

PLAT OF SURVEY FOR

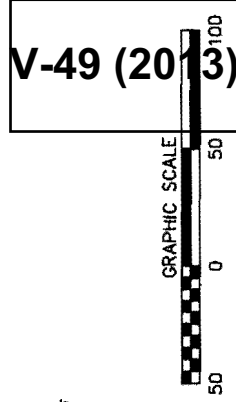
PAUL H. BELANGER LYNDA J. HENSON

LOCATED IN LAND LOT 1016, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 80, UNIT 1, WESLEY STATION,
RECORDED IN PLAT BOOK 109, PAGE 38

4495 WESLEY WAY

AREA = 0.770 ACRES
33,556 SQ. FT.



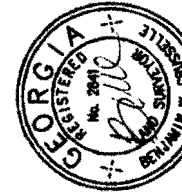
ZONING NOTES
PROPERTY ZONED: R-15
BUILDING SETBACKS:
FRONT - 30'
SIDE - 10'
REAR - 30'

DATE	DESCRIPTION



THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5803
E-MAIL: BEN@RUSSELLE.COM

PROJ. NO. C08244 FILE: C08244.DWG
FIELD SURVEY DATE: 02/28/13
PLAT DATE: 02/28/13 SCALE: 1"=50'



2/28/13

RECEIVED

MAR 5 2013

CHORD = 294.71'
R = 190.78'
L = 85.00'

COBB CO. COMM. DISTRICT DIVISION 0118
ZONING DIVISION 84.30

LEGEND

- CORNER MONUMENTATION:
 ● = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 ○ = UNMONUMENTED CORNER
 △ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 X = FENCE LINE
 RR = STEEL REINFORCING ROD
 OTP = OPEN TOP WATER PIPE
 CTP = CRIMPED TOP WATER PIPE
 PP = POWER POLE "CO."
 CL = CENTERLINE
 BL = BUILDINGLINE
 RW = RIGHT OF WAY
 L.L. = LAND LOT LINE
 W = WATER MAINS
 W-W = OVERHEAD POWER LINES
 E-E = GAS MAINS
 G-G = SANITARY SEWER MAIN
 SS = NP = MOW OR FORMERLY OWNED BY NSAB = MAIL SET AT BASE NFAB = MAIL FOUND AT BASE D.B. = DEED BOOK P.B. = PLAT BOOK RW MON. = CONCRETE RIGHT OF WAY MONUMENT

TECHNICAL DATA

ALL LOCATIONS WERE TAKEN FROM A SINGLE INSTRUMENT POSITION AND NO TRAVERSE CLOSURE WAS PERFORMED AT THIS TIME. EQUIPMENT: TOPCON, GPT, 3025 PLAT PRECISION: 1/132,658

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.

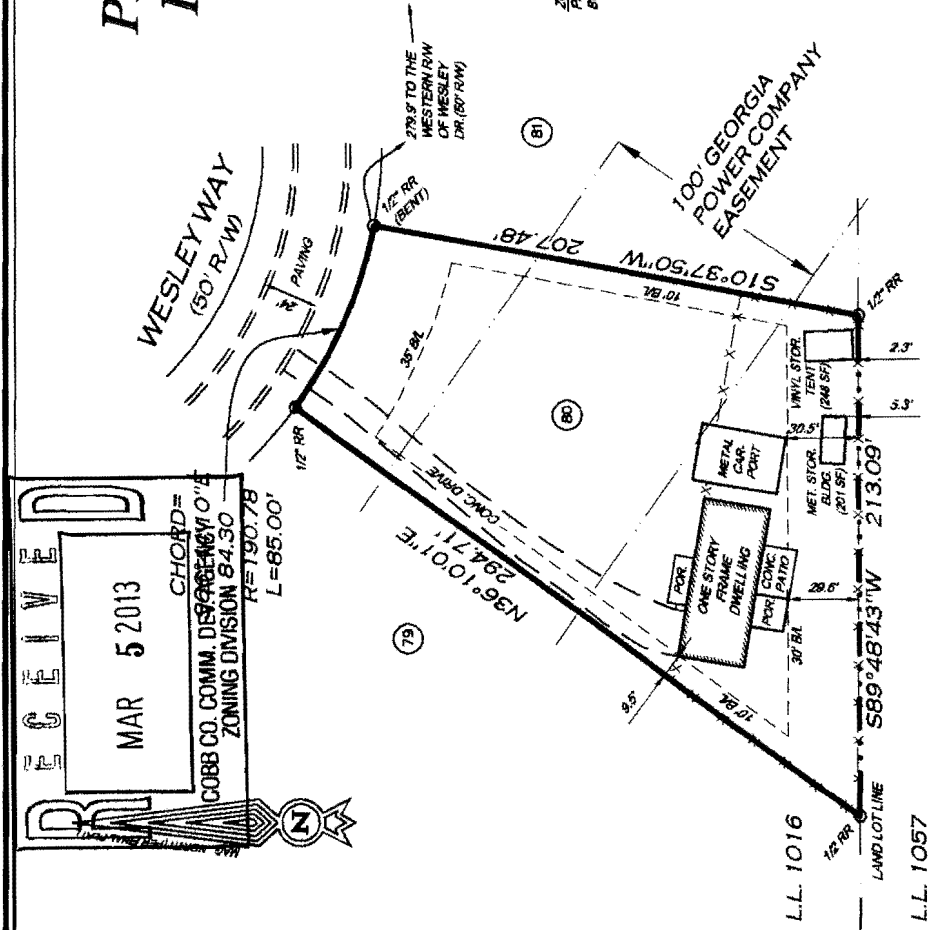
ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

STREAM BARRIER NOTE

THERE IS A 25' NON-DISTURBANCE BUFFER (W/IN WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (W/OUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER LOCATED BY THE STATE AND THESE MAY BE ENLARGED BY LOCAL ORDINANCES. THE SURVEYOR'S OFFICE OR MUNICIPALITIES, THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE RETURNING ANY DISTURBANCE NEAR THESE AREAS.

FLOOD STATEMENT:

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1309720182G EFFECTIVE DATE: DECEMBER 16, 2009 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



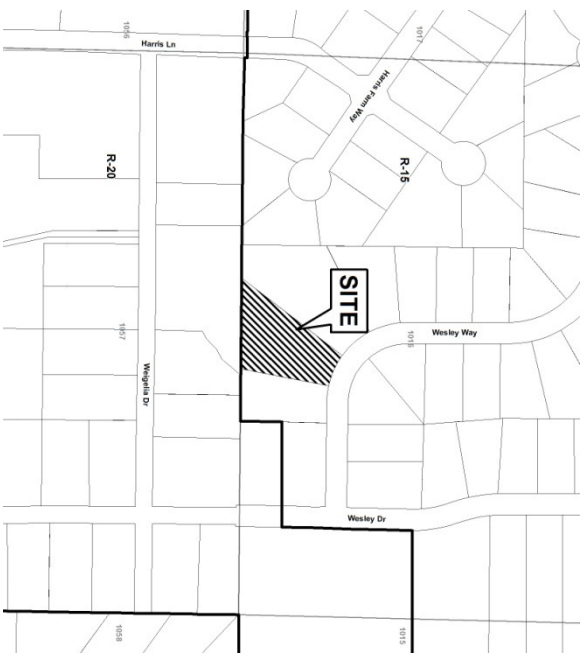
APPLICANT: Linda Belanger and Paul Belanger **PETITION No.:** V-49
PHONE: 404-663-4561 **DATE OF HEARING:** 05-08-13
REPRESENTATIVE: Linda Henson Belanger **PRESENT ZONING:** R-15
PHONE: 404-663-4561 **LAND LOT(S):** 1016
TITLEHOLDER: Paul Belanger **DISTRICT:** 19
PROPERTY LOCATION: On the south side of **SIZE OF TRACT:** 0.77 acre
Wesley Way, west of Wesley Drive **COMMISSION DISTRICT:** 4
(4495 Wesley Way).

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 9.5 feet; 2) waive the rear setback from the required 30 feet 29.6 feet; 3) waive the rear setback for an accessory structure over 144 square feet (201 square foot "metal storage building") from the required 30 feet to 5.3 feet; 4) waive the rear setback for an accessory structure over 144 square feet (248 square foot "vinyl storage tent") from the required 30 feet to 2.3 feet; 5) waive the side setback for an accessory structure over 144 square feet (248 square foot "vinyl storage tent") from the required 10 feet to 5 feet; 6) waive the setback for an accessory structure over 650 square feet (existing approximately 864 square foot "metal carport") from the required 100 feet to 30 feet from the southern property line, 55 feet from the eastern property line, and 80 feet from the western property line; and 7) allow an accessory structure (existing approximately 864 square foot "metal carport") to the side of the principal building.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Linda and Paul Belanger

PETITION No.: V-49

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building permit will be required for carport.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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 apparent adverse stormwater management impacts were 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 (Powder Springs water and sewer service area).

SEWER: No conflict (Powder Springs water and sewer service area).

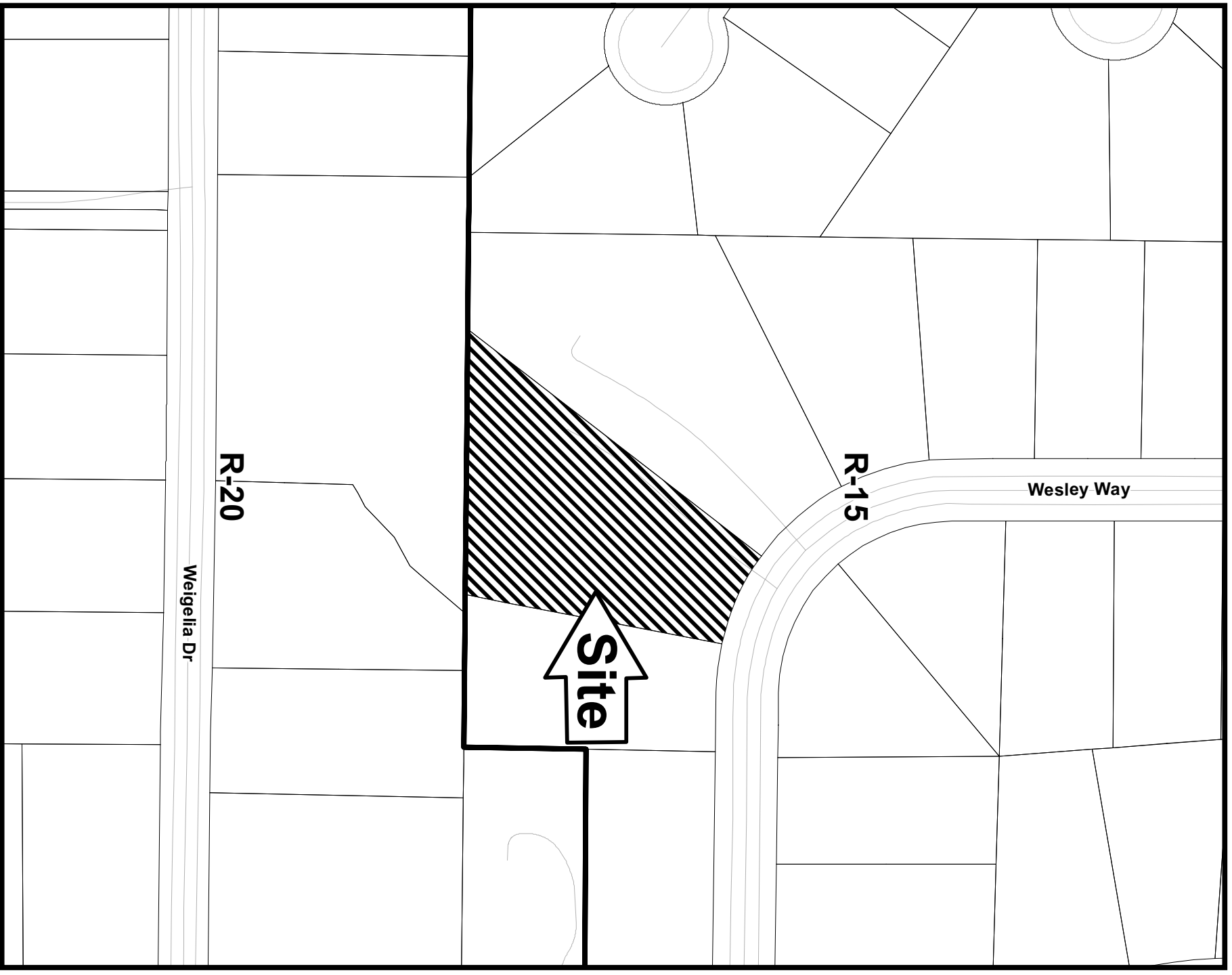
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V-49

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.

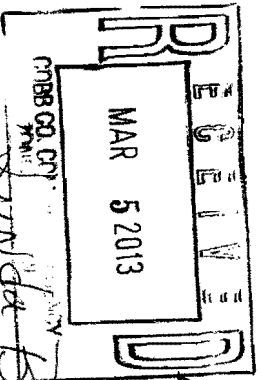
V-49



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

Application No. V-49
Hearing Date: 5/8/13

Applicant Paul Belanger Phone # 404-663-4561 E-mail _____

Rinda Henson Belanger Address _____
(representative's name, printed) (street, city, state and zip code)

Rinda Henson Belanger Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

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

Carly King Notary Public

Titleholder Paul Belanger Phone # 404-663-4561 E-mail _____

Signature Rinda Henson Belanger Address: 4495 Wesley Way - Austell
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 1, 2013 Signed, sealed and delivered in presence of:
Paul Lewis & Brian Notary Public

Present Zoning of Property R15

Location 4495 Wesleyway Austell GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 80 District 19 Size of Tract .0772 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 15000 sq ft Shape of Property Irregular Topography of Property level 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.

We built this airport in Sept 2008 to save our travel habits in
but the weather had got ahead of good money on it. We
had the idea that we were violating any zoning - We also had proper
drains installed to prevent any water standing - We have spent
so much on this airport if we had the any extreme hardship to spend

List type of variance requested: required distance from property lines also
connection to house - it is 16' away - title has every
year taken out 3 times since '08. Do we would like
not to have to the airport.