

LEGEND

These standard symbols may be found in the drawing.

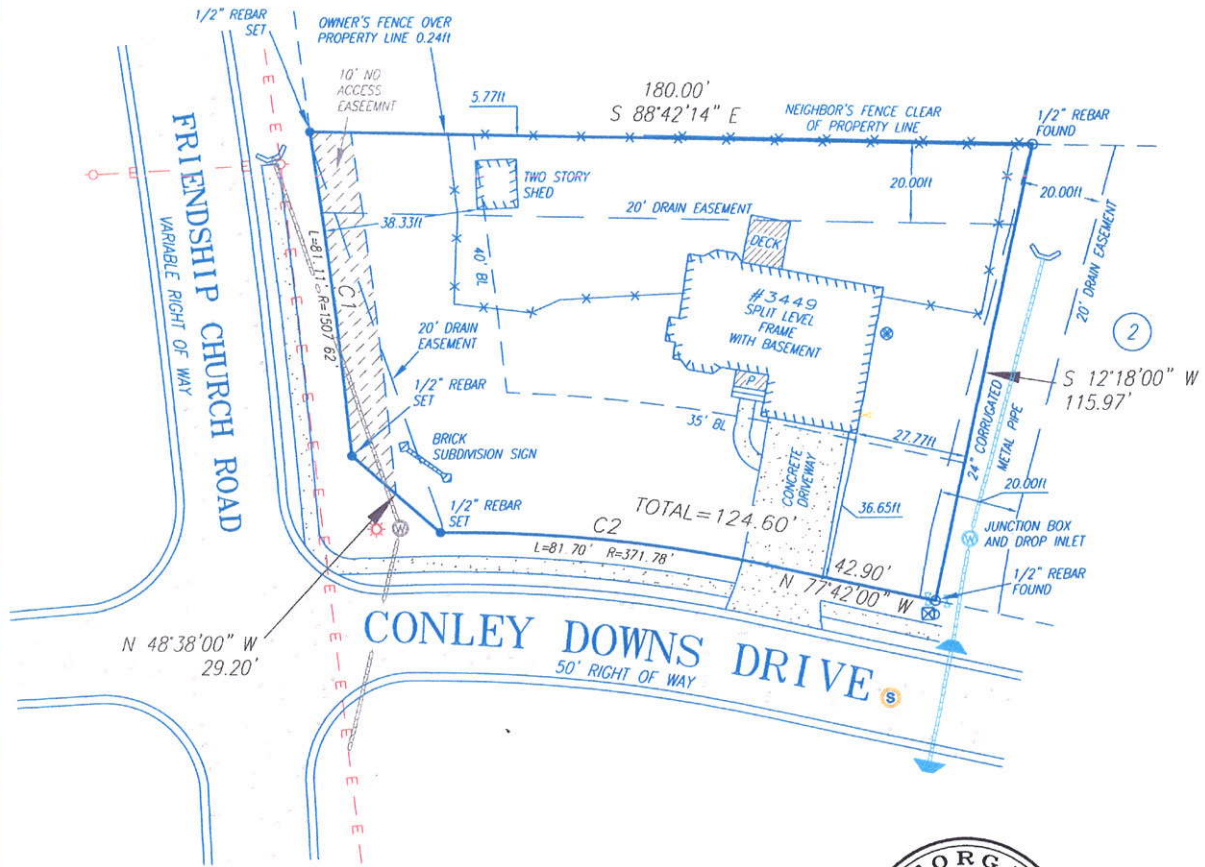
- 1/2" REBAR SET
- IRON PIN FOUND
- ⊕ WATER METER
- ⊕ CATCH BASIN
- ⊕ DRAIN
- ⊕ FIRE HYDRANT
- ⊕ JUNCTION BOX
- ⊕ JUNCTION BOX (NOT FIELD LOCATED)
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ AIR CONDITIONER UNIT
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TELEVISION BOX
- ⊕ MANHOLE
- ⊕ SEWER
- ⊕ ELECTRIC
- ⊕ FENCE
- ⊕ UNDERGROUND PIPELINE
- ⊕ UNDERGROUND PIPELINE (NOT FIELD LOCATED)



V-40 (2012)

AREA

16533.715 SQ. FT.
0.380 ACRES



NOTES

1. EQUIPMENT USED: LEICA 1200 ROBOTIC TOTAL STATION AND ALLEGRO CX DATA COLLECTOR
2. SOFTWARE USED: CARLSON SURVEY 2007 AND CARLSON SURVCE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1507.62'	81.11'	81.10'	N 07°18'51" W	03°04'57"
C2	371.78'	81.70'	81.54'	N 84°00'40" W	12°35'29"

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 111,725 FEET.



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 191855	DRAWING NUMBER F32-23	SURVEY PLAT FOR: #3449 CONLEY DOWNS DRIVE, POWDER SPRINGS GEORGIA 30127		DATE: 4/2/12 SCALE: 30'	
		M. JACK BELL EVA M. BELL			
		LAND LOT: 169 19th DISTRICT 2nd SECTION COBB COUNTY, GA			
		LOT: 1 BLOCK: UNIT: PHASE:			
SUBDIVISION: CONLEY DOWNS		DEED BOOK 7451, PAGE 471 SURVEYED: PARTY CHIEF: D.R.	SHEET 1 OF 1		
PLAT BOOK 142, PAGE 2 DRAFTED: DRAFTER: S.L.					

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

APPLICANT: Eva Bell

PETITION No.: V-40

PHONE: 770-422-0771

DATE OF HEARING: 06-13-12

REPRESENTATIVE: Eva Bell

PRESENT ZONING: R-15

PHONE: 770-422-0771

LAND LOT(S): 169

TITLEHOLDER: M. Jack Bell and Eva M. Bell

DISTRICT: 19

PROPERTY LOCATION: At the northeastern corner of Friendship Church Road and Conley Downs Drive (3449 Conley Downs Drive).

SIZE OF TRACT: .38 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure to be located closer to the side street right-of-way line than the principal building on a corner lot; and 2) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot two story shed) from the required 10 feet to 5 feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

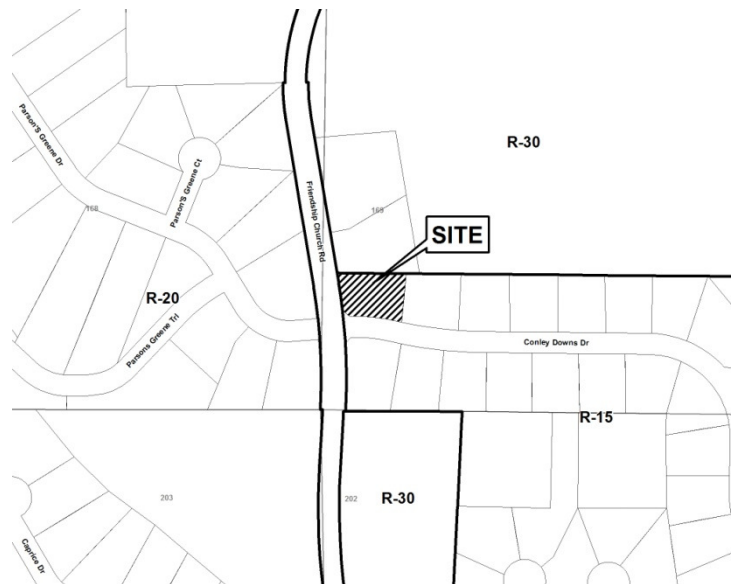
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Eva Bell **PETITION No.:** V-40

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Violation notice was issued on 3-19-12 for building without a permit. If approved, permit and inspections will be required. If structure is closer than 5 feet to property line, a 1-hour fire rated wall will be required.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater impacts were observed or are anticipated for this existing structure.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

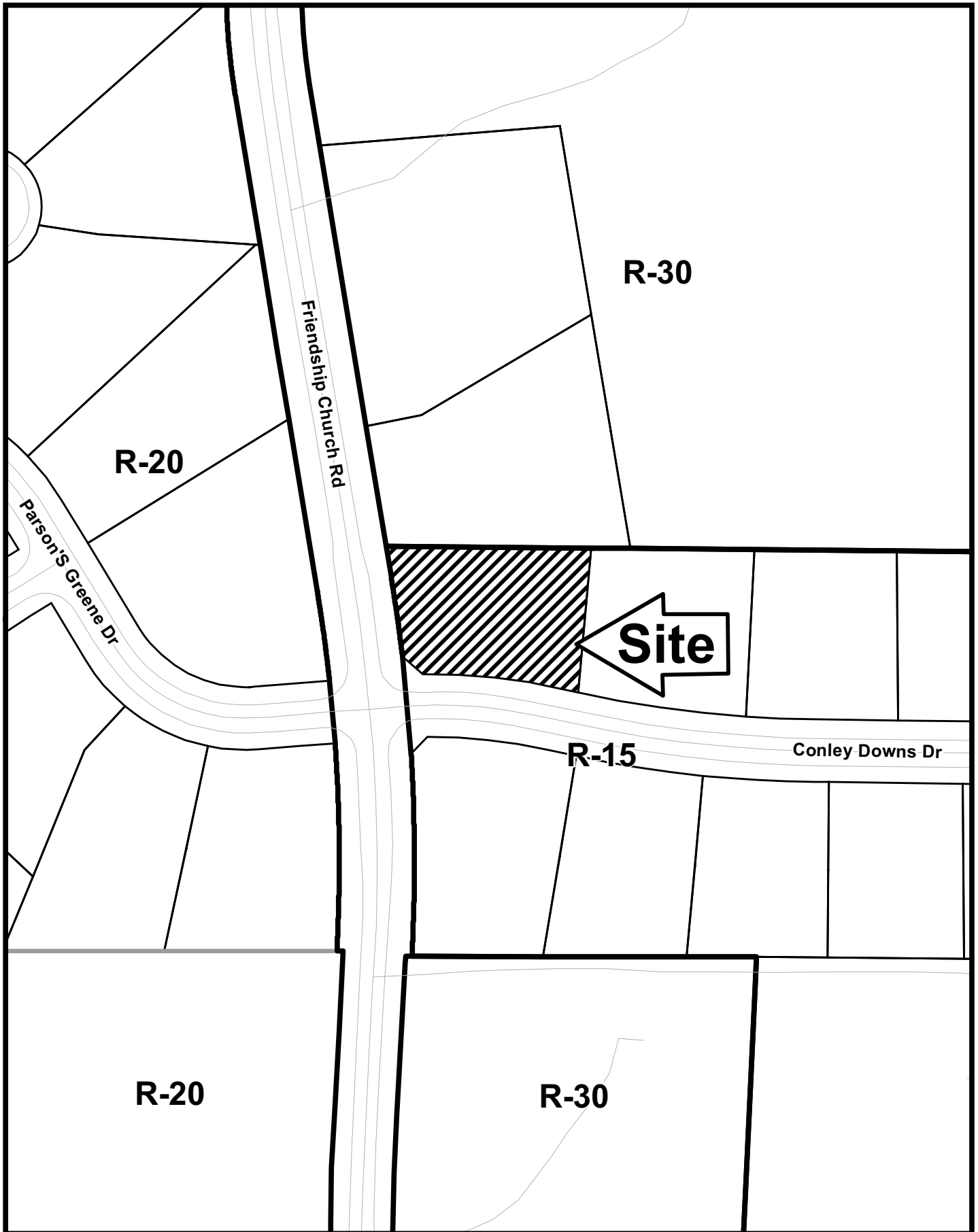
WATER: No conflict.

SEWER: No conflict.

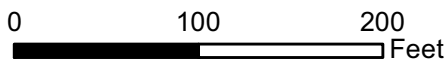
APPLICANT: Eva Bell **PETITION No.:** V-40



FIRE DEPARTMENT: 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-40



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. J-40
Hearing Date: 6-13-12

Applicant EVA BELL Phone # 770-422-0771 E-mail jebbell@bellsouth.net

Address 3449 Conley Downs Dr Powder Springs, GA
(street, city, state and zip code) 30127

representative's name, printed)

Phone # 770-422-0771 E-mail jebbell@bellsouth.net

representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder M. Jack & EVA M. Bell Phone # 770-422-0771 E-mail jebbell@bellsouth.net

Signature M. Jack Bell
 EVA M. Bell
(attach additional signatures, if needed)

Address: 3449 Conley Downs Dr - Powder Sp, GA
(street, city, state and zip code) 30127

Signed, sealed and delivered in presence of:

My commission expires: July 23, 2012
 July 23, 2012

ALANA TOY
Notary Public
Cobb County
State of Georgia
My Commission Expires Jul 23, 2012

 Alana Joy 4-10-12
 Alana Joy 4-10-12
Notary Public

Present Zoning of Property R15

Location 3449 Conley Downs Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 169 District 19 Size of Tract .38 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.

 Not able to move storage shed to another location on property -
 no other place on property would be able to maintain a
 structure - Also cut to have it turned down.

List type of variance requested: to allow storage shed in correct location