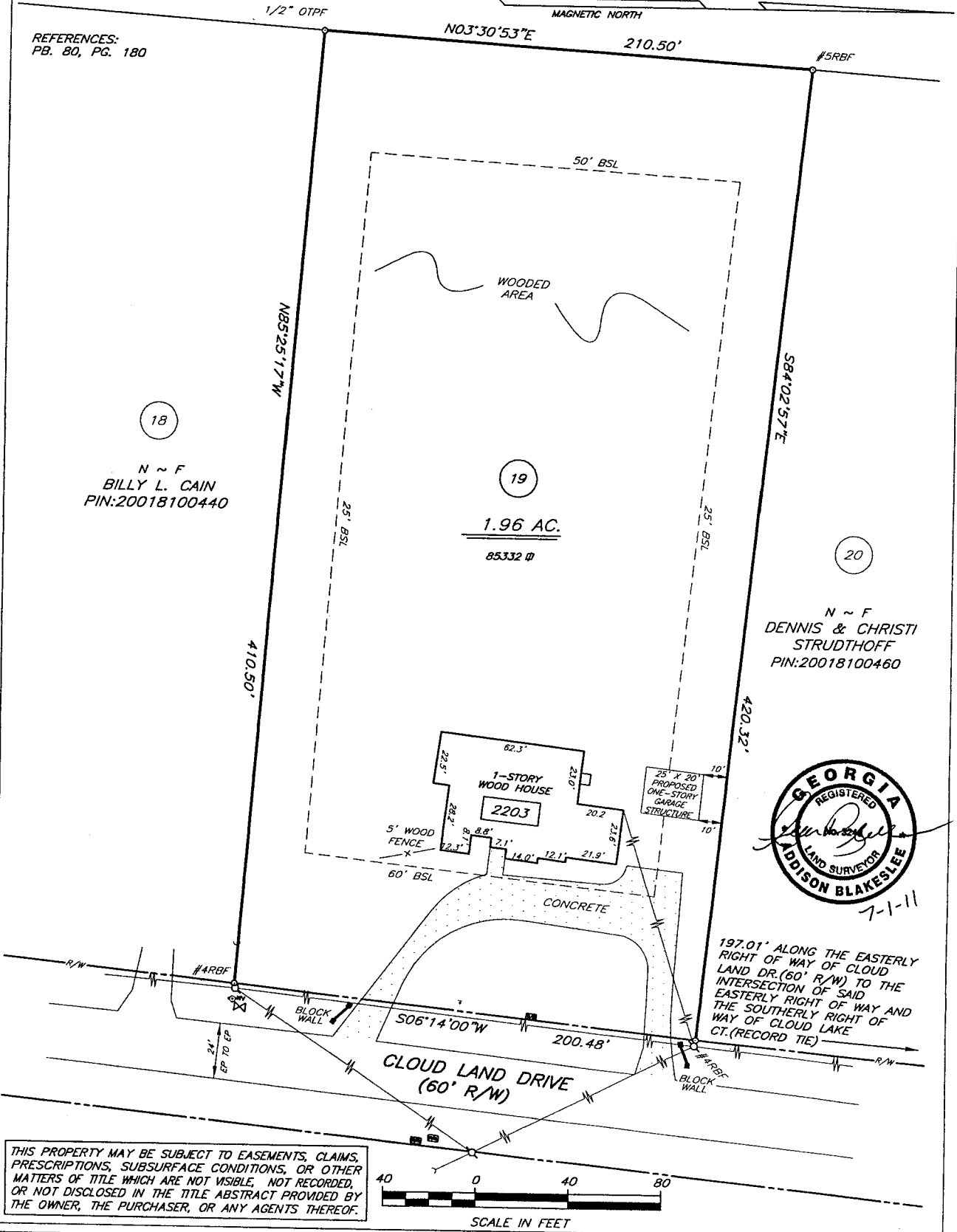
A CLOSURE PRECISION OF 1 FOOT IN 14,277
 ERROR OF 5 SECONDS PER ANGLE AND WAS
 COMPASS RULE. THIS PLAT HAS BEEN CALC
 FOUND TO BE ACCURATE WITHIN 1 FOOT IN
 GPT-3002W WAS USED FOR ANGULAR AND D

**V-64
 (2011)**

N ~ F
 RAY & RITA MAYNARD
 PIN:20018100430

THIS PARCEL OF LAND IS NOT IN THE 100
 TO F.E.M.A. (F.I.A.) COMMUNITY PANEL 13067C0019G DATED DECEMBER 16,
 2008.

REFERENCES:
 PB. 80, PG. 180



PRISTINE
 LAND SERVICES
 Land Surveyors • Landscapes • Environmental
 4131 Balingbrook Dr
 Marietta, Georgia 30062
 Phone 404.787.1912
 www.pristinelandservices.com

DATE :	6-29-11
SCALE :	1"=40'
DRAWN BY :	KAB
CHECKED BY :	KAB
CLOUD-BND.DWG	

SITE PLAN FOR:
PHIL RUTLEDGE
 LAND LOT 181
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 VALLEY HILLS ESTATE SUBDIVISION
 UNIT 2, LOT 19

APPLICANT: Phillip L. Rutledge **PETITION NO.:** V-64
PHONE: 404-867-9839 **DATE OF HEARING:** 09-14-11
REPRESENTATIVE: same **PRESENT ZONING:** R-80
PHONE: same **LAND LOT(S):** 181
PROPERTY LOCATION: On the west side of **DISTRICT:** 20
Cloud Land Drive, north of Valley Hill Road **SIZE OF TRACT:** 1.9 acres
(2203 Cloud Land Drive). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the side setback for an accessory structure over 144 square feet (proposed 500 square-foot garage) from the required 25 feet to 10 feet adjacent to the northern property line on lot 19.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, a permit and applicable inspections will be required for the detached garage. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The slope of this lot would make it difficult to locate this proposed structure further back into the parcel. No significant adverse stormwater impacts are anticipated. All downspouts must be discharged to the ground at the structure to maximize overland flow of roof runoff.

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** _____

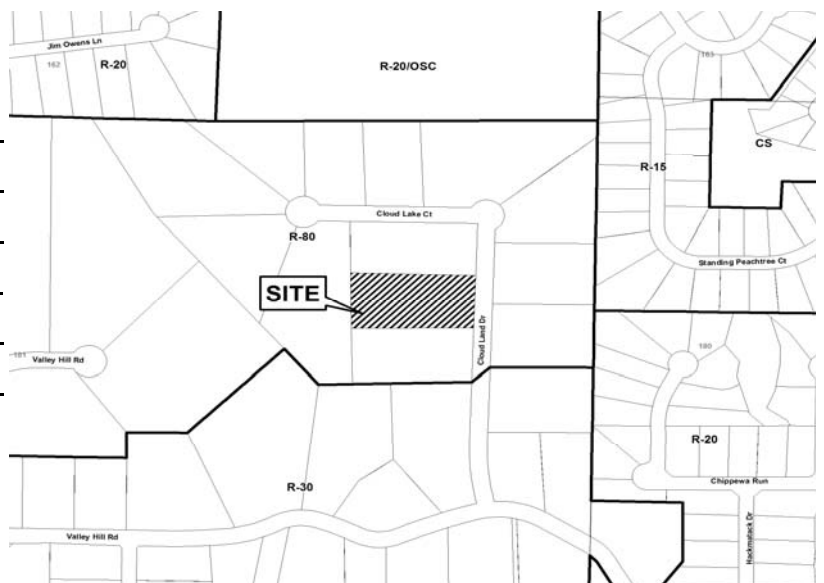
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: **Phillip L. Rutledge**

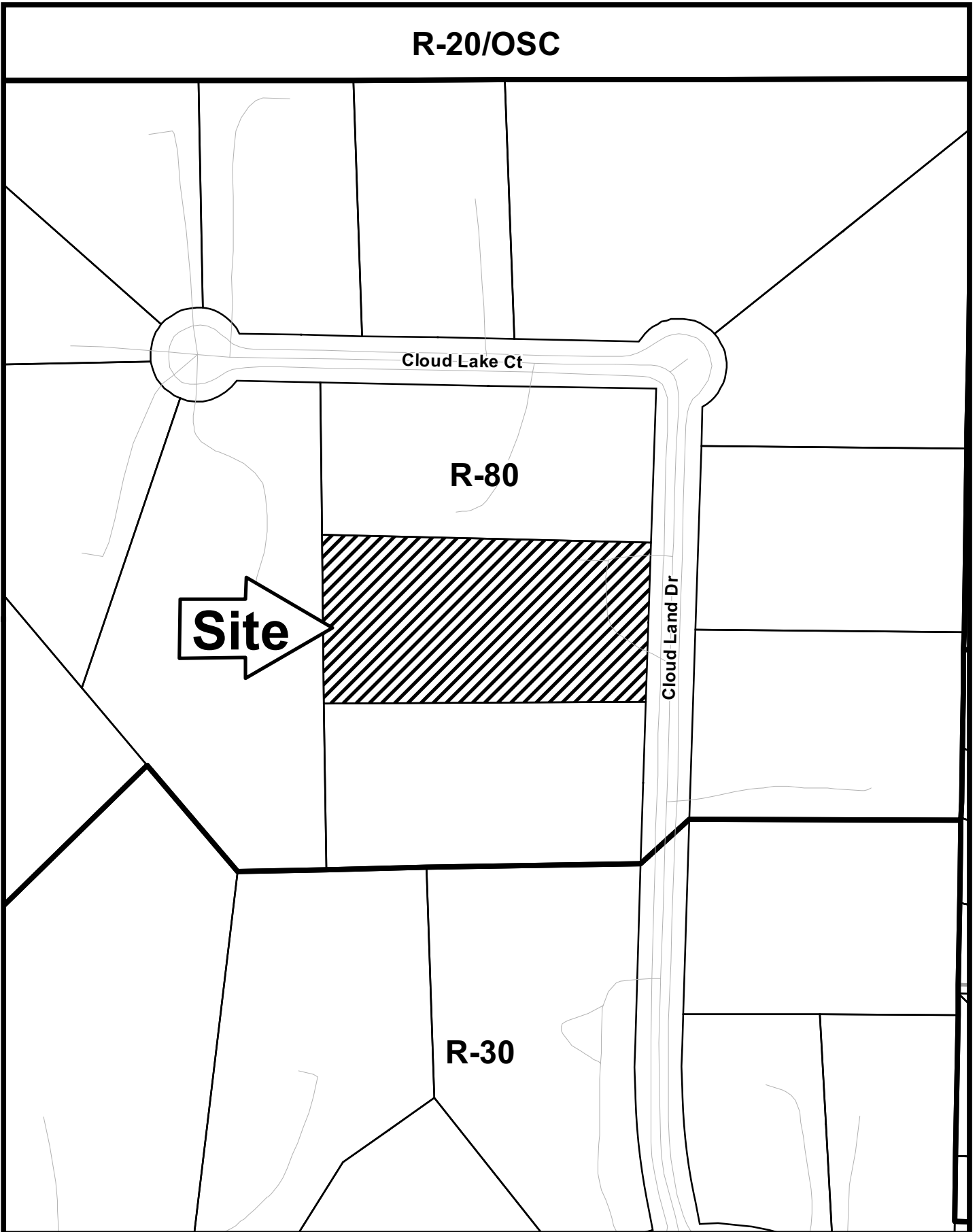
Petition Number: V-64

Date: 8/30/2011

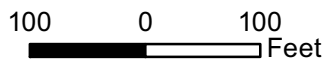
NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



V-64

R-20/OSC



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



-  City Boundary
-  Zoning Boundary

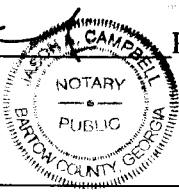
Application for Variance Cobb County

(type or print clearly)

Application No. V-64
Hearing Date: 9-14-11

Applicant Phillip L. Rutledge Phone # (404) 867-9839 E-mail PRutledge@GAYCONSTRUCTION.COM
(representative's name, printed) Address 2203 Cloud Land Drive, Kennesaw GA, 30152
(street, city, state and zip code)

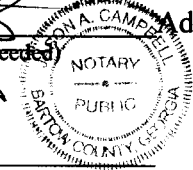
Phillip L. Rutledge Phone # _____ E-mail _____
(representative's signature)



My commission expires: _____
My Commission Expires October 31, 2011

Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder Phillip L. Rutledge Phone # (404) 867-9839 E-mail PRutledge@GAYCONSTRUCTION.COM
Signature Phillip L. Rutledge Address: 2203 Cloud Land Drive, Kennesaw GA, 30152
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____
My Commission Expires October 31, 2011

Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Present Zoning of Property R-80

Location 2203 Cloud Land Drive, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 181 District 20 Size of Tract 1.9 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.

SEE ATTACHED LETTER (EXHIBIT A)

List type of variance requested: SEE ATTACHED LETTER (EXHIBIT A)

Phillip L. Rutledge
2203 Cloud Land Drive
Kennesaw, Georgia 30152

V-64/2011
Exhibit A
1 of 4

July 8, 2011

Cobb County Board of Zoning and Appeals
1150 Powder Springs Street
Suite 400
Marietta, Georgia 30064

Dear Board Members:

I respectfully submit an application for a variance to be granted for the purpose of constructing a typical sized, two car, detached garage on my property at 2203 Cloud Land Drive, Kennesaw, Georgia 30152. The proposed location for the detached garage is at the back corner of the existing attached garage and ten feet from the adjacent property line. The proposed location will, when viewed from the street, appear that the new structure is located in line with the rear of my house. Locating the proposed garage ten feet off the adjacent property line is not an issue with the adjoining property owner, Dennis Sturdthoff. His house is located at the extreme west end of his property. The area of his property where my proposed garage would be located is heavily wooded with no site lines from his house. The west end of the proposed garage location has an existing landscape screen that blocks the site line from the Sturdthoff residence to the rear of my house.

I ask for a variance for the following reasons:

1. To locate the proposed structure at the rear of my house would require that the landscape screen be removed, which would impact the privacy that is currently enjoyed by both the Sturdthoff residence and myself, see attached photo.
2. The rear of my property is on a downward slope and locating the proposed structure would require a higher foundation wall and increase in backfill materials, resulting in an increase in the cost of construction.
3. The field lines for the septic tank system for my house are located in the back yard and would be in conflict with constructing the proposed garage at the rear of my house. The Cobb County Health Department has already reviewed the proposed location for the detached garage and given their approval, see attached.
4. To locate the proposed structure within the current side yard setback requirements would result in the structure being longer in the direction to the rear. This would involve the issues stated above in Items 1 and 2.

V-64/2011
2 of 4

I have met with all of the property owners that adjoin my property, as well as those who can view my property from their residence and explained my proposed project. All have signed the consent form that is attached to this application.

I thank you for your consideration in this matter and for your service to Cobb County.

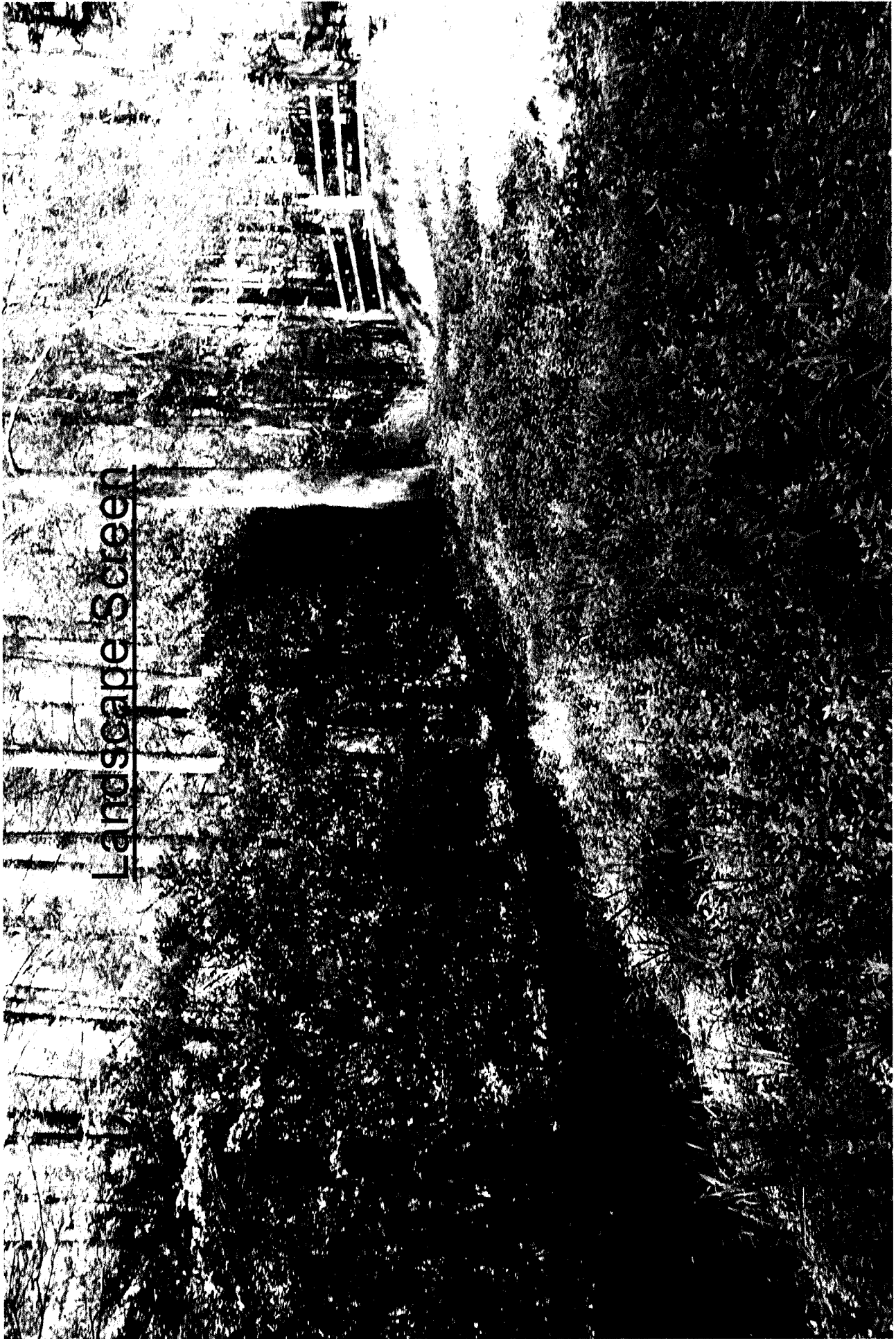
Respectfully,

A handwritten signature in black ink, appearing to read "Phillip L. Rutledge". The signature is fluid and cursive, with a large, stylized initial "P" and "R".

Phillip L. Rutledge

V-64/2011

3 of 4





COMPLAINT - MISCELLANEOUS SERVICE

5-64/2011 rnr

Amount Paid 100.00 Check No. 1807 4 of 4
Area Receipt No. 9084
Activity No. 1- Incident No. 1-

Name and/or address of service location: 2203 Cloud Land Drive Kennesaw, GA. 30152
TEC #: INV529

Subdivision Name: Valley Hills Estate Lot/Block:
Land Lot: 18 District: 20 Section: 2 Year built: 1981 # Bedrooms: 3
Requestor's Name: Phillip L. Rutledge Phone: (404) 867-9839
Address: 2203 Cloud Land Drive Kennesaw, GA. 30152

Service requested

- Complaint
Septic Tank Letter(see below)
Water Sample
Other (list)

Request date: 6/23/2011
Received by:

Condition reported/ request: Construct a Detached Garage
Date of Incident:

Septic Tank Letters

- Mail letter to owner's address
Mail letter to this address
Disposal
Hold letter and call when ready at this phone number 4)867-9839
Evidence of tank pumping or service provided

Property Owner's Name: Phillip L. Rutledge Phone: (404) 867-9839
Property Owner's Address: 2203 Cloud Land Drive Kennesaw, GA 30152

Investigation / Inspection record (attach additional sheets as needed)

Table with 5 columns: Date, Findings, Action Taken, Recheck Date, Initials. Row 1: 6/24/11, Eval., Appr., JL