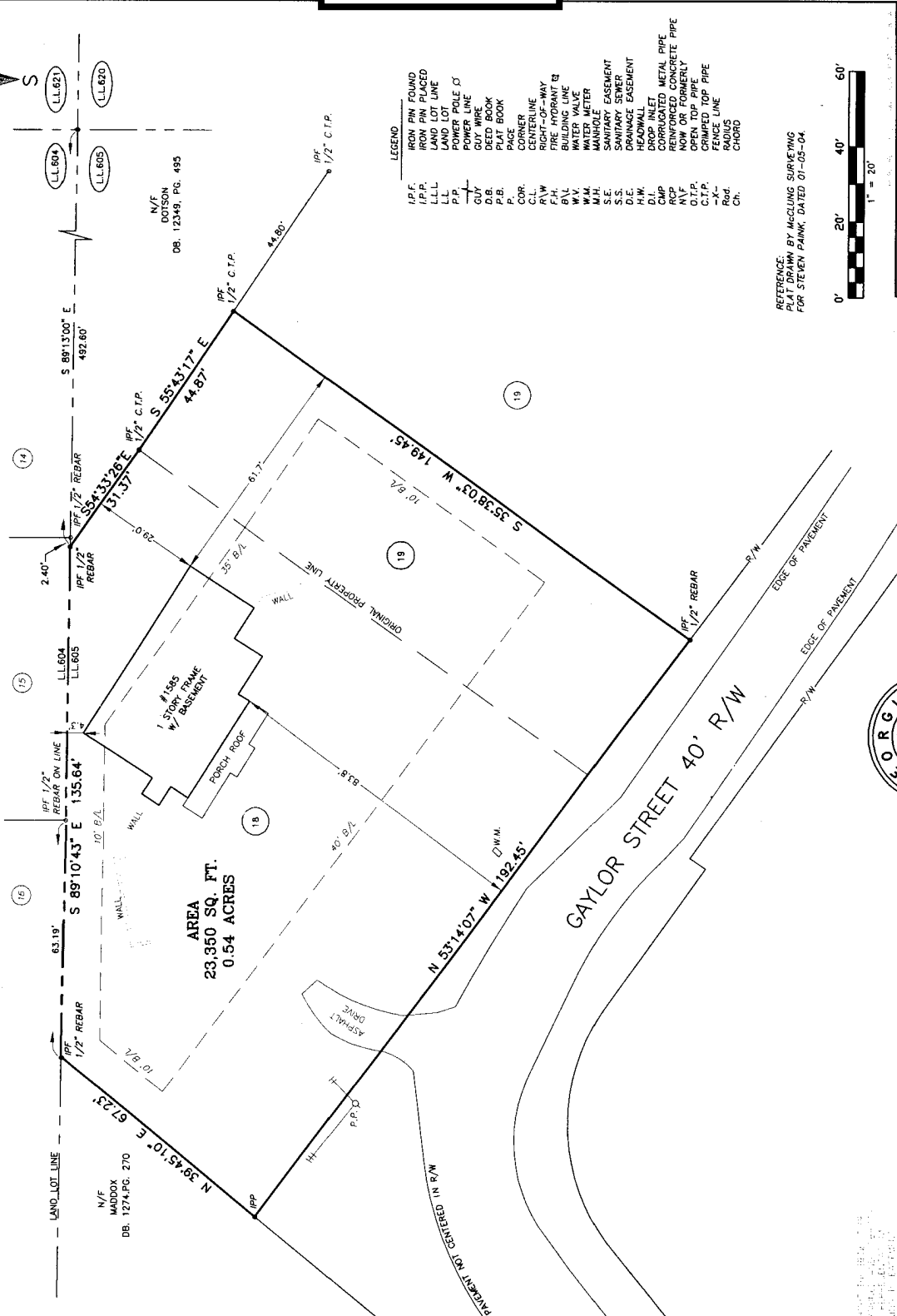
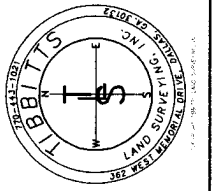


V-7  
(2012)



SURVEY FOR:			
<b>JOHN HAZELRIGS</b>			
LAND LOT	DISTRICT	SECTION	COUNTY
605	17TH	2ND	COBB
DATE: 11-08-11		DRAWN BY: ECH	CHECKED: RLT
		JOB NO:	06030
		SERVER:	DISK
<b>TIBBITTS LAND SURVEYING, INC.</b>			
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132 (770)443-1021			



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**RANDY L. SLIBILLI**  
 NO. 2137

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP 13067C0207G NUMBER 207 OF 252 COBB COUNTY, GEORGIA MAP DATED 12/16/08

EQUIPMENT USED:  
 THEODOLITE READING TO 5 SECONDS  
 ELECTRONIC DISTANCE METER  
 HEADING TO 0.005 FEET.  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WERE OBTAINED BY CLOSE  
 CLUSURE OF 1" PER ANGLE  
 ANGULAR ERROR 1" PER ANGLE  
 THE TRAVERSE WAS ADJUSTED USING  
 THE LEAST SQUARES METHOD.  
 FIELD SURVEY DATE 11-07-11  
 IRON PINS PLACED ARE 1/2" REBAR  
 THIS SURVEY PLAT HAS BEEN CALCULATED FOR  
 CLOSURE BY LATITUDE AND DEPARTURE  
 AND ADJUSTED TO ACCOUNT WITHIN  
 ONE FOOT IN 67,890 FEET.

LEGEND  
 I.P.F. IRON PIN FOUND  
 L.L.L. LAND LOT LINE  
 L.L. LAND LOT  
 P.P. POWER POLE  
 P.L. POWER LINE  
 O.U. OPEN UTILITY  
 G.C. GUY WIRE  
 P.B. PLAT BOOK  
 P. PAGE  
 COR. CORNER  
 C.L. CENTERLINE  
 F.H. FIRE HYDRANT  
 F.H. FIRE HYDRANT  
 B.L. BUILDING LINE  
 W.V. WATER VALVE  
 W.M. WATER METER  
 S.E. SANITARY EASEMENT  
 S.S. SANITARY SEWER  
 D.E. DRAINAGE EASEMENT  
 H.W. HEADWALL  
 C.M. CEMENT  
 C.P. CRIPPLED PIPE  
 N.O.F. NOW OR FORMERLY  
 O.T.P. OPEN TOP PIPE  
 C.T.P. CRIPPLED TOP PIPE  
 R.L. RADIUS LINE  
 R. ROAD  
 Ch. CHORD

REFERENCE:  
 PLAT DRAWN BY MCGILL SURVEYING  
 FOR STEVEN PARK, DATED 01-05-04

COOPER CREEK SUBDIVISION  
 PB. 106, PG. 11

N/F DOTSON  
 DB. 12349, PG. 495

N/F MADDOX  
 DB. 1274, PG. 270

AREA  
 23,360 SQ. FT.  
 0.54 ACRES

**APPLICANT:** John D. Hazelrigs **PETITION NO.:** V-7  
**PHONE:** 404-858-6035 **DATE OF HEARING:** 01-11-12  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same  
**TITLEHOLDER:** John D. Hazelrigs and Dustina L. Hazelrigs **LAND LOT(S):** 605  
**PROPERTY LOCATION:** On the north side of **DISTRICT:** 17  
Gaylor Street, northwest of Gaylor Circle **SIZE OF TRACT:** 0.54 acre  
(1585 Gaylor Street). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 4 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** On 10/17/11, the zoning compliance inspection was rejected. During the inspection on 10/17/11, the inspector noted all of the entire structure was new construction. The approved permit was for a restoration. A stop work order was placed on the home. Original issuance of permit 2011-000611 was for a fire restoration of a fire damaged structure. If the variance is approved, the permit can be released with corrected information of a new single family home.

**SITE PLAN REVIEW:** 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:** All downspouts must be discharged to the ground at the structure to maximize the overland flow distance to the rear property line.

**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.

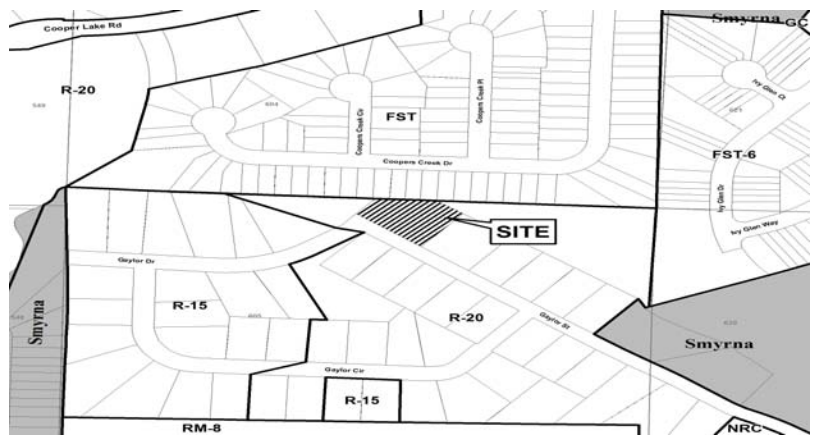
**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**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: **John Hazelrigs**

Petition Number: V-7

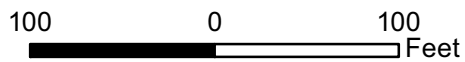
Date: 1/3/2012



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-7



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

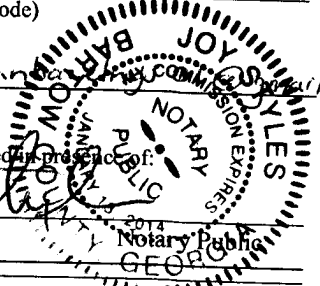
(type or print clearly)

Application No. V-7  
Hearing Date: 01-11-11

Applicant John Hazelrigs Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com

John Hazelrigs  
(representative's name, printed) Address 1585 Gaylor Street, SE Smyrna GA 3082  
(street, city, state and zip code)

[Signature]  
(representative's signature) Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com



My commission expires: JAN 13, 2014

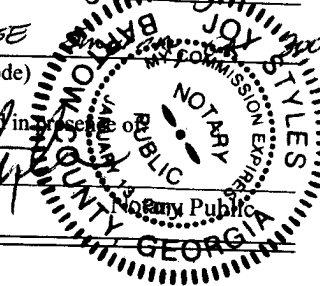
Signed, sealed and delivered in presence of: [Signature]

Titleholder John Hazelrigs Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com  
DUSTINA HAZELRIGS

Signature [Signature] Address: 1585 Gaylor St. SE  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: JAN 13, 2014

Signed, sealed and delivered in presence of: [Signature]



Present Zoning of Property R-20

Location 1585 Gaylor Street, SE Smyrna, GA 3082  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 605 District 17th Size of Tract 0.54 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 Attachment #1.

List type of variance requested: I am requesting a variance ~~to~~ to ~~recess~~ waive the side setbacks from 10' to 4.3' and the rear setback from 35' to 29'.

*Attachment #1  
(Personal and financial hardship)*

*V-7  
2012*

- The structure is approximately 75% complete. The expense associated with moving and/or modifying the structure to comply with current R-20 zoning setbacks would create a financial hardship greater than we fund. Additionally, we do not have sufficient time to move and/or modify the home's footprint due to a quickly approaching drop dead date (two year anniversary of the fire loss claim. I need to submit a copy of the C.O., furnish the home's content, process the depreciated value content items to the insurance company by January 31st, 2012. This provides a small window of time for me to collect the remaining funds from our insurance company.*
  
- Loss of the remaining funds owed to us for the fire loss insurance claim (depreciated value, which is approximately 35% of the structure and content policies). Additionally, we would lose another \$74,000 that Wells Fargo is with holding urn til the home is complete with C.O.*
  
- Currently, our monthly expenses for temporary housing and utilities are almost triple the amount we will pay on our home's mortgage and utilities. We desperately need to be finish this home soon or we will simple run out of time and resources which ultimately has a negative impact on the community as a whole. I'm sure that my neighbors would like to see a finished product.*