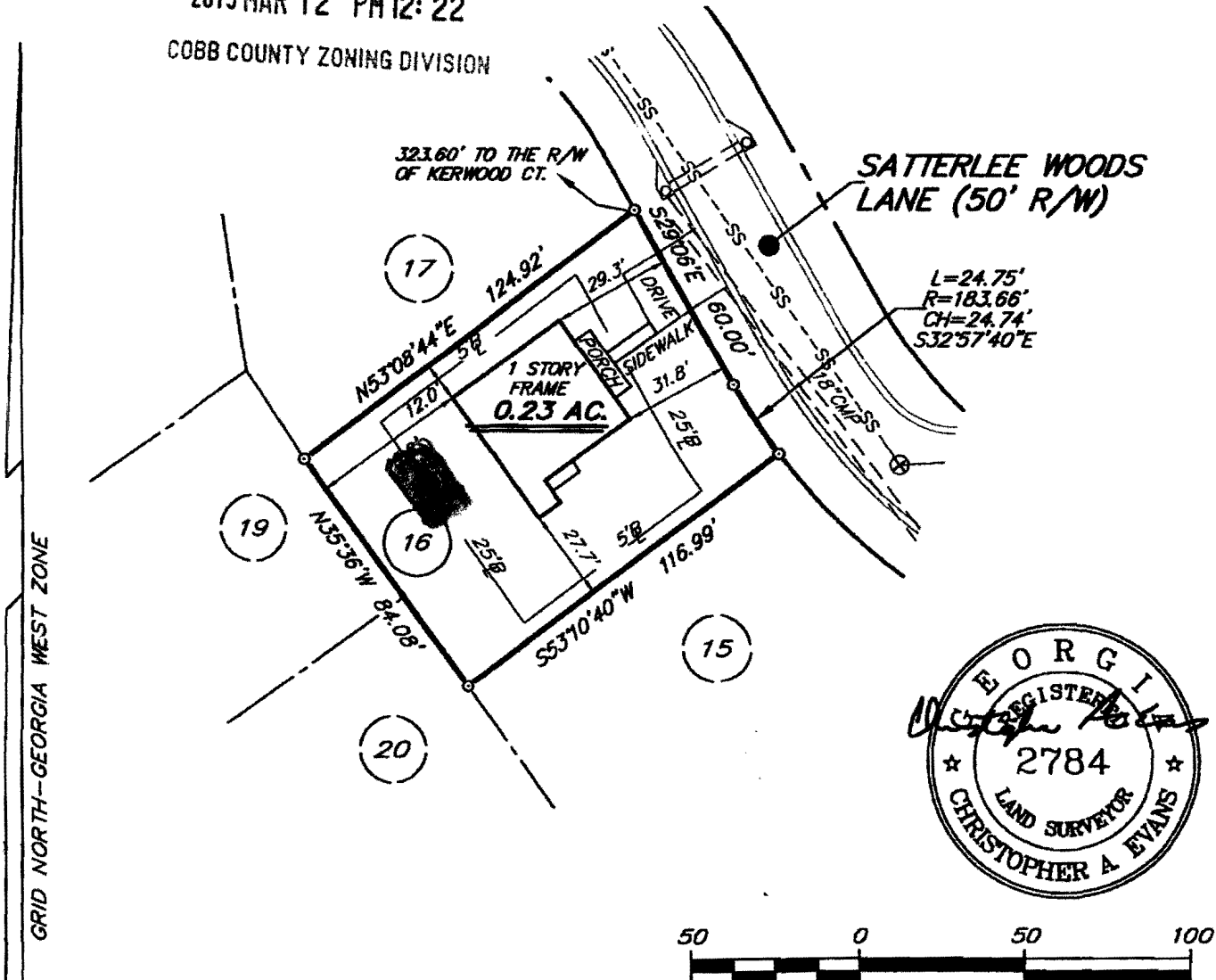


V-51 (2013)

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000"; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/54,340. MATTERS OF TITLE ARE EXCEPTED.

2013 MAR 12 PM 12:22  
COBB COUNTY ZONING DIVISION



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067 C 0216 G DATED DECEMBER 16, 2008.

DATE	: 10-27-09	REVISIONS
SCALE	: 1" = 50'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 443B	

ASBUILT SURVEY FOR:  
  
**NORTHWEST METRO ATLANTA  
HABITAT FOR HUMANITY**  
"HILLCREST EAST LOT 16"

LOCATED IN L.L. 495  
18th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

# Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd Phone: (770) 424-7168  
www.gscsurvey.com

Plotted on: Oct 27, 2009 - 12:54pm  
Drawing name: J:\C123\HILLWORK\LOT\DWG\HCE LOT 16 CL.dwg  
Red By: Sally Jordan

**APPLICANT:** Jeremy Rzentkowski

**PETITION No.:** V-51

**PHONE:** 770-966-9333

**DATE OF HEARING:** 05-08-13

**REPRESENTATIVE:** Jeremy Rzentkowski

**PRESENT ZONING:** R-15/OSC

**PHONE:** 770-966-9333

**LAND LOT(S):** 495

**TITLEHOLDER:** Jeremy Rzentkowski and Florenda Rzentkowski

**DISTRICT:** 18

**PROPERTY LOCATION:** On the west side of Satterlee Woods Lane, east of Hillcrest Drive (6963 Satterlee Woods Lane).

**SIZE OF TRACT:** 0.23 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Request for appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source.

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

**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Jeremy Rzentkowski **PETITION No.:** V-51

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** This parcel has very limited usable area with the steep slope at the rear of the lot.

**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.

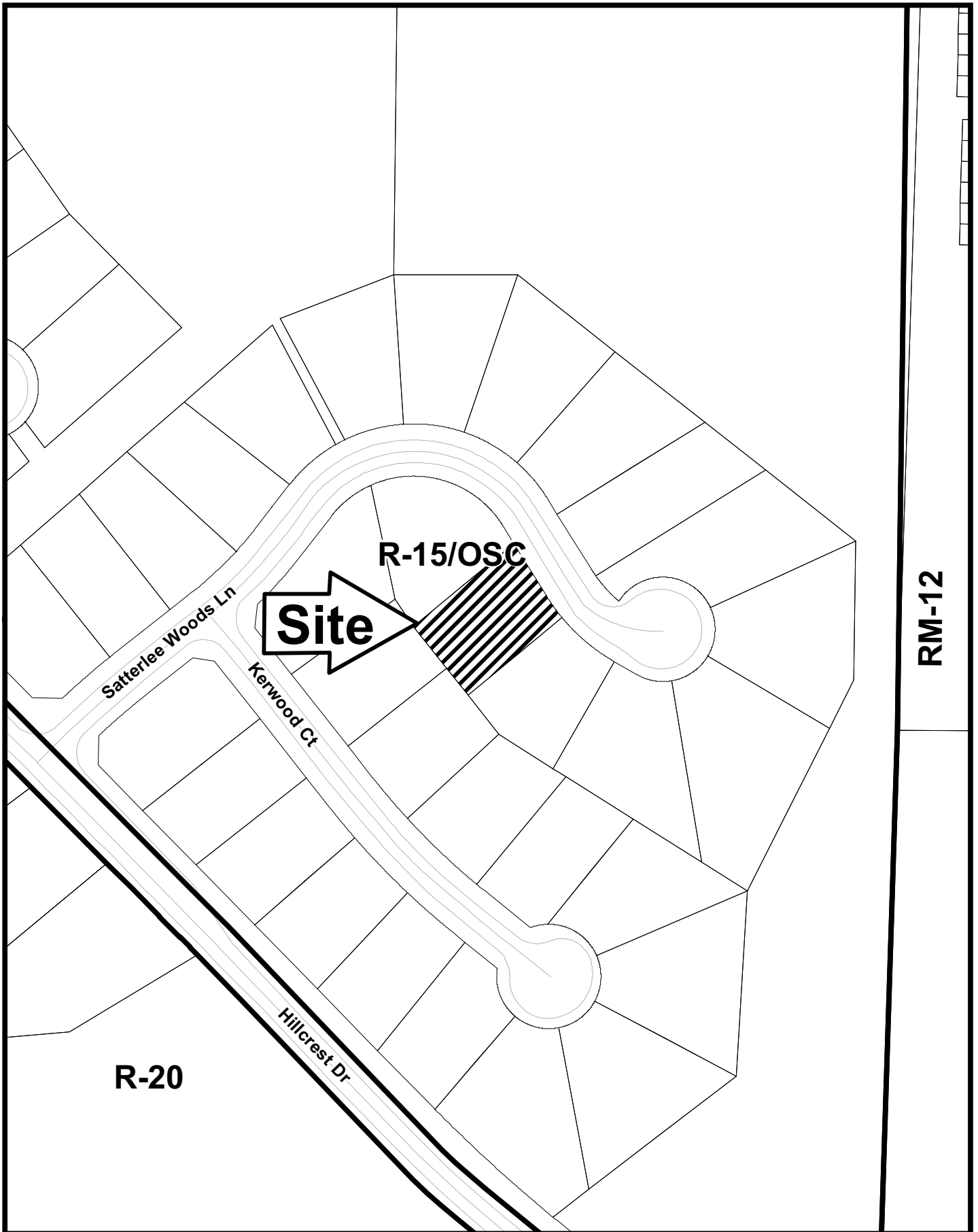
**SEWER:** No conflict.

**APPLICANT:** Jeremy Rzentkowski      **PETITION No.:** V-51

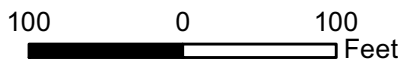
\*\*\*\*\*



**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-51



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  
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COBB COUNTY ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-51  
Hearing Date: 5-8-13

Applicant Jeremy Rzentkowski Phone # 7709669333 E-mail rzentkowski@gmail.com

Jeremy Rzentkowski Address 6963 Satterlee woods Lane Austell GA 30168  
(representative's name, printed) (street, city, state and zip code)

 Phone # \_\_\_\_\_ E-mail rzentkowski@gmail.com  
(representative's signature)

My commission expires: March 28, 2016 \_\_\_\_\_  
Notary Public

Titleholder Jeremy + Florenda Rzentkowski Phone # \_\_\_\_\_ E-mail rzentkowski@gmail.com

Signature  Address 6963 Satterlee woods Lane Austell GA 30168  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 28, 2016 \_\_\_\_\_  
Notary Public

Present Zoning of Property RA5

Location 6963 Satterlee woods Lane Austell GA 30168  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 495 District 18th Size of Tract 0.23 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

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

List type of variance requested: Chickens

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

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V-51 (2013)

COBB COUNTY GEORGIA

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Requirements for Variance Application

Page 4

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COBB COUNTY ZONING DIVISION

Application No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**Applicant's information for requesting backyard chickens**

- 1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES \_\_\_; NO X.
- 2. Does the HOA support your request? YES \_\_\_; NO \_\_\_; N/A- No HOA X.
- 3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES \_\_\_ NO X.  
(If there are valid covenants or restrictions prohibiting backyard chickens, then this application will not be heard by the Board of Zoning Appeals; This application will not be accepted, or will be withdrawn).
- 4. How many hens do you propose (no male birds allowed)? 2.
- 5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES X NO \_\_\_.

  
 \_\_\_\_\_  
 Signature

Jeremy Rzentkowski  
 \_\_\_\_\_  
 Print Name

**County Code adopted by the Board of Commissioners February 26, 2013:**

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

- (a) Written consent or opposition of adjacent property owners, including the homeowners association, if applicable;
- (b) The poultry shall be kept/ maintained within a fenced area;
- (c) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
- (d) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
- (e) The poultry shall not cause a nuisance, as defined by State Law;
- (f) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
- (g) The slaughter of any hen on site is strictly prohibited;
- (h) The fee for the variance application shall be \$150.00;
- (i) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for subsequent 2 year terms thereafter;
- (j) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8).

**IMPORTANT NOTE:** The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on February 26, 2013. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC), who makes a final determination whether to grant a special exception for the backyard chickens. The BOC determination will take place the following month at the scheduled Zoning Hearing.



V-51 (2013)

COBB COUNTY GEORGIA  
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COBB COUNTY ZONING DIVISION

The following picture is a coop design called  
"A" Fram ARK it is a moveable design so that  
it can be moved so the chickens can enjoy  
new clean grass

The coop structure would only be moved  
within the red rectangle behind the house.

V-51 (2013)

