

V-20  
(2012)

THE PURPOSE OF THIS VARIANCE PLAT IS TO REDUCE THE ALLOWABLE EAST SIDE SETBACK FROM 12 FT. TO 0.3 FT. AND THE REAR ALLOWABLE SETBACK FROM 40 FT. TO 0.8 FT. FOR AN ACCESSORY STRUCTURE WITH A SQUARE FOOTAGE OF BETWEEN 144 SQ. FT. AND 800 SQ. FT.

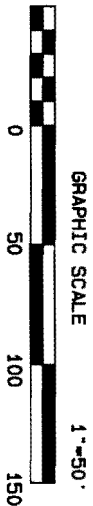
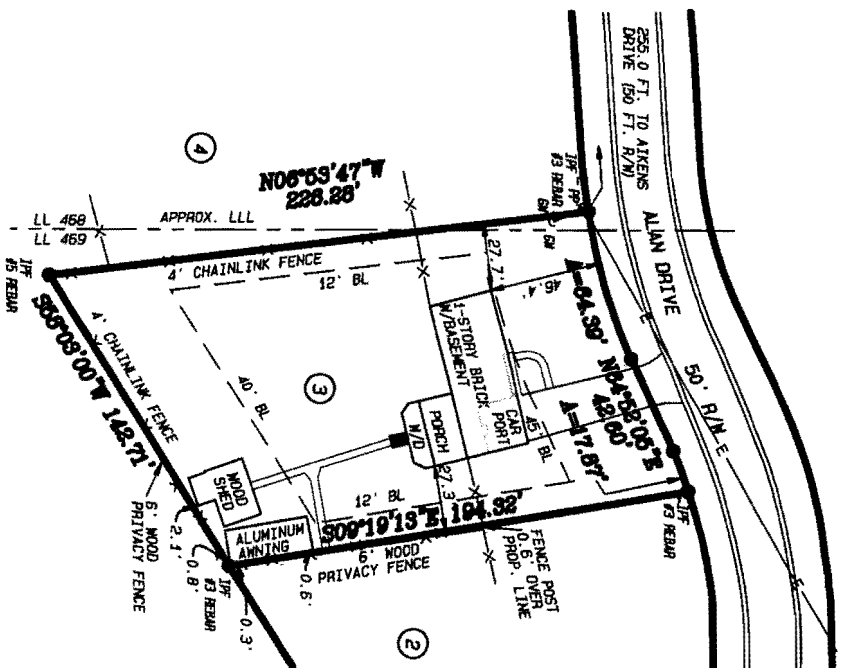
CURRENT ZONING: R-30  
MINIMUM SETBACKS:  
FRONT = 45 FT  
SIDE = 12 FT  
REAR = 40 FT

SURVEY NOTES:

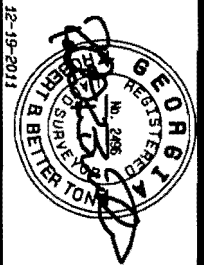
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000+ FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THE TOWNSHIP CORNER STATION DATE OF SURVEY IS 12-16-14. THIS DATE WAS DETERMINED BY HAVING THIS DATE EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 00946 DATED 12-16-2009, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS. A REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED. REBAR AT ALUMINUM ANNING 50B SQ. FT. REAR OF WOOD SHED = 488 SQ. FT.

- SURVEY REFERENCES:  
1. PLAT OF WESTSIDE SUBDIVISION RECORDED IN PLAT BOOK 49, PAGE 84.

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



**VARIANCE PLAT**  
LOT 3, BLOCK "A" WESTSIDE SUBDIVISION  
LOCATED IN: LAND LOTS 468 & 469  
19TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
DATE: 12-19-2011  
PREPARED FOR:  
**FRED & CHERYL GANTT**



**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(578) 483-0242

REVISION/RECORD	DATE	PURPOSE

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**APPLICANT:** Fred H. Ganitt and Cheryl Ganitt **PETITION NO.:** V-20  
**PHONE:** 770-427-8949 **DATE OF HEARING:** 03-14-12  
**REPRESENTATIVE:** Fred H. and Cheryl J. Ganitt **PRESENT ZONING:** R-30  
**PHONE:** 770-427-8949  
**TITLEHOLDER:** Fred H. Ganitt and Cheryl Ganitt **LAND LOT(S):** 468, 469  
**PROPERTY LOCATION:** On the south side of **DISTRICT:** 19  
Alan Drive, west of West Sandtown Road **SIZE OF TRACT:** 0.65 acre  
(2841 Alan Drive). **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the side setback for an accessory structure (existing) from the required 12 feet to zero feet adjacent to the eastern property line; and 2) waive the rear setback for an accessory structure (existing) from the required 40 feet to zero feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded 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 significant stormwater impacts are anticipated. However, since the shed is directly on the property line, half of the roof drains onto the neighbor's property. I would recommend that the applicant install a gutter and downspout on that side of the structure to direct the runoff onto his own property and away from the fence 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:** 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**

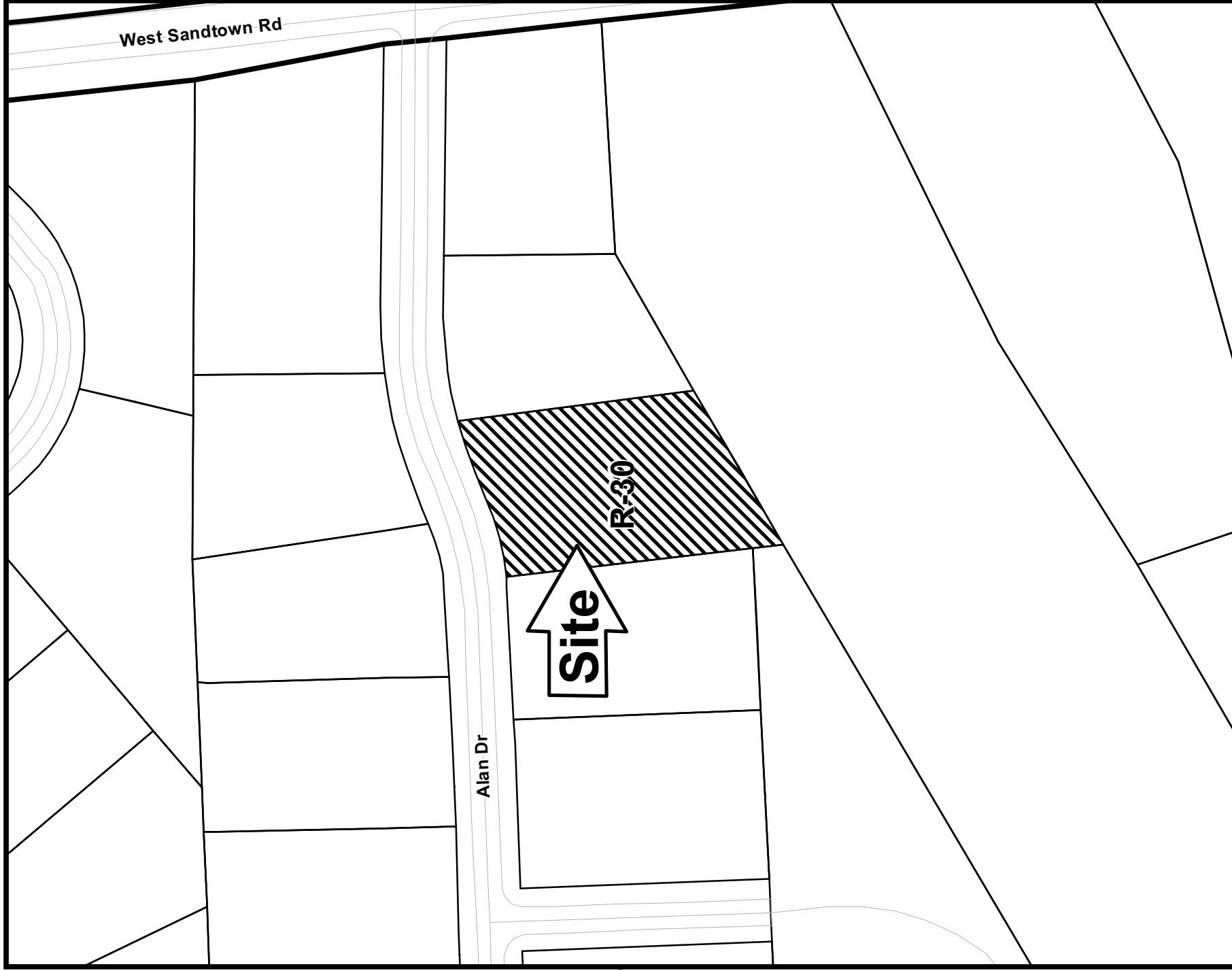
Applicant Name: **Fred H. and Cheryl J. Gantt**

Petition Number: V-20

Date: 3/7/2012

**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-20



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-20  
Hearing Date: 3-14-12

Applicant FRED H GIANTT Phone # 770-427-8749 ~~Home~~ Work Email Maricetta\_Ga30014  
CHERYL GIANTT

Address 284 HALAN DR (street, city, state and zip code)

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's s

My commission expires:

Titleholder FRED H GIANTT Phone # 770-427-8749 E-mail \_\_\_\_\_  
CHERYL J GIANTT  
Signature [Signature] Address: 2841 ALAN DR Marietta Ga 30014  
(attach additional signatures, if needed)

My commission expires: 7/28/12  
ROSEMARY DOCHRAN Notary Public  
My Commission Expires July 28, 2012  
Notary Public

Present Zoning of Property R-30-C  
Location 2741 ALAN TRAIL (street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 469, 468 District 17 Size of Tract \_\_\_\_\_ 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

List type of variance requested: \_\_\_\_\_

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V-20  
2012

Dec. 21, 2011

The hardship would be moving or removing the Shady Vent awning built in 2003. Our awning was never a problem with the original owner, Louis Nation, now deceased, or his daughter, Pat Jacoby who inherited the property. This problem occurred as an attack against us resulting from a neighborhood dispute with the current owners. The current owners have lived next door for two and a half years and our awning has not been a concern until the past month.

This awning was built to protect our 5<sup>th</sup> wheel camper. The awning is attached to our work shop built in 1978. The property around the awning has been improved with shrubbery, walls, and a brick walkway connecting our home. There is no other location on our property to locate the awning, due to septic system lines and several old trees.