JUN 1 2 2012

LEGEND

CORNER MONUMENTATION:
- ● = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- ⊖ CORNER FOUND
- △ UNMONUMENTED CORNER
- ⊕ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- — X — X — FENCE LINE

RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE
C/L = CENTERLINE
B/L = BUILDINGLINE
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE
WATER MAINS = —W—W—W—W—
OVERHEAD POWER LINES = —E—E—
GAS MAINS = —G—G—G—G—
SANITARY SEWER MAIN = —SS—SS—
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
G&G = CURB & GUTTER

TECHNICAL DATA

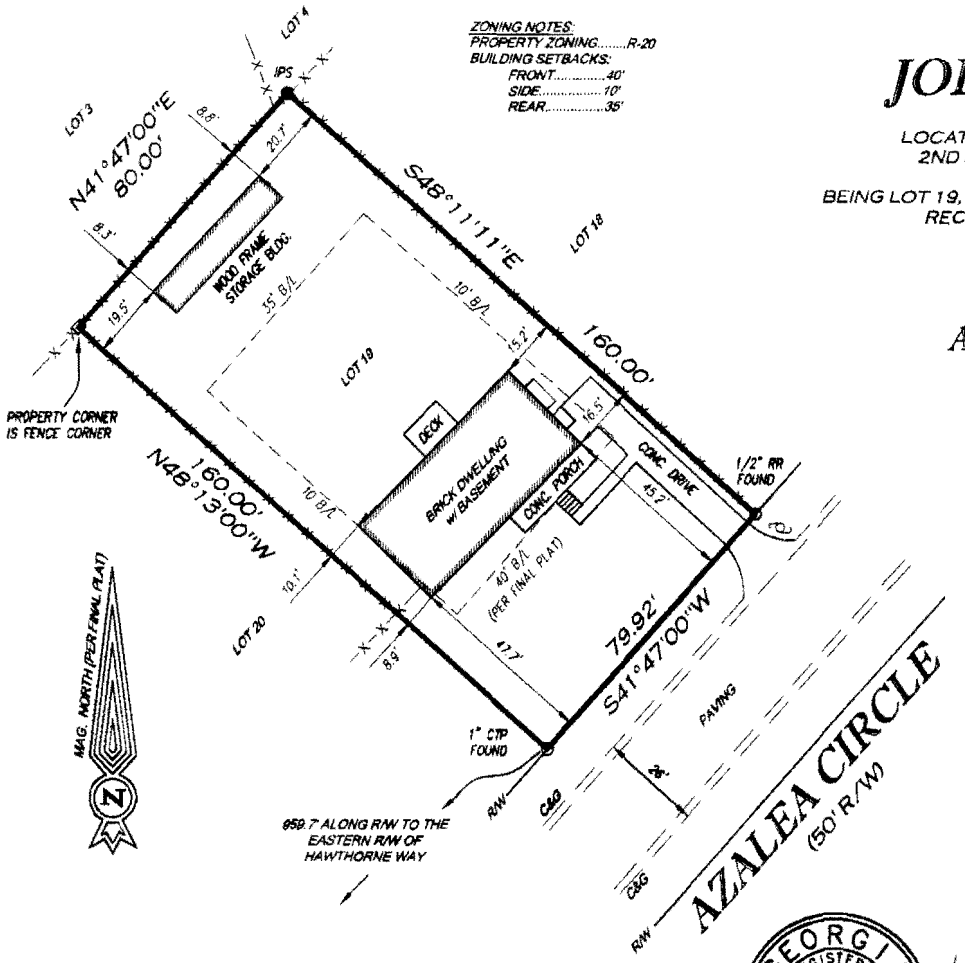
ALL LOCATIONS WERE TAKEN FROM TWO INSTRUMENT POSITIONS AND NO CLOSURE WAS PERFORMED
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/ 105,441

SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

STREAM BUFFER NOTE
THERE IS A 25' NON-DISTURBANCE BUFFER(WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER(TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.



ZONING NOTES:
PROPERTY ZONING.....R-20
BUILDING SETBACKS:
FRONT.....40'
SIDE.....10'
REAR.....35'

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0107G
EFFECTIVE DATE: DECEMBER 16, 2008
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"
THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN

GEORGIA REGISTERED No. 2841 LAND SURVEYOR BENJAMIN W. CRUSSELLE

5/31/12

PLAT OF SURVEY FOR

JOHN COMPTON

LOCATED IN LAND LOT 995, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 19, BLOCK D, EASTWOOD FOREST SUDDIVISION, RECORDED IN PLAT BOOK 27, PAGE 37

1085 AZALEA CIRCLE

AREA = 0.294 ACRES
12,794 SQ. FT.

V-59 (2012)

GRAPHIC SCALE
30 0 30 60

REVISIONS

DATE	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C06198 FILE: C06198.DWG
FIELD SURVEY DATE: 5/30/2012
PLAT DATE: 5/31/2012 SCALE: 1" = 30'

APPLICANT:	John Compton	**PETITION No.:**	V-59
PHONE:	678-467-1795	**DATE OF HEARING:**	08-08-12
REPRESENTATIVE:	John Compton	**PRESENT ZONING:**	R-20
PHONE:	678-467-1795	**LAND LOT(S):**	995
TITLEHOLDER:	Joseph S. Ollis	**DISTRICT:**	16
PROPERTY LOCATION:	On the west side of Azalea Circle, south of Dogwood Place (1085 Azalea Circle).	**SIZE OF TRACT:**	0.294 acre
		COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 8.9 feet for existing house footprint on the western side; and 2) waive the rear setback for an accessory structure over 144 square feet (built, detached 320 square foot storage building) from the required 35 feet to 8.3 feet.

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

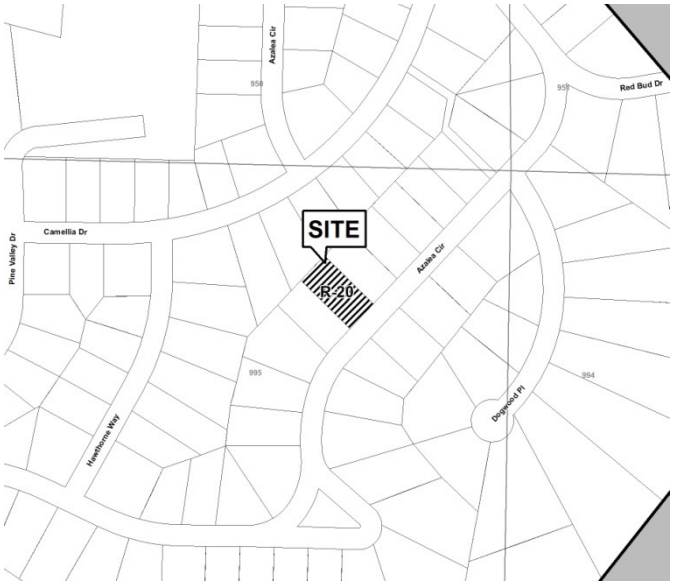
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: John Compton **PETITION No.:** V-59

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COMMENTS

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

DEVELOPMENT & INSPECTIONS: Cited for building without a permit on 4-25-12.

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: No adverse stormwater impacts observed.

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 (Marietta Water Service Area).

SEWER: No conflict (Marietta Sewer Service Area).

APPLICANT: John Compton **PETITION No.:** V-59

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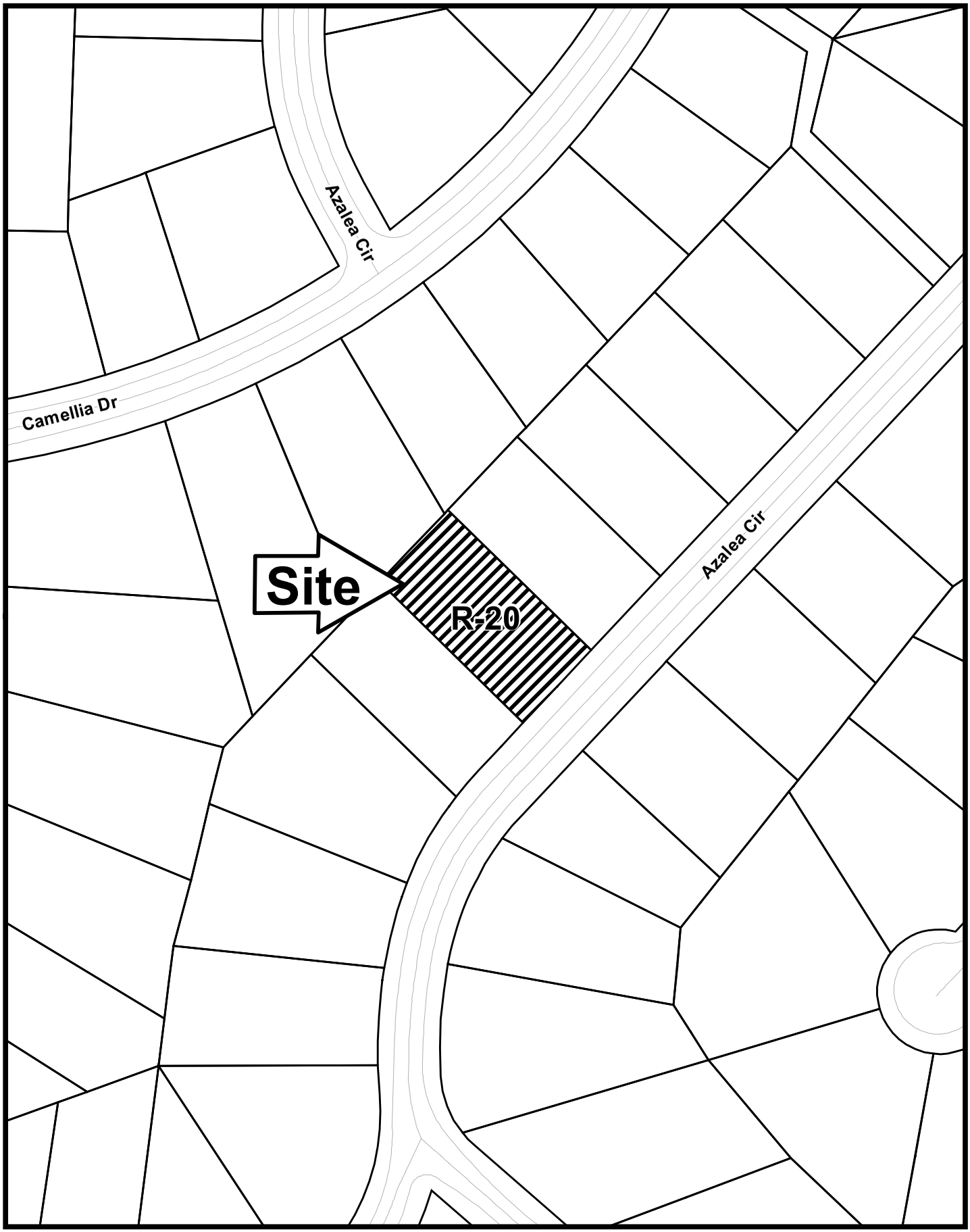
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-59



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

0 100 200 Feet

City Boundary
Zoning Boundary

Application for Variance
Cobb County

JUN 1 2 2012

(type or print clearly)

Application No. V-59
Hearing Date: 8-8-12

Applicant John Compton Phone # 678-467-1795 E-mail

John Compton Address 1085 AZALEA CIT MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

[signature] Phone # E-mail
(representative's signature)

GA DL.

JASON A. CAMPBELL NOTARY EXPIRES GEORGIA JAN. 29, 2016 PUBLIC BARTOW COUNTY

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

Titleholder See ATTACHED Phone # 678-467-1795 E-mail

Signature Address:
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:
Notary Public

Present Zoning of Property R-20

Location
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 995 District 16 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 12,794 SQFT 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

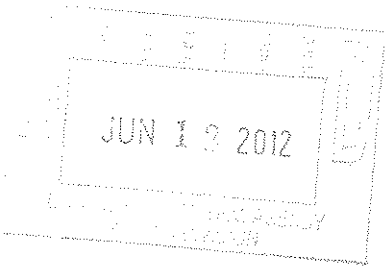
- Photos ATTACHED AS Well

List type of variance requested: WAVE FROM 35' TO The 8' 3" REAR SetBACK
WAVE FROM 10' TO 8' 9" SIDE SET BACK

vised: December 6, 2005

V-59 (2012) Exhibit A

7 JUNE 2012



TO WHOM IT MAY CONCERN,

IN THIS APPLICATION FOR VARIANCE, LET ME FIRST PLEASE APOLIGIZE FOR MY LACK OF KNOWLEDGE AND NOT CHECKING ON LOCAL LAWS BEFORE BUILDING. YOU SEE I HAVE BUILT MY SHED ALREADY (8' X 40'). I BUILT IT ON CONCRETE DECK BLOCKS WITH AN UNDERSTANDING THAT AS A "TEMPORARY STRUCTURE " THERE WHERE NO GUIDE LINES, I WAS WRONG. IF THIS VARIANCE IS GRANTED I WILL BE GETTING A PERMIT AS DIRECTED AND HAVE THE NECESSARY INSPECTIONS. I BUILT THIS FOR STORAGE OF LAWNMOWERS, ETC AND A MOTORCYCLE SINCE THERE IS NO GARAGE. I AM BUYING THIS HOUSE ON A LEASE/PURCHASE AGGREEMENT AND HAVE BEEN IN THE PROGRESS OF IMPROVING THE PROPERTY AS MONEY ALLOWS.

I HAVE ATTACHED PICTURES SHOWING THE PROXIMITY OF MY NEIGHBORS SHEDS IN REPSPECT TO THE PROPERTY LINES AND HOPE THIS WOULD SHOW SOME PRECIDENCE. I HAVE ALSO TALKED WITH MY CLOSEST NEIGHBORS ON ALL SIDES AND THEY GIVEN THEIR CONSENT TO THE LOCATION OF THE MY SHED AND WHERE VERY ENCOURGING AND PLEASED WITH THE IMPROVEMENTS I HAVE MADE TO THE PROPERTY. AS A SOON TO BE HOMEOWNER I HAVE LEARNED MANY THINGS IN REGARDS TO THE RESPONSIBLILY OF SAME. PRIMARILIY CHECKING ON LOCAL LAWS, RULES AND REGULATIONS PRIOR TO ACTING.

THANKS YOU FOR YOUR TIME AND CONSIDERATION.

JOHN COMPTON

678-467-1795

My House 1025 AZALEA Cit.

(1)

V-59 (2012) Exhibit A

My Neighbor To the REAR 3' FROM LINE 20 X 16 SHED (2)

V-59 (2012) Exhibit A

My Neighbor To The Rear His 20x16 Shed (3)

V-59 (2012) Exhibit A

Neighbors Shed 4' From Back Fence (12x16)

4

V-59 (2012) Exhibit A

My Storage Shed

House/Yard/Shed Work in Progress

V-59 (2012) Exhibit A