

LEGEND

- X-X- = Chicken Wire Fence
- SS = Sanitary Sewer
- * FH = Fire Hydrant
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- MON = Monument Found
- BSL = Building Setback Line
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- = Chain Link Fence
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- CONC = CONCRETE

BUILDING SETBACK

FRONT 35'
SIDE 10'
REAR 35'

V-84
(2011)

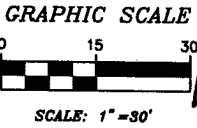
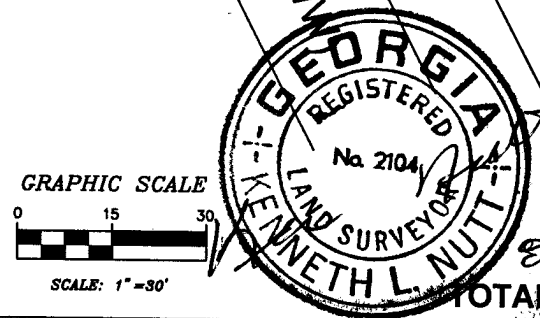
N/F
MAGNOLIA CHASE
CONDOMINIUM
ASSOCIATION
ZONED R3

N/F
KENNETH ARDOIN
ZONED R3

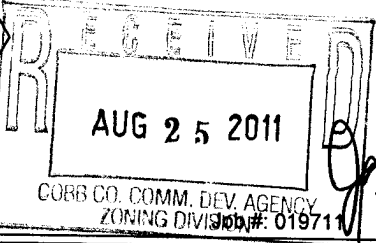
N/F
DONNA ALBRIGHT
ZONED R3

POB 264.0' TO
 NORTHERN R/W OF
 GARRISON ROAD
 (FORMERLY KNOWN
 AS FAIR STREET)

APPLETON DR. (50' R/W)



TOTAL SITE AREA: 9783 SF. (0.23 AC)



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 879,136 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 13067C0116G, dated 12-16-08 this property is not located in an area having special flood hazards.

Boundary Survey for:
Mary Ann Swofford

LOT 17
701 Appleton Dr
Land Lot: 286, 219 District: 17
Cobb County, Georgia

Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: M.S.
 Date Surveyed: 8 - 23 - 11
 Date Drawn: 8 - 23 - 11

Computed by: M.S.
 Drawn by: J.L.
 Checked by: K.N.

REFERENCES
 Plat Bk: Pg.
 Deed Bk. 13697 Pg. 1065

Platted 1952

APPLICANT: Mary Ann Swofford **PETITION NO.:** V-84
PHONE: 770-771-2706 **DATE OF HEARING:** 11-09-11
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 219, 286
PROPERTY LOCATION: On the eastern side of **DISTRICT:** 17
Appleton Drive, south of Garrison Road **SIZE OF TRACT:** 0.23 acre
(701 Appleton Drive). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the side setback adjacent to the northern property line from the required 10 feet to zero feet; 2) waive the front setback from the required 35 feet to 15 feet; 3) allow an accessory structure to the front of the primary structure; and 4) waive the public road frontage from the required 75 feet to 65 feet.

COMMENTS

TRAFFIC: Recommend no parking on the right-of-way.

DEVELOPMENT & INSPECTIONS: 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: No apparent adverse stormwater impacts are anticipated. The metal carport is located over the existing concrete 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** _____

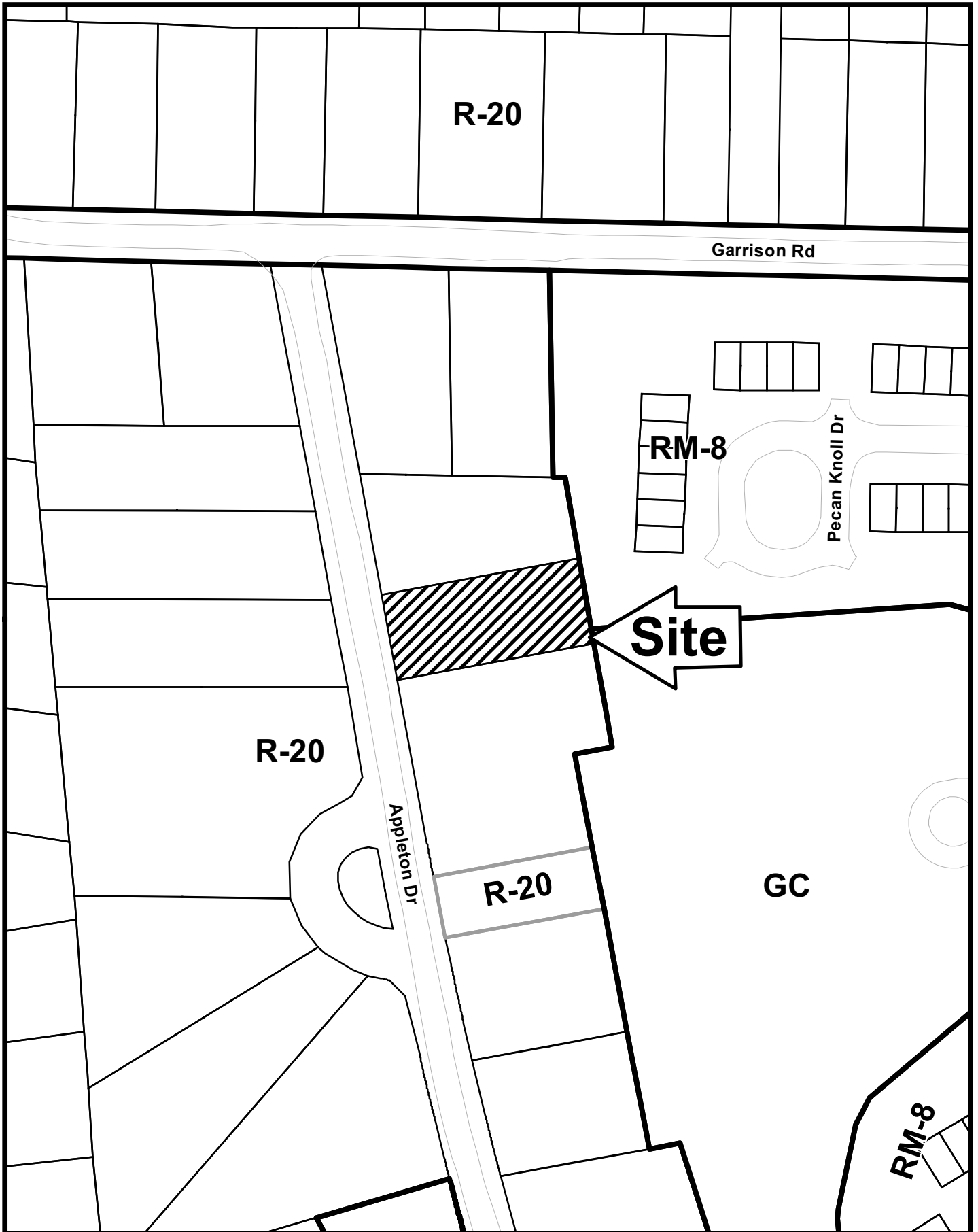
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

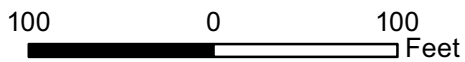
STIPULATIONS: _____





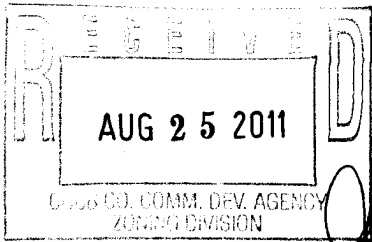
V-84



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



-  City Boundary
-  Zoning Boundary



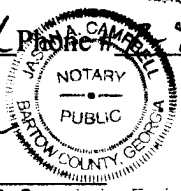
Application for Variance Cobb County

(type or print clearly)

Application No. V-84
Hearing Date: 11-9-11

Applicant Mary Ann Swofford Phone # 7-771-2706 E-mail Robert.Swofford@comcast.net
Mary Ann Swofford Address 701 Appleton Dr. Marietta, GA 30008
(representative's name, printed) (street, city, state and zip code)

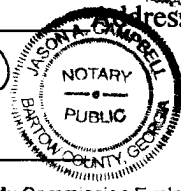
Mary Ann Swofford Phone # 771-2706 E-mail Robert.Swofford@comcast.net
(representative's signature)



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

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

Titleholder Mary Ann Swofford Phone # 7-771-2706 E-mail _____
Signature Mary Ann Swofford Address 701 Appleton Dr. Marietta, GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)



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

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

Present Zoning of Property R-20
Location 701 Appleton Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 286, 219 District 17 Size of Tract 0.23 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.

person living w/me is disabled. Needed cover closer to the door. And to protect vehicles from weather damage.

List type of variance requested: WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO ZERO FT WAIVE THE FRONT SETBACK FROM REQUIRED 35FT TO 15FT ALLOW AN ACCESSORY STRUCTURE TO THE FRONT OF THE PRIMARY.