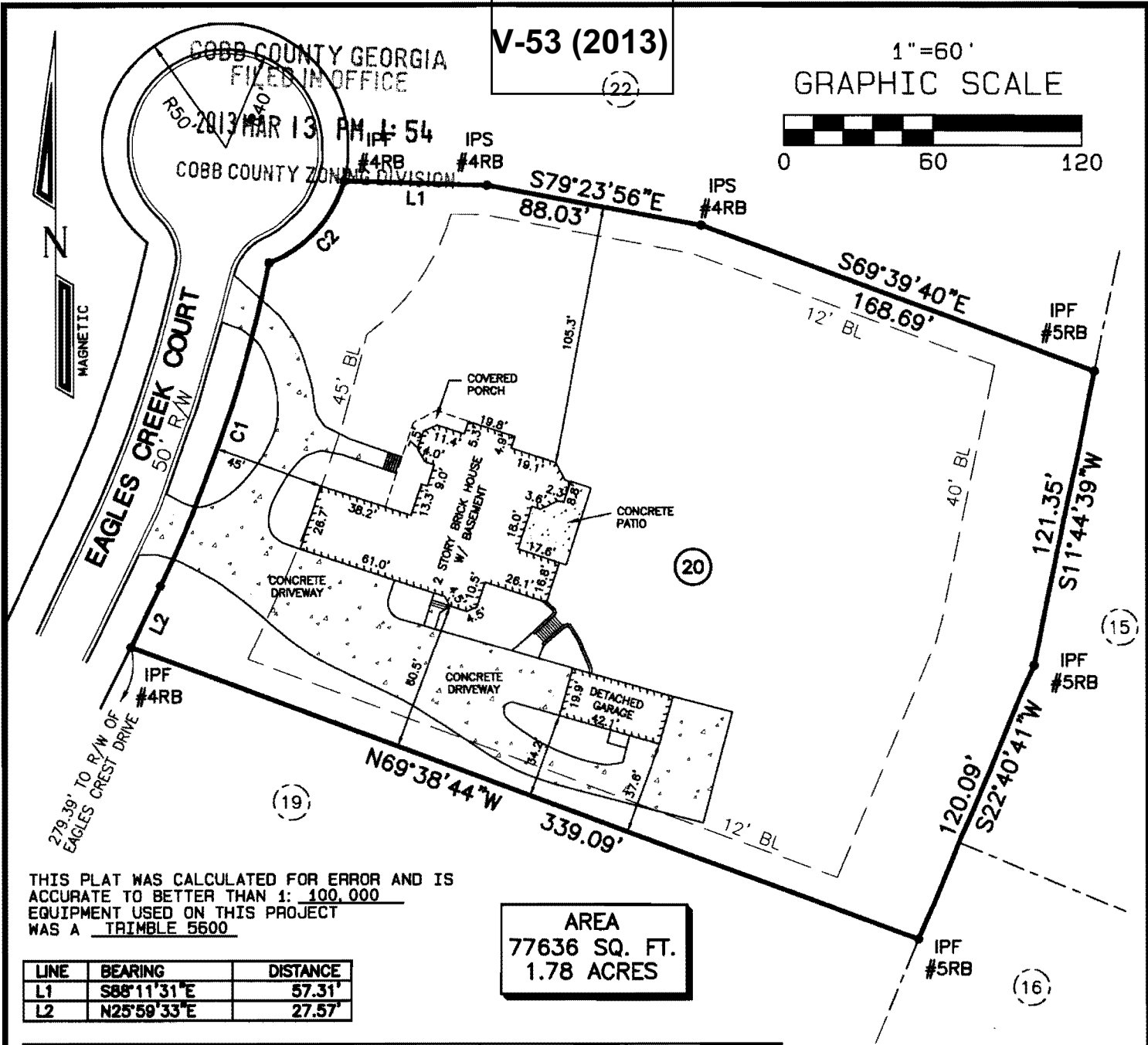
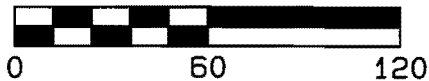


V-53 (2013)

1"=60'
GRAPHIC SCALE



THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1: 100,000
EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

AREA
77636 SQ. FT.
1.78 ACRES

LINE	BEARING	DISTANCE
L1	S88°11'31"E	57.31'
L2	N25°59'33"E	27.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	137.92'	550.00'	14°22'05"	137.56'	N18°48'30"E
C2	46.88'	50.00'	53°41'52"	45.16'	N42°28'59"E

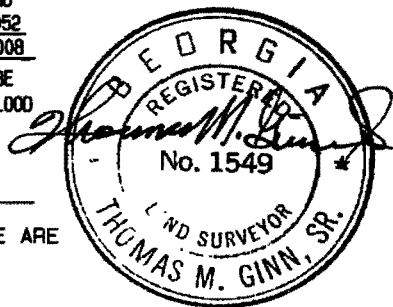
1210 EAGLES CREEK COURT, N.W.
ACWORTH, GA 30101

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130052
PAGE 766, DATED 12/16/2008
SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:
BOOK 272, PAGE 10

ALL MATTERS OF TITLE ARE EXCEPTED.

SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759



SURVEY FOR:

CHRISTOPHER & CHRISTINE GIBSON

SUBD. EAGLES CREST

LOT- 20	BLOCK-	UNIT-
LAND LOT- 265		
DISTRICT- 20		SECTION- 2
COUNTY- COBB		STATE- GEORGIA
DATE- 3/11/2013		SCALE 1"= 60'
REVISED-	A KR13-13	

APPLICANT: Chris Gibson

PETITION No.: V-53

PHONE: 352-455-3557

DATE OF HEARING: 05-08-13

REPRESENTATIVE: Chris Gibson

PRESENT ZONING: R-30

PHONE: 352-455-3557

LAND LOT(S): 265, 266

TITLEHOLDER: Christopher Gibson

DISTRICT: 20

PROPERTY LOCATION: On the east side of Eagles
Creek Court, north of Eagles Crest Drive
(1210 Eagles Creek Court).

SIZE OF TRACT: 1.78 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (proposed 920 square foot detached garage) from the required 100 feet to 34 feet from the southern property line.

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

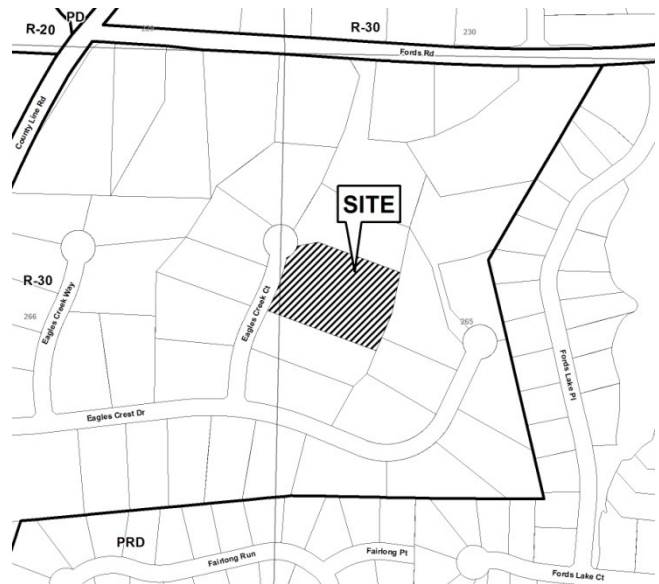
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Chris Gibson

PETITION No.: V-53

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 for this large 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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

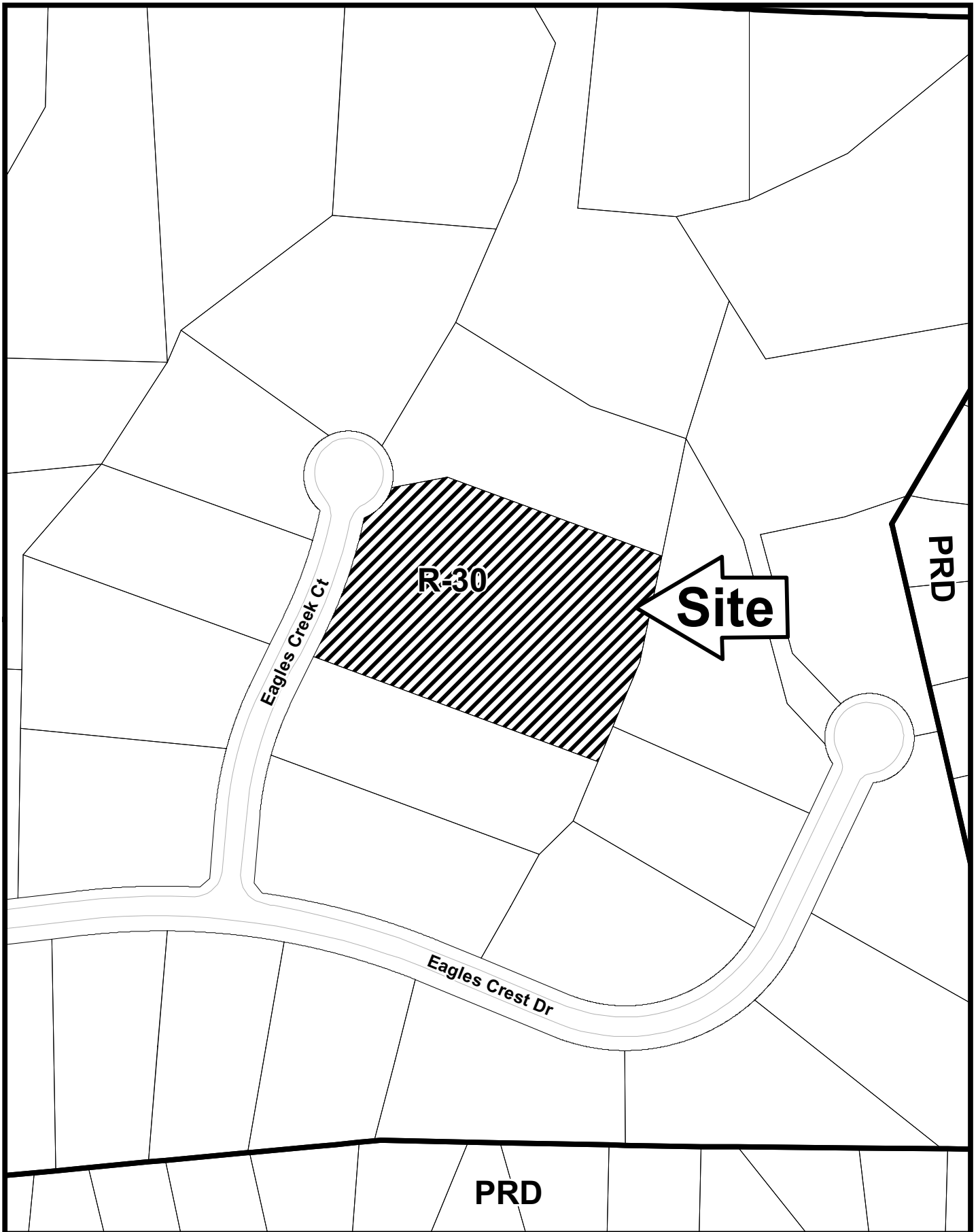
WATER: No conflict.

SEWER: No conflict.

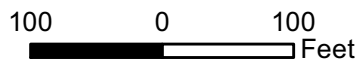
APPLICANT: Chris Gibson **PETITION No.:** V-53



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-53



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

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 13 PM 1:52

(type or print clearly)

Application No. V-53
Hearing Date: 5-8-13

COBB COUNTY ZONING DIVISION

Applicant Chris Gibson Phone # 352-455-3557 E-mail cspe@csptelecom.com

Chris Gibson Address 1210 Eagles Creek Court NW Acworth, GA 30011
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 352-455-3557 E-mail cspe@csptelecom.com
(representative's signature)

My commission expires: August 26, 2016 [Signature] Notary Public
STEPHVANIE TURNER
Notary Public
Paulding County
State of Georgia
My Commission Expires Aug 26, 2016
Signed, sealed and delivered in presence of:

Titleholder Chris + Chissy Gibson Phone # 352-455-3557 E-mail cspe@csptelecom.com

Signature [Signature] Address: 1210 Eagles Creek CT NW Acworth GA 30011
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 26, 2016 [Signature] Notary Public
STEPHVANIE TURNER
Notary Public
Paulding County
State of Georgia
My Commission Expires Aug 26, 2016
Signed, sealed and delivered in presence of:

Present Zoning of Property Residential

Location 1210 Eagles Creek CT NW Acworth, GA 30011
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 266/20 District 20th Size of Tract 1.9 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.

The 800 sqft Building that Cobb County Allows for a detached GARAGE would not be large enough for the fifth wheel CAMPER it is being built to house.

List type of variance requested: We would like to request to build the detached GARAGE 6 feet longer to accommodate the CAMPER, We are asking for a variance of 120 more sqft more to bring the GARAGE to a total of 920 sqft.