

HUNTERDON WAY

50' R/W

S 81°10'18" E  
107.92'

50' B

(16) Closet Asking for 5 Foot Variance

OUR CROSS-TIE WALL OVER R 0.8' WEST

1PF REB

P.O.B  
1,735.4' TO 50' R/W  
SOMERSET LANE  
(RECORD TIE)

CONC DRIVE

TWO STOREY STONE + FRAME

4BSMT

(15)

STONE WALL

(14)

N 08°48'13" E  
190.80'

5 08°48'13" W  
184.50'

APPROX. L.L.L.

AREA = 0.4649 ACRE

# 3254 HUNTERDON WAY

996

995

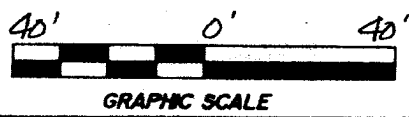
S 87°30'46" W  
108.10'

NEIGH FEN OVER R 0.7' NORTH

PANEL NO. 13067CD129G

LOCATION COBB

ZONE "X"



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE 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 OPEN FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED: TOPCON GTS-2(B) 8 TRANSIT W/200' STEEL TAPE.

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

*James A. Evans, Jr.*

**J. A. EVANS**  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

**SURVEY FOR:**  
ANTHONY ROBINSON

LOT 15 BLK. "F" UNIT THREE SOMERSET	REVISIONS
LAND LOTS 995, 996	
DISTRICT 17TH SECTION 2ND	
COBB COUNTY, GEORGIA	CC
PLAT BOOK 67 PAGE 31	DRWN
DATE: 6-4-08 SCALE: 1" = 40'	CHKD
	JOB #
	331-08

**APPLICANT:** Anthony Robinson **PETITION NO.:** V-13  
**PHONE:** 678-524-8981 **DATE OF HEARING:** 02/08/12  
**REPRESENTATIVE:** Anthony and Jennifer Robinson **PRESENT ZONING:** R-20  
**PHONE:** 678-524-8981  
**TITLEHOLDER:** Anthony Robinson **LAND LOT(S):** 995, 996  
**PROPERTY LOCATION:** On the south side of **DISTRICT:** 17  
Hunterdon Way, south of West Somerset Court **SIZE OF TRACT:** 0.4649 acre  
(3254 Hunterdon Way). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to 5 feet, adjacent to the western property line.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Wall closer than 5 feet from the Property Line will be required to be one-hour fire rated per table R302.1 of 2006 IRC.

**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:** The proposed addition will result in additional runoff being directed toward the adjacent homes foundation due to the increase in impervious roof area. The owner has agreed to pipe the existing rear downspout in this area to the front yard to mitigate this increase.

**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**

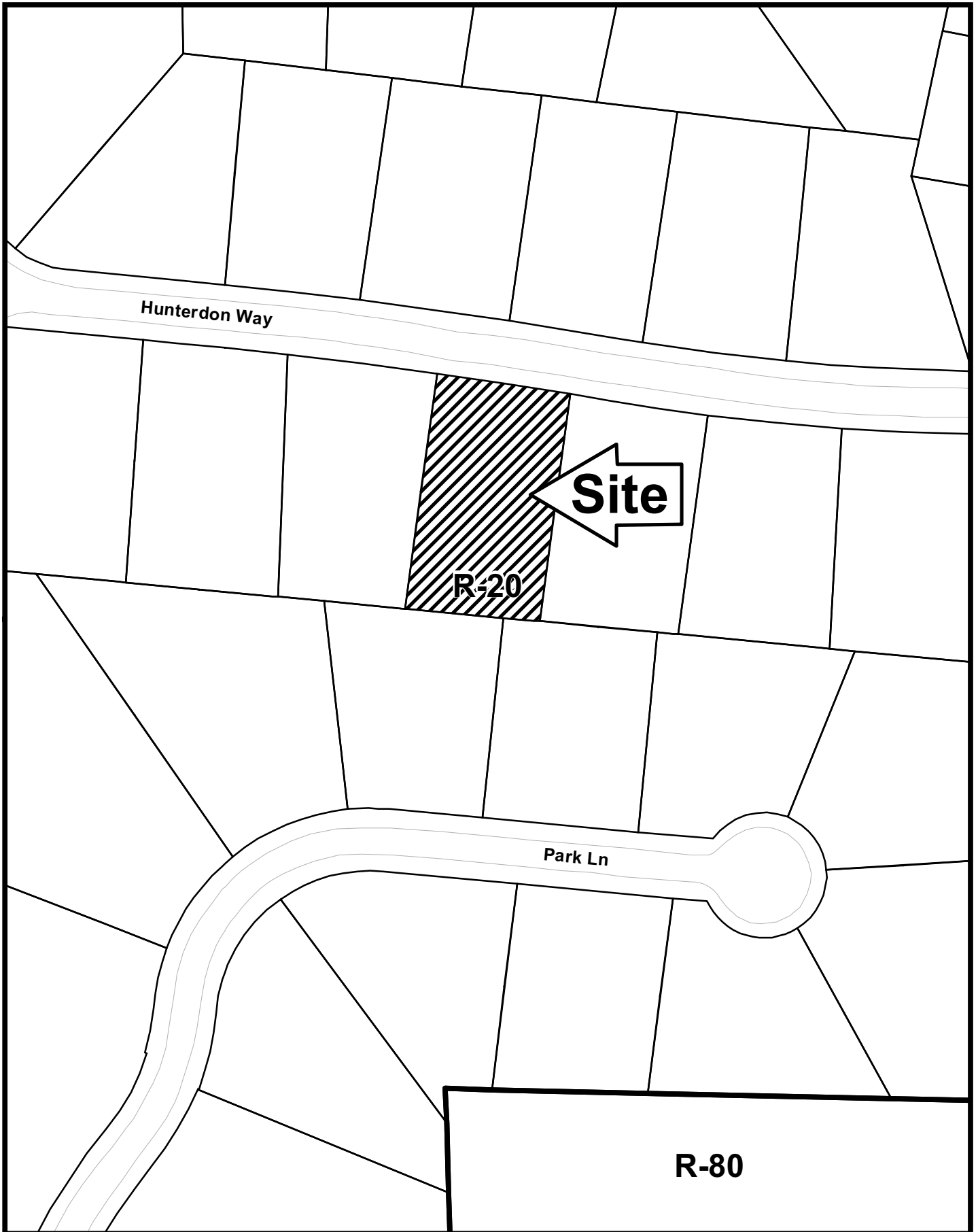
Applicant Name: **Anthony Robinson**

Petition Number: V-13

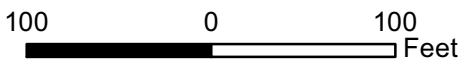
Date: 1/26/2012



**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-13



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-13  
Hearing Date: 2-8-12

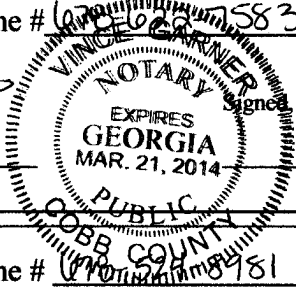
Applicant Anthony Robinson Phone # 678-524-8981 E-mail trobinson123@yahoo.com

Anthony Robinson Address 3254 Hunterdon way, Marietta Ga 30067  
(representative's name, printed) (street, city, state and zip code)

Jennifer Robinson Phone # 678-622-7583 E-mail JennyNRobinson@aol.com  
(representative's signature)

*Anthony Robinson Jennifer Robinson*

My commission expires: 3-21-2014

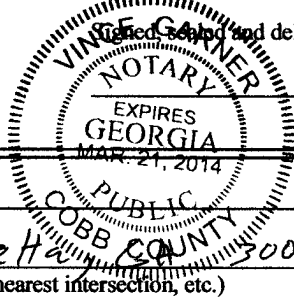


Signed, sealed and delivered in presence of:  
Vince Garner  
Notary Public

Titleholder Anthony + Jennifer Robinson Phone # 678-524-8981 E-mail TRobinson123@yahoo.com

Signature Anthony Robinson + Jennifer Robinson Address: 3254 Hunterdon Way, Marietta Ga 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-21-2014



Signed, sealed and delivered in presence of:  
Vince G  
Notary Public

Present Zoning of Property R-20

Location 3254 Hunterdon Way, Marietta Ga 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 995, 996 District 17th Size of Tract 0.4649 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.

Following the normal terms of the ordinance would cause many issues, listed below:

- Roof line issues including water drainage issues and an unsightly appearance.
- Multiple plant and tree cut downs.
- Blocks views for both us and to the neighbors to the side.
- Unightly appearance to house which will not look natural.

List type of variance requested: Requesting variance from the 10 Foot setback of side of property to be changed to a 5 foot setback. This will allow for a closet addition, which is needed in order to renovate the master bathroom. This addition will be elevated around 8 feet above ground. The only footprints to the property will be structural posts.