

V-84 (2012)

REFERENCES

DEED BOOK 14780 PAGE 2043 RECORDED IN COBB COUNTY, GEORGIA RECORDS.

PLAT BY J.A. EWING & ASSOCIATES FOR STEPHEN H. HULLS DATED 2-10-97.

AUG 10 2012

COBB CO. COMM. DIV. / AGENCY SURVEYOR'S NOTES DIVISION

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON JULY 10, 2012.
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. THIS PROPERTY IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER FEMA FLOOD MAP #13067 C 0001 G DATED DEC 16, 2008.
7. PROPERTY IS ZONED R-80
8. FLOOD ZONE IS 7.20 ACRES/313,732 SQ.FT.
9. THERE ARE NO APPARENT CEMETERIES LOCATED ON THE PROPERTY.

~N/F~
PAULA P. ELLS
PARCEL # 19027900070

~N/F~
JOHN BLACK
PARCEL # 19028000040

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.



LAND ANSWERS, LLC
773 CHANSON DRIVE
MARIETTA, GA 30064
PHONE: (770) 862-0799
MWELLBORN@LANDANSWERS.NET
WWW.LANDANSWERS.NET

BOUNDARY SURVEY & ZONING EXHIBIT FOR:
MICHELLE AKERS
1335 BULLARD ROAD
LAND LOTS 279 & 280
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DRAWN BY: JAW
APPROVED BY: JAW
DATE: 7-12-12
PROJECT # 12573
DWG NAME: 1335 BULLARD.DWG

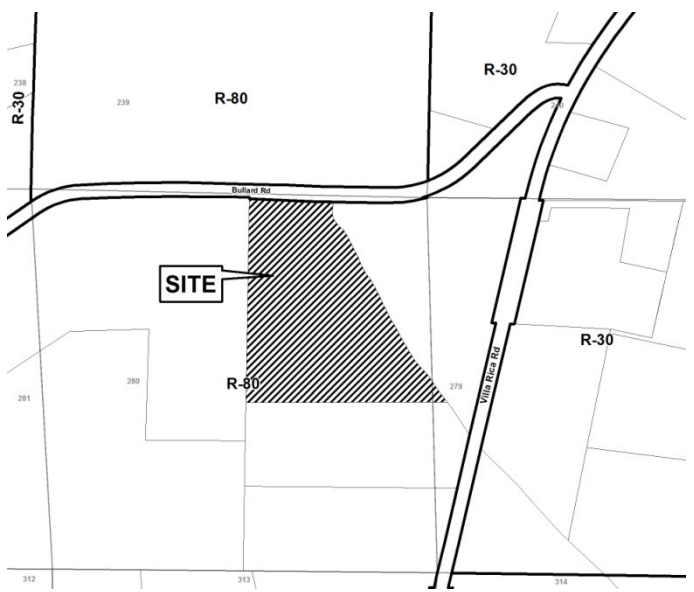
APPLICANT: Michelle Akers
PHONE: 404-317-8995
REPRESENTATIVE: Michelle Akers
PHONE: 404-317-8995
TITLEHOLDER: Steven S. Eichenblatt and Michelle Akers
PROPERTY LOCATION: On the south side of Bullard Road, west of Villa Rica Road (1335 Bullard Road).

PETITION No.: V-84
DATE OF HEARING: 10-10-2012
PRESENT ZONING: R-80
LAND LOT(S): 279, 280
DISTRICT: 19
SIZE OF TRACT: 7.9 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow a second electrical meter on a single-family residential lot; 2) allow an accessory structure under 1,000 square feet (proposed 80 square foot building with 140 square foot awning) to be located in front of the principal building; 3) waive the required front setback for an accessory structure under 1,000 square feet (proposed building and awning) from 60 feet to 45 feet; 4) allow an accessory structure under 1,000 square feet (proposed 200 square foot deck) to be located in front of the principal building; 5) allow an accessory structure over 1,000 square feet (existing approximately 4,500 square foot barn) to be located in front of the principal building; 6) waive the required side setback for an accessory structure over 1,000 square feet (barn) from 100 feet to 47.5 feet; 7) allow an accessory structure under 1,000 square feet (existing 200 square foot hay stall) to be located in front of the principal building; 8) allow an accessory structure under 1,000 square feet (existing chicken coop) to be located to the side of the principal building; 9) allow an accessory structure under 1,000 square feet (existing 400 square foot awning) to be located to the side of the principal building; 10) allow an accessory structure over 1,000 square feet (existing 1,500 square foot garage and awning) to be located to the side of the principal building; 11) waive the required side setback for an accessory structure over 1,000 square feet (garage and awning) from 100 feet to 5 feet; and 12) waive the required rear setback for existing house from 50 feet to 40 feet.

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

BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



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 plat 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 with the Clerk of Superior Court. Call 770-528-2147.

STORMWATER MANAGEMENT: The majority of the site is located within the 100-year floodplain and a significant portion is within the regulatory floodway. All new construction must meet Cobb County's Flood Damage Prevention Ordinance requirements for construction within the floodplain. The proposed 8'x10' accessory building is located within the floodway which is prohibited by County Code. This structure must be relocated outside the floodway limits.

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: 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.

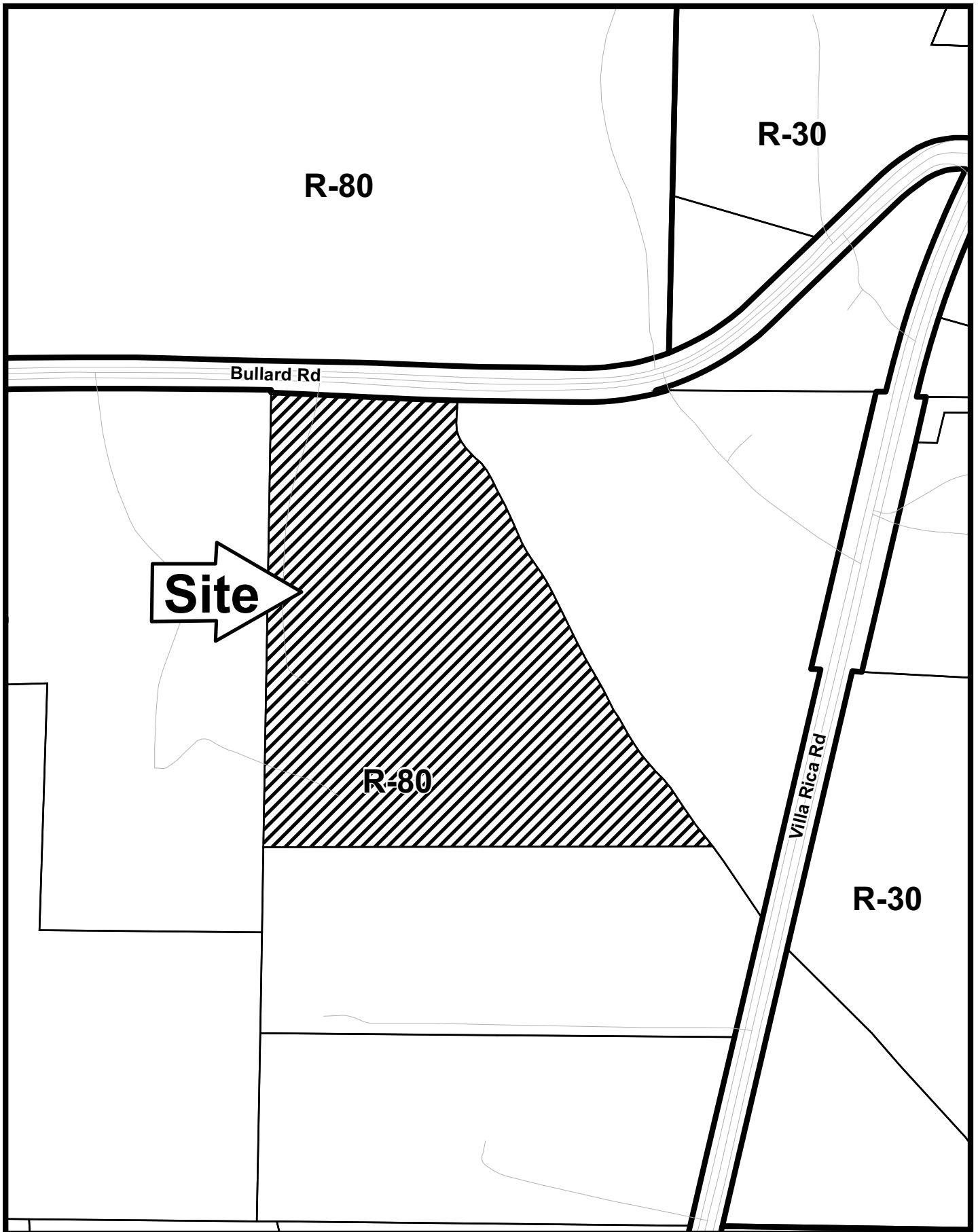
WATER: No conflict.

SEWER: No conflict. Proposal does not appear to encroach upon the required 2 foot setback from the edge of the sanitary sewer easement.

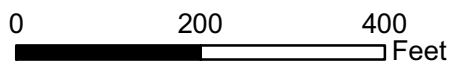
APPLICANT: Michelle Akers **PETITION No.:** V-84



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-84

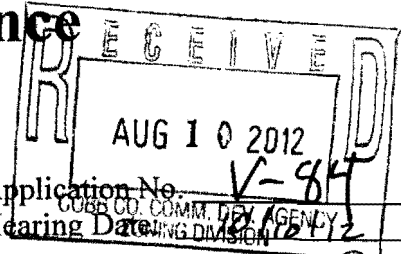


This map is provided for display and planning purposes only. It is not meant to be a legal description.



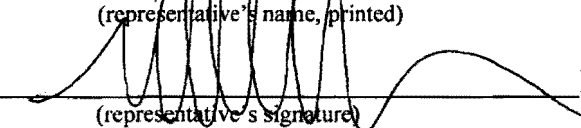
-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



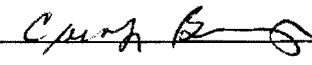
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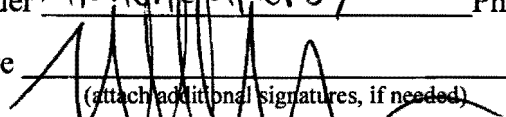
Application No. V-94
Hearing Date 10/12/12

Applicant Michelle Akers Phone # 4043178995 E-mail giddyupakers@aol.com
Michelle Akers Address 1335 Bullard Rd, Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)
 Phone # 4043178995 E-mail giddyupakers@aol.com
(representative's signature)

Signed, sealed and delivered in presence of:

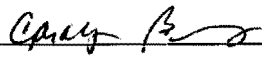
My commission expires: Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2016


Notary Public

Titleholder Michelle Akers / Steven Eichenblatt Phone # 4043178995 E-mail giddyupakers@aol.com
 Address: 1335 Bullard Rd Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2016


Notary Public

Present Zoning of Property R-80
 Location 1335 Bullard Rd., Powder Springs GA 30127
(street address, if applicable, nearest intersection, etc.)
 Land Lot(s) 0279 / 0280 District 19 Size of Tract 7.98 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 7.98 AC, 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.

Horse rescue and sanctuary requires neglected/abused horses to be isolated for up to 6 mos from other horses to avoid possible diseases/infection spread to healthy horses, as well as, protection while recovering from abuse ie. starvation, injury. Lights are required to give 24/7 care and training if needed for adoption. Storage is needed for separate feed/hay, medical supplies, grooming supplies, blankets, etc.

List type of variance requested: New electrical service from Bullard Rd to shed and barn and field/arena. Lights for driveway, field, and arena. Storage shed or horse supplies and equipment.