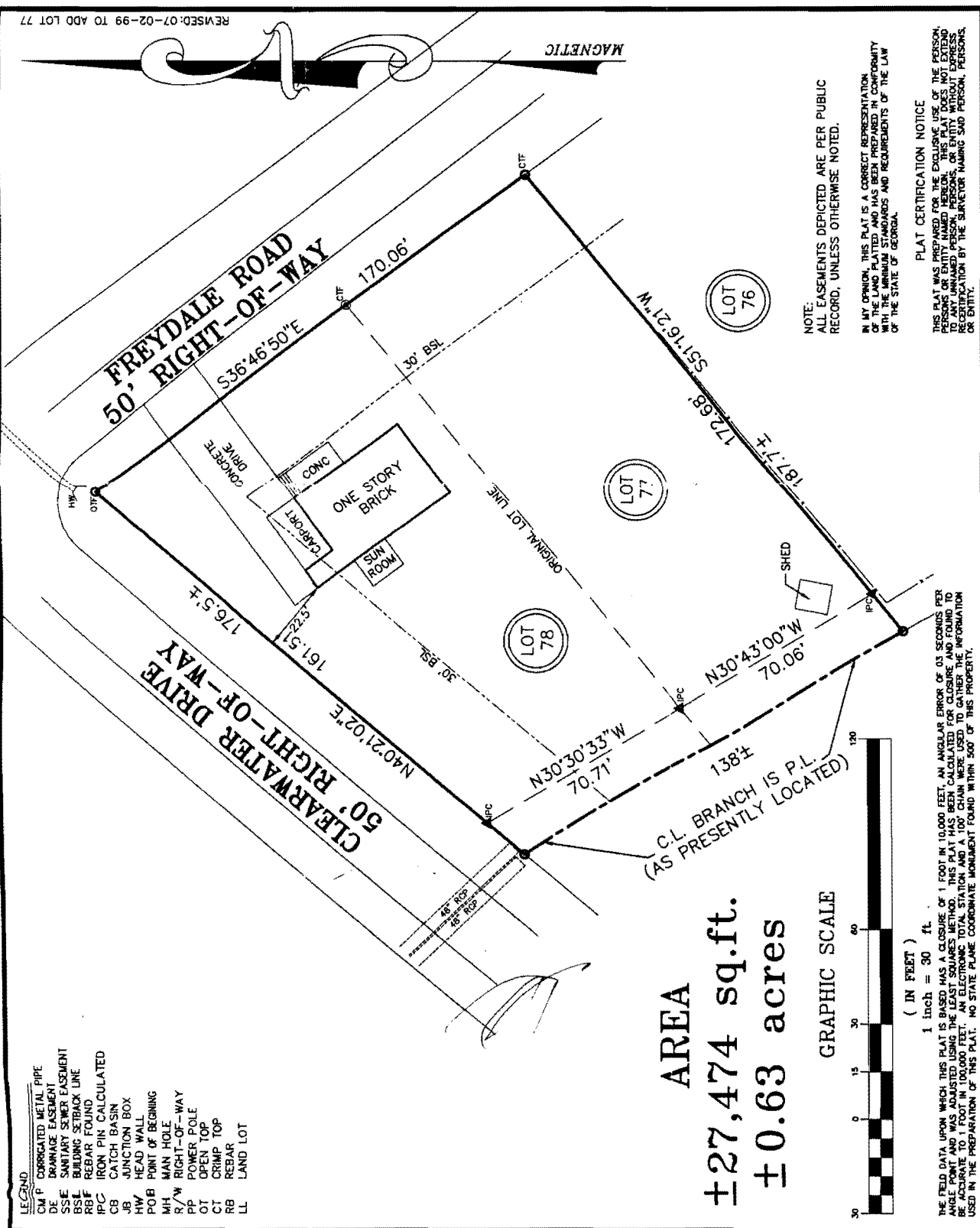
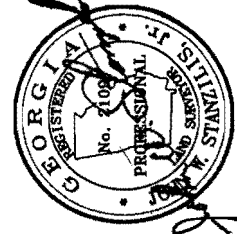


SURVEY PREPARED FOR: **GANEK, WRIGHT & DOBKIN**  
 OWNER / PURCHASER: **CHRIS WOODIN**  
**LINDA KRISTINE KNIPP**  
 SCALE: 1" = 30'  
 DATE: 06-22-99  
 LAND LOT 721 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA  
 LOT 77 & 78 BLOCK UNIT AREA OF LOT:  
 SUBDIVISION: **FREYWOOD ESTATES SUBDIVISION**  
**SOLAR LAND SURVEYING COMPANY**  
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
 TELEPHONE (770) 434-8277 FAX (770) 434-8410  
 PLAT BOOK PAGE \_\_\_\_\_  
 DEED BOOK PAGE \_\_\_\_\_  
 LOTTED BY: \_\_\_\_\_  
 JOB NUMBER: 9906161



COBB COUNTY GEORGIA  
 FILED IN OFFICE  
 2013 MAY - 8 AM 8:39  
 COBB COUNTY ZONING DIVISION

REMOVED: 07-02-99 TO ADD LOT 77

**APPLICANT:** Krystal McCall **PETITION No.:** V-77  
**PHONE:** 770-283-7202 **DATE OF HEARING:** 07-10-13  
**REPRESENTATIVE:** Krystal McCall **PRESENT ZONING:** R-20  
**PHONE:** 770-283-7202 **LAND LOT(S):** 721  
**TITLEHOLDER:** Krystal L. Velazquez **DISTRICT:** 17  
**PROPERTY LOCATION:** At the southwest **SIZE OF TRACT:** 0.63 acre  
intersection of Freydale Road and Clearwater Drive **COMMISSION DISTRICT:** 2  
(2182 Freydale Road).

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 30 feet; and 2) waive the major side setback from the required 25 feet to 18 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Krystal McCall

**PETITION No.:** \_\_\_\_\_

V-77

\*\*\*\*\*

**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 deck location is very close to the 100-year floodplain boundary. An elevation certificate and detailed site plan will be required prior to obtaining a building permit.

**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 (Marietta service area).

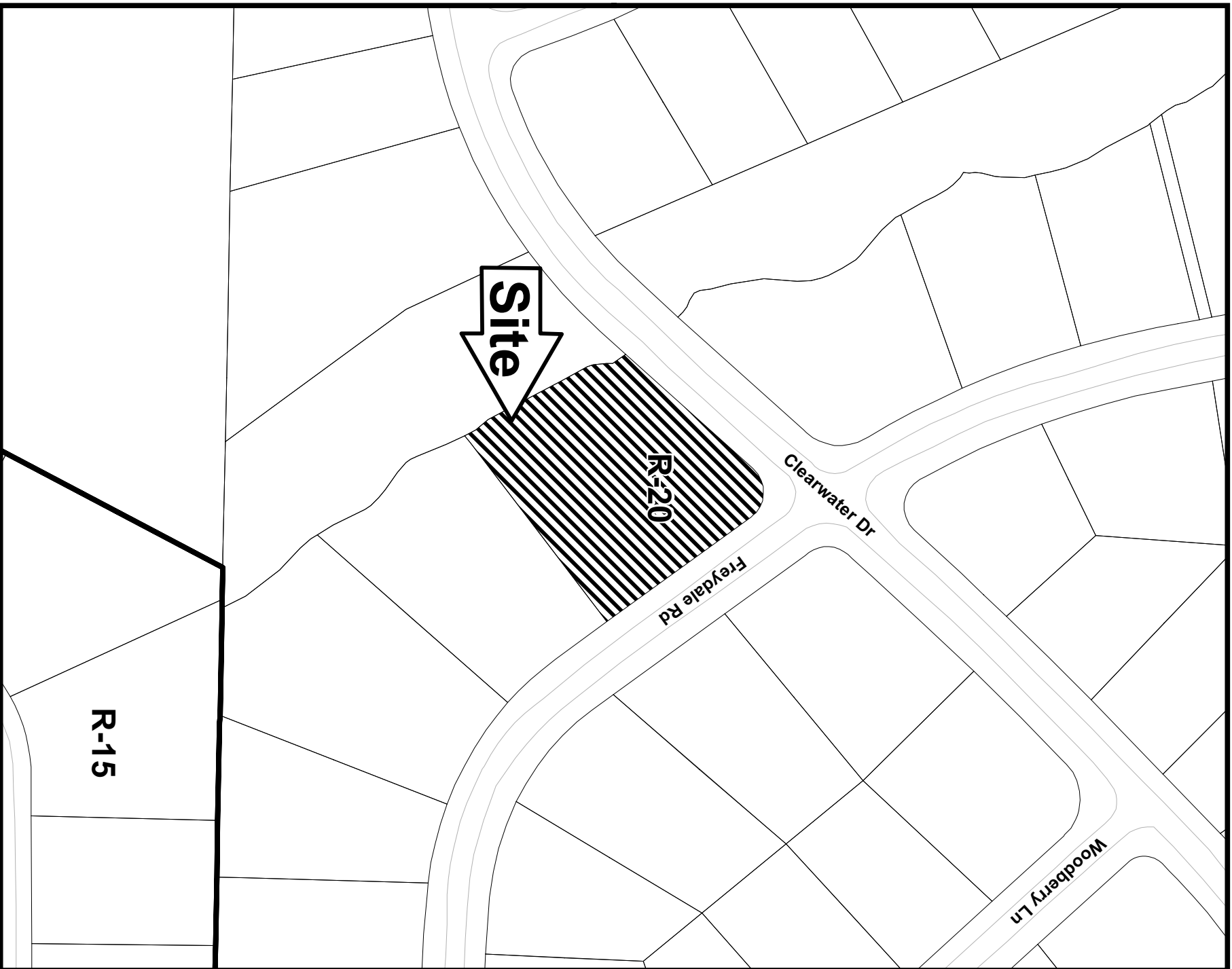
**SEWER:** No conflict (Marietta service area).

**APPLICANT:** Krystal McCall

**PETITION No.:** V-77

\*\*\*\*\*

**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.



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-77  
Hearing Date: 7/16/13

Applicant Kristal McCall Address \_\_\_\_\_  
Phone # 770-883-7809 E-mail Krissy.mccall@yahoo.com

(representative's name, printed)

Kristal McCall

Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

(street, city, state and zip code)

(representative's signature) [Signature]

5/18/13

My Commission Expires March 24, 2015

My Commission expires: Nov. 20, 2015

(street, city, state and zip code)

Ryanne Vogel  
Notary Public

Titleholder Kristal McCall (street address) 2182 Freydale Rd SE Marietta, GA 30067

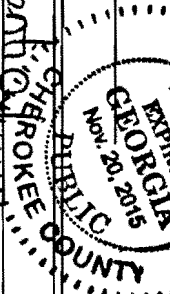
Signature [Signature] (attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: Nov. 20, 2015



Present Zoning of Property Residential

Location 2182 Freydale Rd SE Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 781 District 17 Size of Tract .63 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).

I want to add a deck to existing structure. Structure uses here before zoning occurred.

List type of variance requested: R20 zoning - backyard chicken ordinance

Clearwater Dr. to 18' Foot 83:8 MW 8 - VM 1107