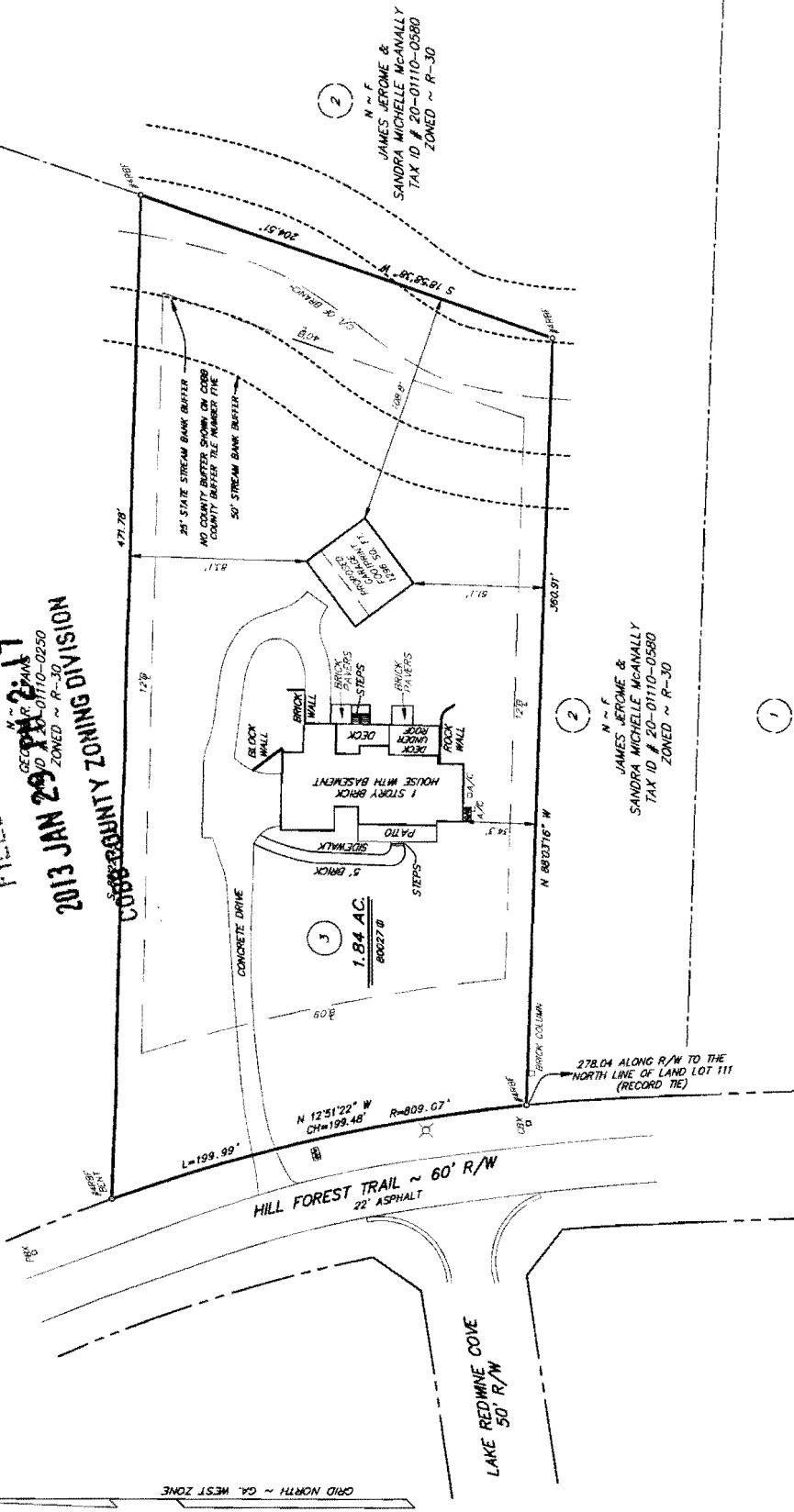


V-34 (2013)

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 JAN 29 2:17 PM
 RECORDED
 COBB COUNTY ZONING DIVISION
 ZONED ~ R-30



IMPERVIOUS AREA DATA:
 EXISTING HOUSE FOOTPRINT: 2,965 SQ. FT.
 EXISTING CONCRETE DRIVEWAY: 4,494 SQ. FT.
 EXISTING DECK UNDER ROOF: 324 SQ. FT.
 EXISTING FRONT SIDEWALK AND PATIO: 679 SQ. FT.
 PROPOSED GARAGE FOOTPRINT: 1,296 SQ. FT.
 TOTAL IMPERVIOUS AREA: 9,757 SQ. FT. OR 12.19%

LEGEND

○	CONCRETE
○	ASPH
○	MANHOLES
○	POHETROV
○	STREET ADDRESS



THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 22, 2013
 THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A THE SECOND DIGITAL INSTRUMENT AND ELECTRONIC DISTANCE MEASUREMENT (EDM) INSTRUMENTS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF GEORGIA. THE SURVEY WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/107,436. MATTERS OF TITLE ARE EXCEPTED.

BOUNDARY SURVEY FOR:

WILLIAM GARY JOLLY
 DURHAM POND ESTATES
 3320 HILL FOREST TRAIL
 LOT 3

LOCATED IN L.L. 111
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

DATE	1-28-13	REVISIONS
SCALE	1" = 40'	
DRAWN BY	SU	
CHECKED BY	DOO	
FIELD BOOK		

Gaskins
 SURVEYING • ESTATE • LAND PLANNING • ENVIRONMENTAL
 1246 Powder Springs Rd.
 Marietta, Georgia 30066
 Phone: (770) 644-7100
 Fax: (770) 644-7999
 www.gaskinsurvey.com

APPLICANT: William G. Jolly **PETITION No.:** V-34
PHONE: 770-975-8270 **DATE OF HEARING:** 04-10-13
REPRESENTATIVE: William G. Jolly **PRESENT ZONING:** R-30
PHONE: 770-722-2405 **LAND LOT(S):** 111
TITLEHOLDER: William Gary Jolly **DISTRICT:** 20
PROPERTY LOCATION: On the east side of Hill Forest Trail, north of Hill Road **SIZE OF TRACT:** 1.84 acres
(3320 Hill Forest Trail). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: Waive the side setbacks for an accessory structure over 800 square feet (proposed 1,296 square foot garage) from the required 100 feet to 61.1 feet on the southern side and 83.1 feet on the northern side.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: William G. Jolly

PETITION No.:

V-34

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: No adverse stormwater management impacts are anticipated. The proposed structure is located outside the adjacent stream buffer. Any downspouts should be discharged to the ground at the 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.

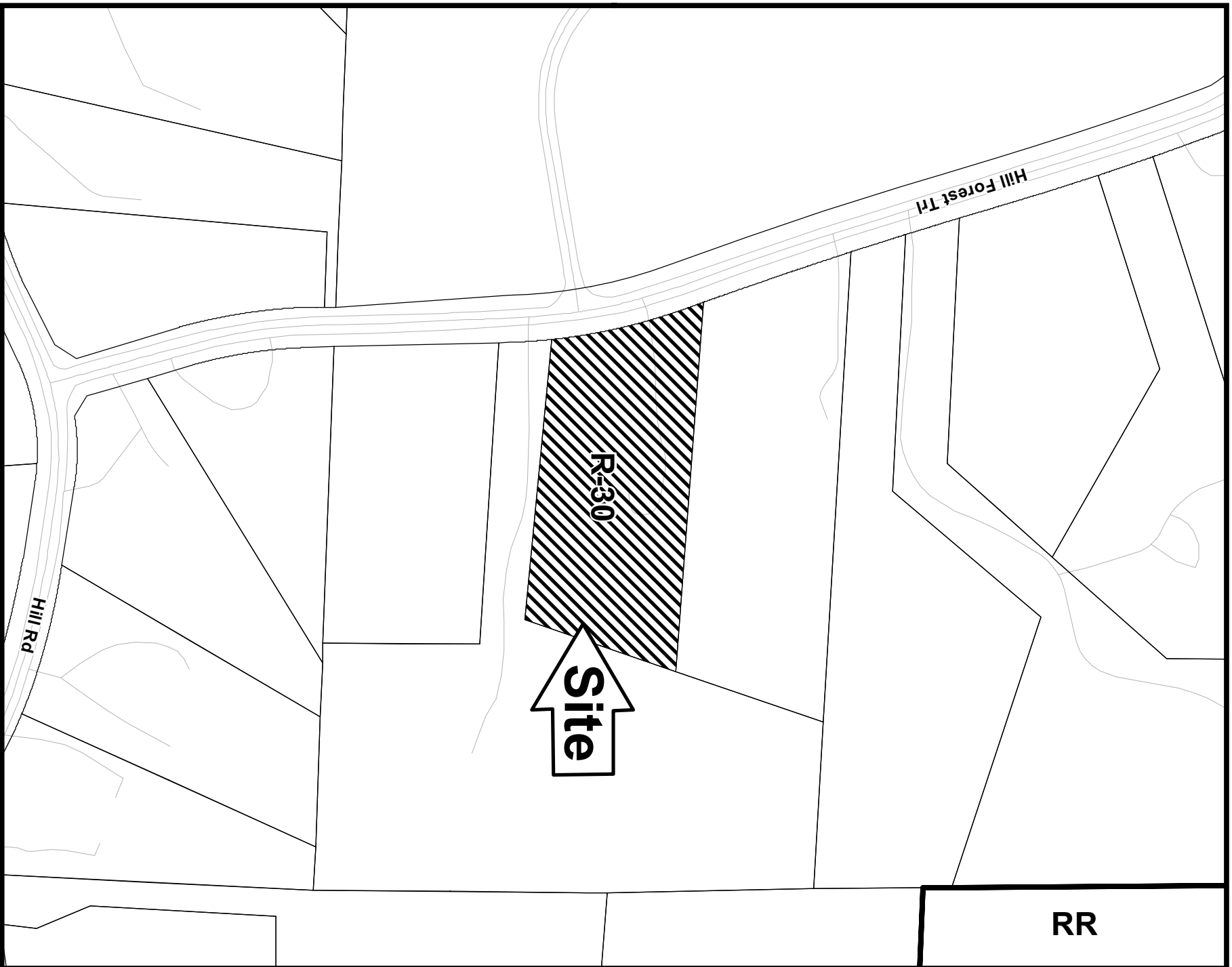
WATER: No conflict.

SEWER: No conflict.

APPLICANT: William G. Jolly

PETITION No.: V-34

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.



RR

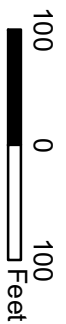
Site

R-30

Hill Forest Trl

Hill Rd

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



City Boundary
Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance
Cobb County

2013 JAN 29 PM 2: 17

(type or print clearly)

Application No. V-34

COBB COUNTY ZONING DIVISION

Hearing Date: 7/10/13

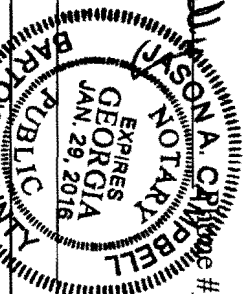
Applicant William G. Jolly Phone # 770 975 8270 (M)

William G. Jolly Address 3320 Hill Forest Trail Acworth Ga 30101
(representative's name, printed) (street, city, state and zip code)

William G. Jolly
(representative's signature)

Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____



Titleholder William G. Jolly Phone # 770 975 8370 E-mail jolly-g@bellsouth.net

Signature William G. Jolly Address: 3320 Hill Forest Trail Acworth Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Present Zoning of Property _____

Location 3320 Hill Forest Trail Acworth Ga 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 111 District 20 Size of Tract 1.84 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 X 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.

Need garage space for park vehicles, lawnmowers, tools.

List type of variance requested: Reduce 100' setbacks on sides to figures on

Survey (61' x 83')