

# RONALD LOWE

V-86 (2012)

LOT: 28 BLOCK "B" VILLAGE LANE S/D PB. 50 PG. 199  
 LAND LOT 53 17TH DISTRICT 2ND SECTION  
 COBB COUNTY, GEORGIA  
 DATE: 8-16-12 SCALE: 1"= 50'

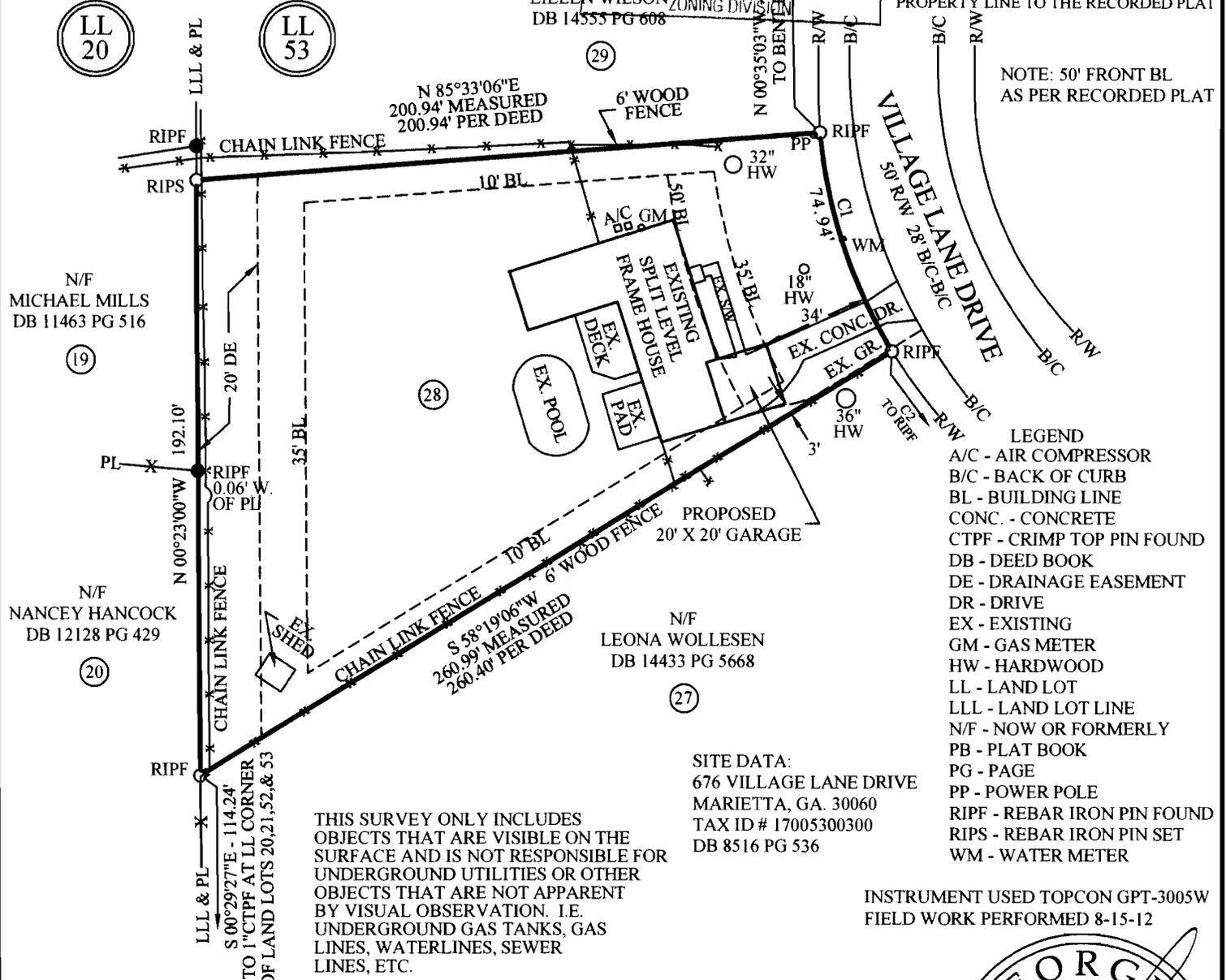
TRACT AREA= 0.653 ACRES

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	161.87'	74.94'	74.27' MEASURED	S 18°04'48"E
	157.39'	75.00'	74.29' PER DEED	
C 2	161.87'	75.95'	75.26' MEASURED	S 44°47'09"E
	157.39'	75.00'	74.29' PER DEED	



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON MATCHING THE BEARING ON THE WEST PROPERTY LINE TO THE RECORDED PLAT

NOTE: 50' FRONT BL AS PER RECORDED PLAT



- LEGEND**
- A/C - AIR COMPRESSOR
  - B/C - BACK OF CURB
  - BL - BUILDING LINE
  - CONC. - CONCRETE
  - CTPF - CRIMP TOP PIN FOUND
  - DB - DEED BOOK
  - DE - DRAINAGE EASEMENT
  - DR - DRIVE
  - EX - EXISTING
  - GM - GAS METER
  - HW - HARDWOOD
  - LL - LAND LOT
  - LLL - LAND LOT LINE
  - N/F - NOW OR FORMERLY
  - PB - PLAT BOOK
  - PG - PAGE
  - PP - POWER POLE
  - RIPF - REBAR IRON PIN FOUND
  - RIPS - REBAR IRON PIN SET
  - WM - WATER METER

**SITE DATA:**  
 676 VILLAGE LANE DRIVE  
 MARIETTA, GA. 30060  
 TAX ID # 17005300300  
 DB 8516 PG 536

INSTRUMENT USED TOPCON GPT-3005W  
 FIELD WORK PERFORMED 8-15-12

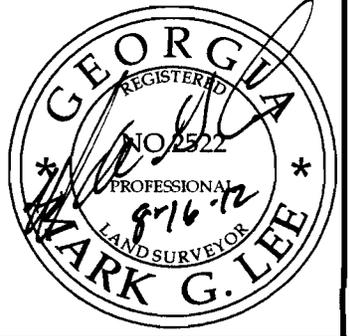
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 81,887 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0202 G DATED 12-16-08 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
 PLANNING - ENGINEERING - LAND SURVEYING  
 3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
 Ph. (770) 435-2576 - Fax (770) 943-6912

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

COMP.
JOB.
2012036

**APPLICANT:** Ronald G. Lowe

**PETITION No.:** V-86

**PHONE:** 770-437-9278

**DATE OF HEARING:** 11-14-12

**REPRESENTATIVE:** Ronald G. Lowe

**PRESENT ZONING:** R-20

**PHONE:** 770-437-9278

**LAND LOT(S):** 53

**TITLEHOLDER:** Ronald Gary Lowe and Shirley E. Lowe

**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of

**SIZE OF TRACT:** 0.653 acre

Village Lane Drive

**COMMISSION DISTRICT:** 4

(676 Village Lane Drive).

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 34 feet; and 2) waive the side setback from the required 10 feet to 3 feet.

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

**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Ronald G. Lowe

**PETITION No.:** V-86

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**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 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:** The proposed garage will be located over the existing concrete driveway. No adverse stormwater management impacts are anticipated. However, all roof downspouts for the new addition should be directed to discharge down the driveway toward the street.

**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.

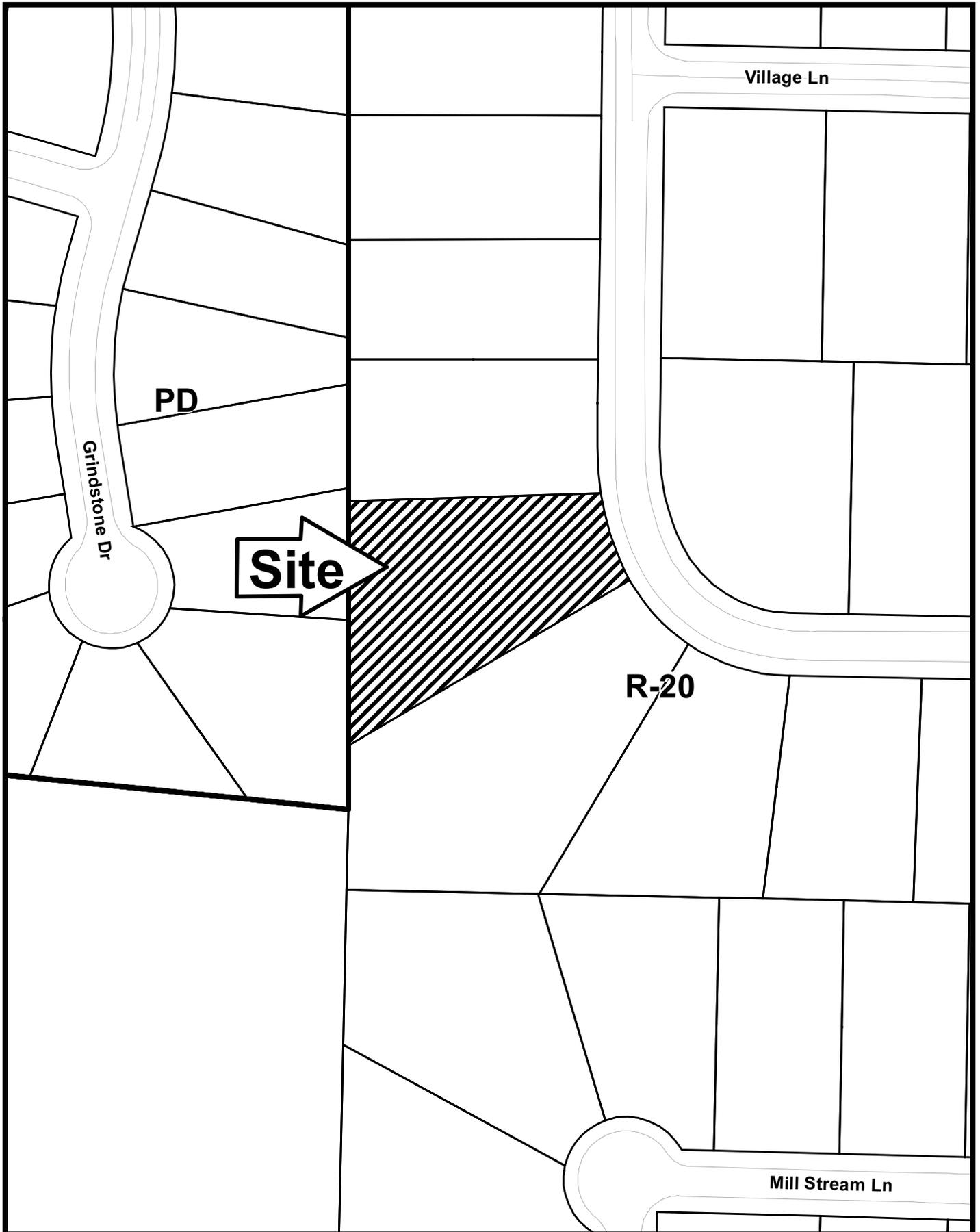
**SEWER:** No conflict.

**APPLICANT:** Ronald G. Lowe                      **PETITION No.:** V-86

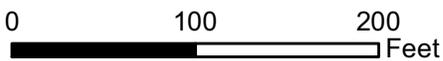
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

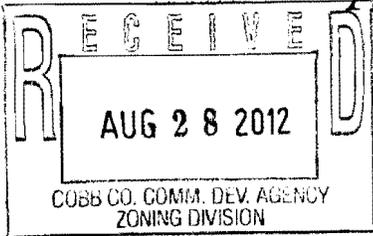
# V-86



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

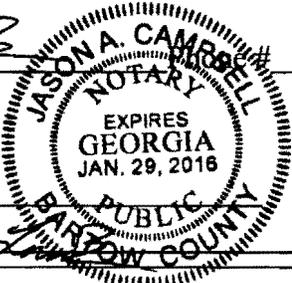
(type or print clearly)

Application No. V-86  
Hearing Date: 11-14-12

Applicant RONALD G LOWE Phone # 7704379278 E-mail RLOWE10466@BELLNET.NET  
Address 676 VILLAGE LN DR SW  
(representative's name, printed) (street, city, state and zip code) MARIETTA, GA 30060

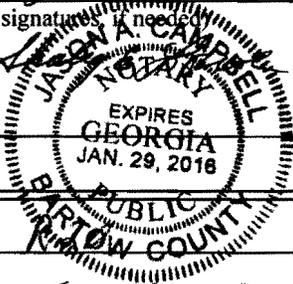
[Signature] E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: \_\_\_\_\_  
[Signature] Signed, sealed and delivered in presence of:  
[Signature] Notary Public



Titleholder RONALD G. LOWE Phone # 7704379278 E-mail RLOWE10466@BELLNET.NET  
Signature [Signature] Address: 676 VILLAGE LN DR SW  
(attach additional signatures, if needed) (street, city, state and zip code)  
Shirley E Lowe MARIETTA, GA 30060

My commission expires: \_\_\_\_\_  
[Signature] Signed, sealed and delivered in presence of:  
[Signature] Notary Public



Present Zoning of Property \_\_\_\_\_  
Location 676 VILLAGE LN DR SW MARIETTA, GA 30060  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 28 District 17 Size of Tract 1.653 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.

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

List type of variance requested: more setback from 50 FT TO 35 FT  
& ALLOW GARPORT TO BE ADDED 20X20 AT LT FRONT  
OF HOUSE.