

**LEGEND**

- IPF IRON PIN FOUND (1/2" REBAR)
- IFS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RBF REBAR FOUND
- LL JUNCTION BOX
- EL LAND LOT LINE
- EH LIGHT POLE
- PC MANHOLE
- SL PROPERTY LINE
- BL BACK OF CURB
- EP BUILDING LINE
- CL EDGE OF PAVEMENT
- RE CHAIN LINK
- EB CENTERLINE
- EB DRAINAGE EASEMENT
- EB DROP INLET
- EB PORCH
- EB CAR PORT
- EB POWER POLE
- EB RIGHT-OF-WAY
- EB SANITARY SEWER EASEMENT
- EB SANITARY SEWER MANHOLE
- EB UTILITY EASEMENT
- EB SINGLE WING CATCHBASIN
- EB DOUBLE WING CATCHBASIN
- EB HEADWALL

V-143 (2013)

THIS PLAT CLOSURE AND IS FOOT IN

ED FOR DEPARTURES WITHIN ONE

ML48147

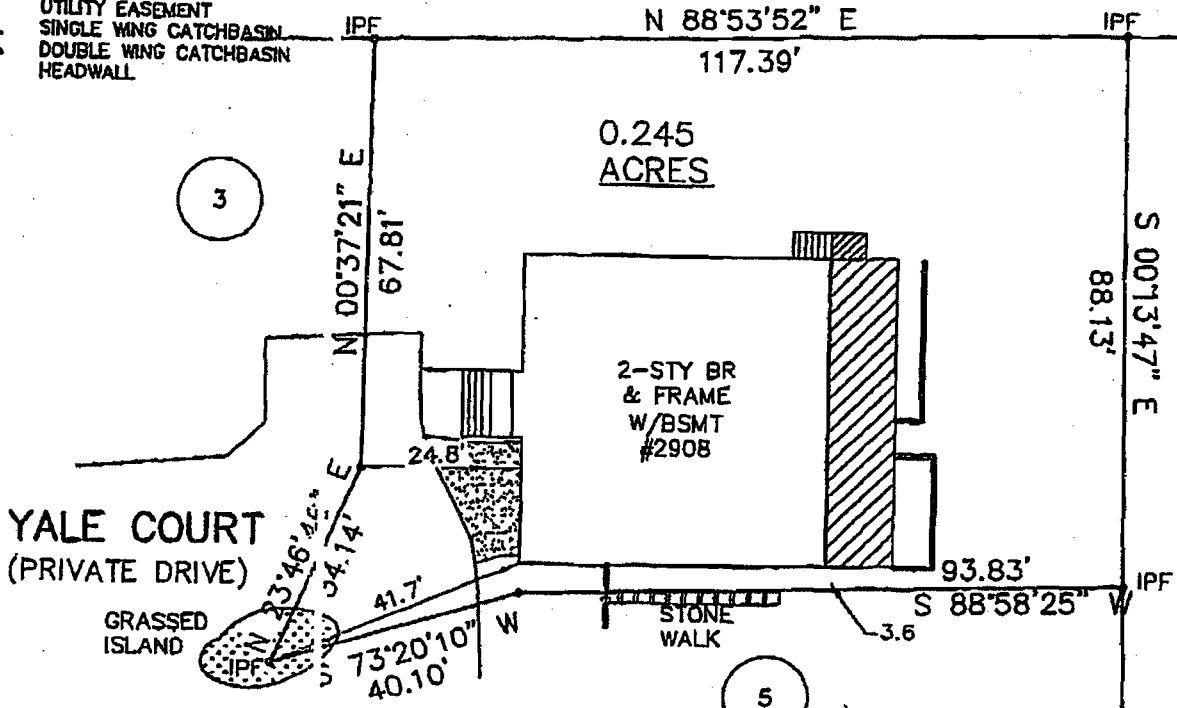
NOTE: FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 OCT 10 PM 4:10  
COBB COUNTY ZONING DIVISION

LL 953  
LL 954



SURVEY FOR  
**LEWIS SAPP &  
 ANN SAPP**  
 LOT 4 UNIT 1  
 SUBDIVISION: COURTYARDS OF VININGS  
 LAND LOT 954 17th D.ST. 2ND SECT.  
 COBB COUNTY, GEORGIA  
 SCALE: 1" = 30' OCTOBER 18, 2007  
 REC. IN PLAT BOOK 116, PG. 16



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



**SCI Development Services**

ENGINEERS - SURVEYORS - LAND PLANNERS  
 530 HEWATT ROAD - SNELLVILLE, GEORGIA 30039  
 (770) 736-7666 FAX (770) 736-4623  
 MAIL@SURVEYCONCEPTS.NET

**APPLICANT:** John Lewis Sapp and Anne C. Sapp  
**PHONE:** 770-431-8435  
**REPRESENTATIVE:** John Lewis Sapp  
**PHONE:** 770-431-8435  
**TITLEHOLDER:** John L. Sapp and Anne C. Sapp  
**PROPERTY LOCATION:** At the eastern terminus of  
Yale Court, east of Courtyard Drive  
(2908 Yale Court).

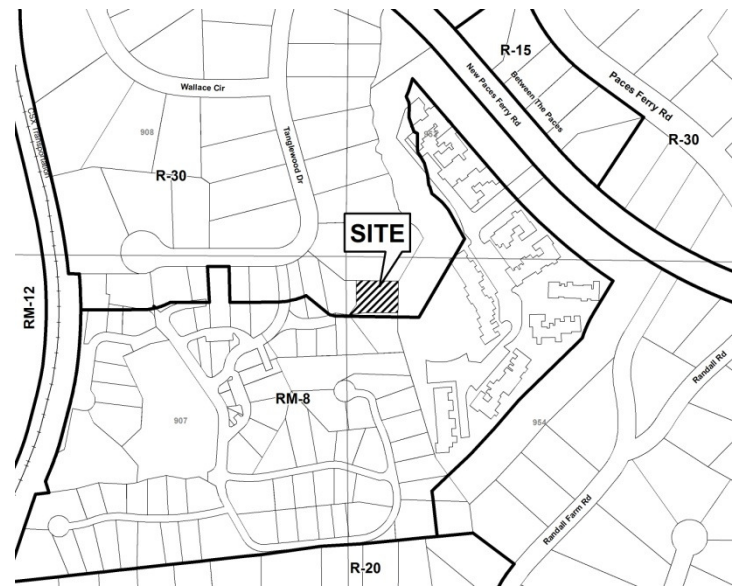
**PETITION No.:** V-143  
**DATE OF HEARING:** 12-11-13  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 954  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.25 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 45 feet to 24.8 feet (existing); 2) waive the side setback from the required 12 feet to 3.6 feet on the southern side (existing); and 3) waive the rear setback from the required 40 feet to 29 feet (proposed).

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

**BOARD OF APPEALS DECISION**

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



**APPLICANT:** John Lewis and Anne C.  
Sapp

**PETITION No.:** V-143

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**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 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.

**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.

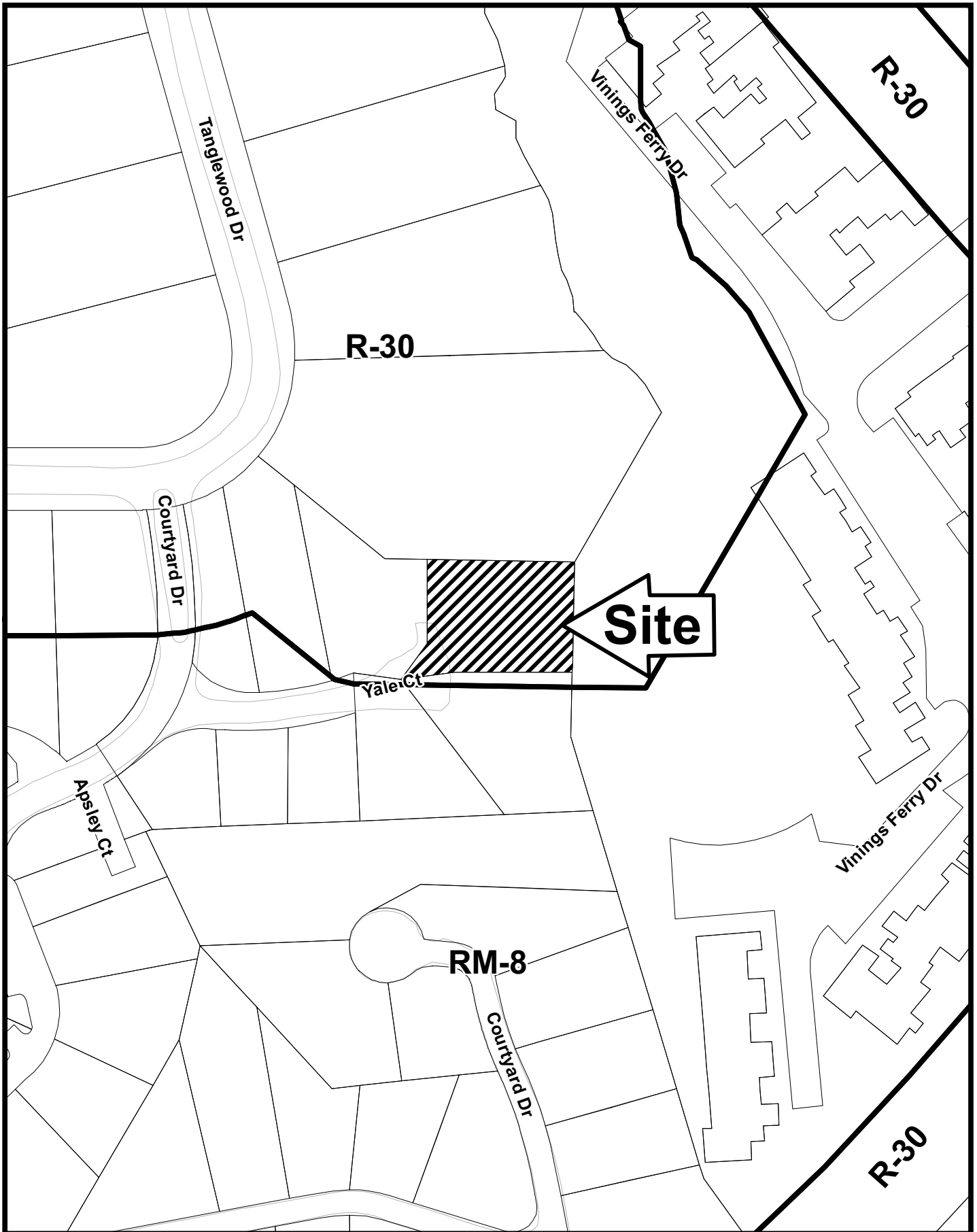
**APPLICANT:** John Lewis and Anne C.  
Sapp

**PETITION No.:** V-143

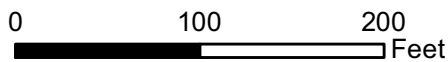
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-143



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 OCT 10 PM 4:09

(type or print clearly)

Application No. V-143  
Hearing Date: 12-11-13

COBB COUNTY ~~JOHN LEWIS SAPP~~

Applicant ANNE C. SAPP Phone # 770-431-8435 E-mail SAPP@ETSW.COM

John Lewis Sapp Address 2908 YALE Ct. S. E.  
(representative's name, printed) (street, city, state and zip code)

John Lewis Sapp Phone # 770-431-8435 E-mail SAPP@ETSW.COM  
(representative's signature)

Signed, sealed and delivered in presence of:

Ellen S. Dickerson 10/9/13  
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 26, 2015

My commission expires: \_\_\_\_\_

Titleholder JOHN LEWIS SAPP  
ANNE C. SAPP Phone # 770-431-8435 E-mail SAPP@ETSW.COM

Signature Anne C. Sapp John Lewis Sapp Address: 2908 YALE Ct. SE. ATLANTA, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Ellen S. Dickerson 10/9/13  
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 26, 2015

My commission expires: \_\_\_\_\_

Present Zoning of Property R 30

Location 2908 YALE Ct. SE.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 954 District 17 Size of Tract .254 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 STEEP SLOPE 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).

THE EXISTING deck ON the rear of the house is TOO NARROW for comfortable use by the owners and their guests. The backyard is a forested area making a usable deck an ideal place for outdoor use and enjoyment of nature. The topography of the backyard is TOO STEEP for use without an adequately sized deck.

List type of variance requested: Waive the REAR YARD set back from 40 feet to 29' 11 3/8"