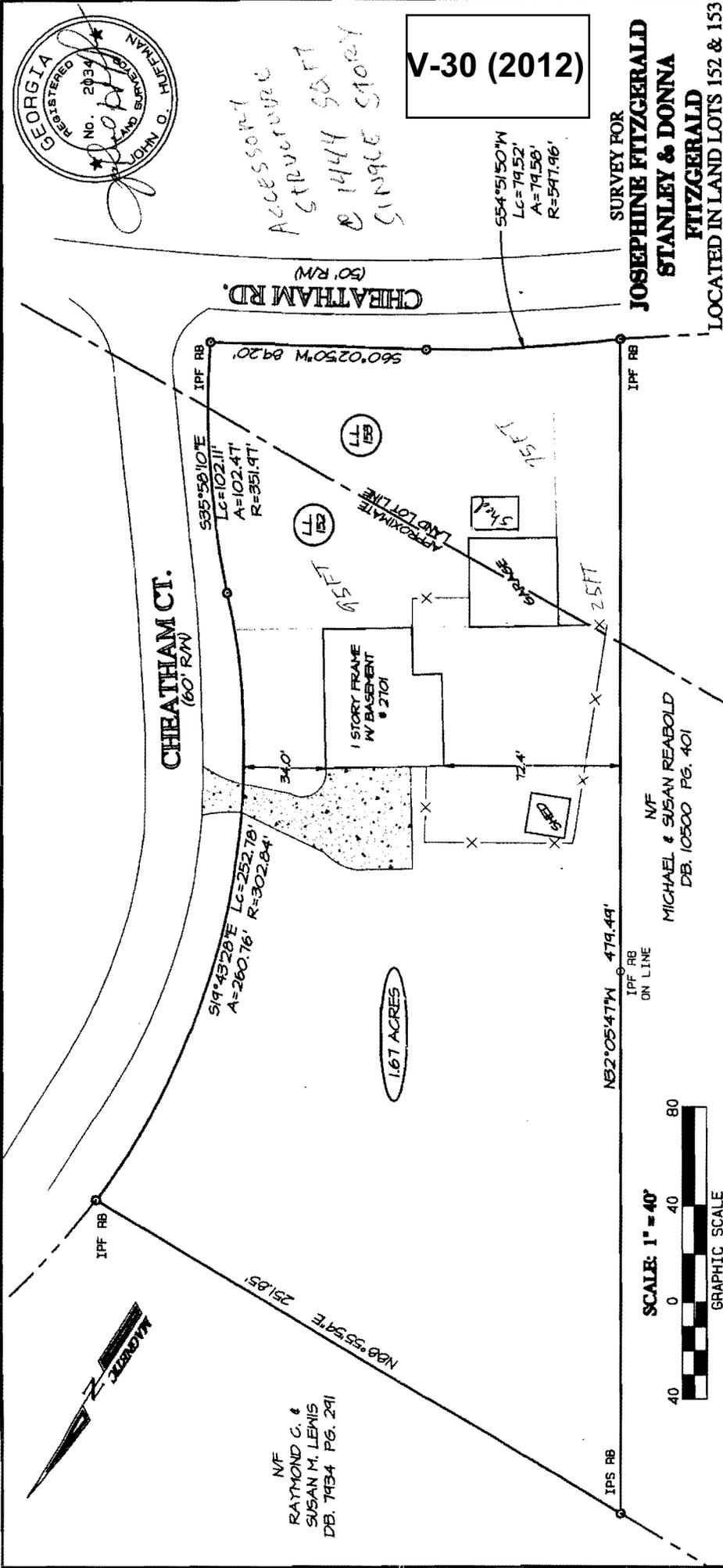


ACCESSORY STRUCTURE @ 1444 SQFT SINGLE STORY

V-30 (2012)

SURVEY FOR  
**JOSEPHINE FITZGERALD  
 STANLEY & DONNA  
 FITZGERALD**  
 LOCATED IN LAND LOTS 152 & 153  
 20th. DISTRICT, 2nd. SECTION  
 COBB COUNTY, GEORGIA

**H. B. & P.  
 SURVEYING, INC.**  
 850 KENNESAW AVE. # 8  
 MARIETTA, GA. 30060  
 PHONE (770) 425-0141  
 FAX (770) 425-8579  
 JOB # 10-066



**LEGEND**

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OT	OPEN TOP
CT	CRIMP TOP
SR	SOLID ROD
CB	CATCH BASIN
JB	JUNCTION BOX
MH	MANHOLE
PP	POWER POLE
MON	MONUMENT

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED: TOPCON GPT-9205A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,298 FEET, AND AN ANGULAR ERROR OF 7" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 514,407 FEET.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POS-SIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DATE OF SURVEY: NOVEMBER 19, 2010  
 DATE OF DRAWING: NOVEMBER 19, 2010

**APPLICANT:** Stan Fitzgerald

**PETITION No.:**

V-30

**PHONE:** 770-249-7221

**DATE OF HEARING:**

05-09-12

**REPRESENTATIVE:** Stan Fitzgerald

**PRESENT ZONING:**

R-30

**PHONE:** 770-249-7221

**LAND LOT(S):**

152, 153

**TITLEHOLDER:** Josephine Fitzgerald, Donna Fitzgerald and Stanley Fitzgerald

**DISTRICT:**

20

**PROPERTY LOCATION:** At the northwestern corner of Cheatham Road and Cheatham Court

**SIZE OF TRACT:**

1.6 acres

(2701 Cheatham Court).

**COMMISSION DISTRICT:**

1

**TYPE OF VARIANCE:** 1) Waive the front setback for an accessory structure over 650 square feet (existing 1,444 square foot garage) from the required 100 feet to 75 feet; 2) waive the side setback for an accessory structure over 650 square feet from the required 100 feet to 25 feet; 3) waive the side setback for an accessory structure over 650 square feet from the required 100 feet to 95 feet; and 4) allow two accessory structures (garage and shed) to be located closer to the side street right-of-way line than the principal building.

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

**BOARD OF APPEALS DECISION**

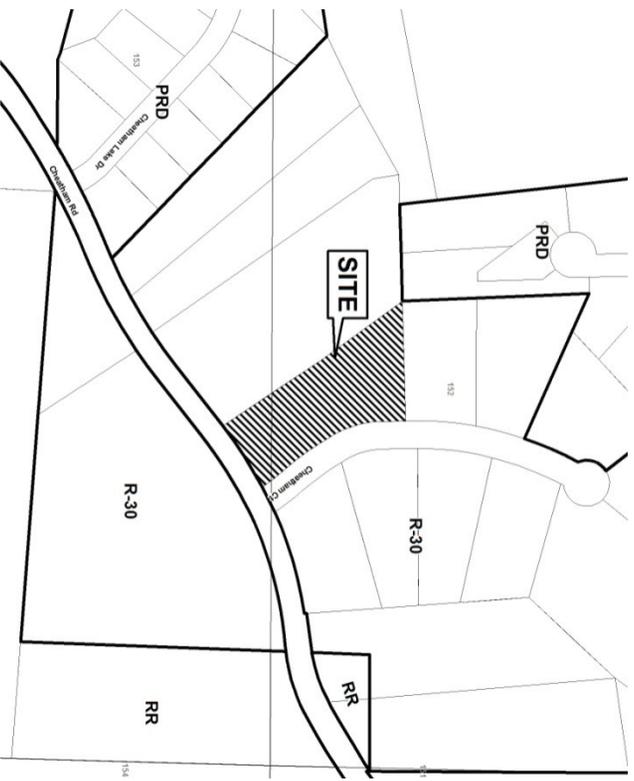
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Stan Fitzgerald

**PETITION No.:** V-30

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Permit for 800 square feet attached garage was obtained in 2007 but was not completed and was later re-permitted in 2008. New permit and inspection will be required for attachment. Shed requires a permit if over 120 square feet.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater impacts are anticipated for these existing structures. The entire yard drains to the rear to an existing well-defined channel.

**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.

**APPLICANT:** Stan Fitzgerald

**PETITION No.:** V-30

\*\*\*\*\*

**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-30

PRD

PRD

Site

R-30

Cheatham Ct

Cheatham Rd

R-30

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-30  
Hearing Date: 5-9-12

Applicant STAN FITZGERALD Phone # 770 249-7221 E-mail FORGETTHEGOOSE@aol.com

STAN FITZGERALD Address 2701 CHEATHAM CT. NW ACWORTH  
(representative's name, printed) 770-249 7221 (street, city, state and zip code)

[Signature] PHOENIX BETTES E-mail FORGETTHEGOOSE@aol.com  
(representative's signature)

My commission expires: 2-21-12 Signed, sealed and delivered in presence of:  
[Signature] Stacy Bettes Notary Public  
COBB COUNTY PUBLIC NOTARY GEORGIA EXPIRES FEB. 21, 2012

Titleholder SMN FITZGERALD E-mail SAME  
Phone # \_\_\_\_\_

Signature [Signature] SAME AS ABOVE  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-22-15 Signed, sealed and delivered in presence of:  
[Signature] Notary Public  
COBB COUNTY PUBLIC NOTARY GEORGIA EXPIRES FEB. 22, 2015

Present Zoning of Property R-30

Location 2701 CHEATHAM COURT

Land Lot(s) 152, 153 District 20 Size of Tract 1.6 Acres  
(street address, if applicable; nearest intersection, etc.) (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.

FINANCIAL HARDSHIP - A EXISTING STRUCTURES WOULD HAVE TO BE ALTERED. FIRST THE GARAGE WHICH WAS PERMITTED AND PASSED FINAL INSPECTION BY COBB COUNTY WOULD HAVE TO ADD AN EXPENSIVE BRACEWORK WHICH IS UNSURETY AND AND THE SHED ON BLOCKS WHICH CONTAINS MY SICK MOTHER'S BELONGINGS WOULD HAVE TO BE MOVED BACK CAUSING NEAR STRESS AND FINANCIAL BURDEN TO A SENIOR

List type of variance requested: PERMISSION TO HAVE GARAGE AND SHED CLOSER TO THE SIDE STREET THAN MY DRAFTY STRUCTURE (THANK) WITHOUT MAKING NEW ATTACKS

SRE ATTACHED STATEMENT 3 PAGES PLUS PHOTOS + EXHIBITS