

V-20 (2014)

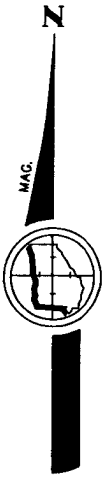
NOTES:

- 1.) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
- 2.) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- 3.) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
- 4.) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
- 5.) SOME FENCES MAY NOT BE SHOWN.

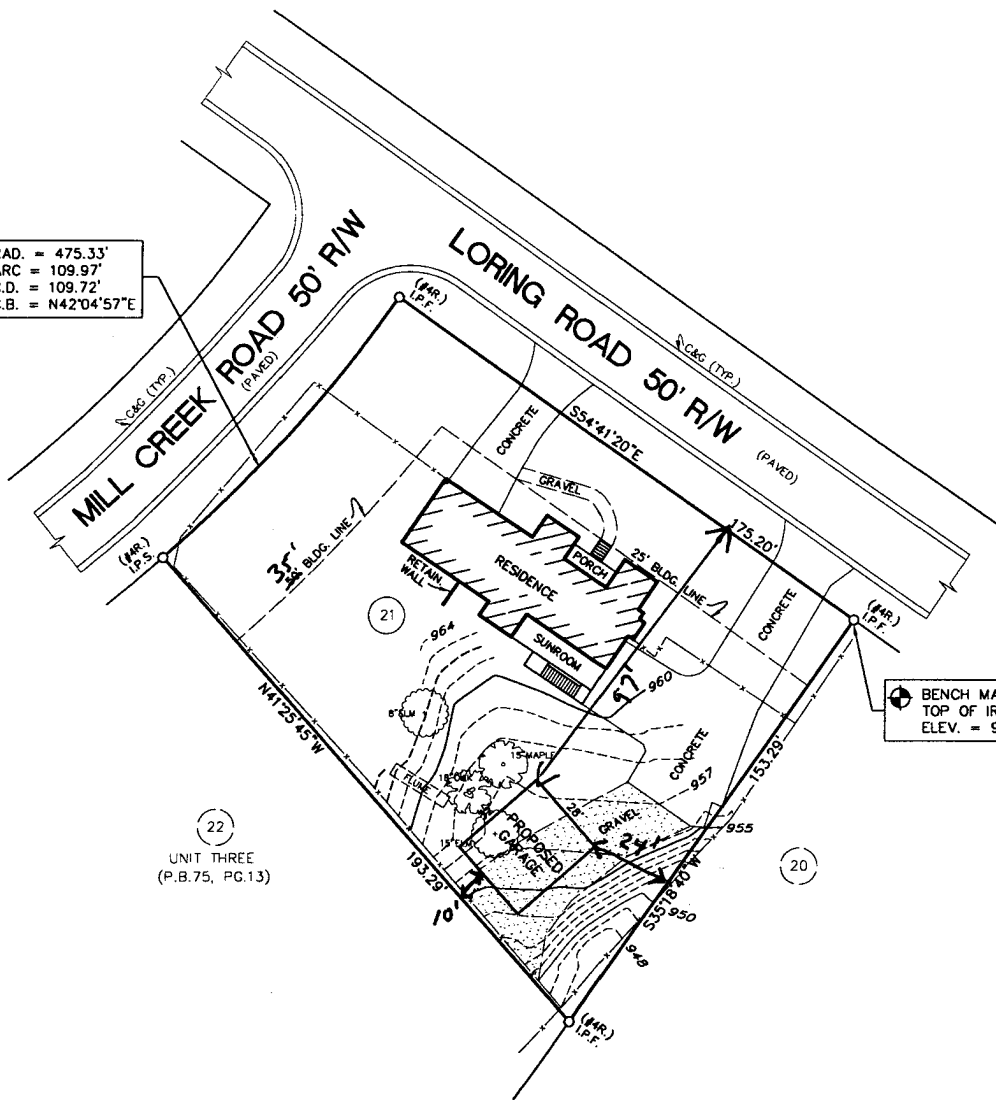
REFERENCE:

- 1.) FOUND BY: CANTRELL, 570. LAST RECORDED IN PLAT BOOK 142, PAGE 65.
- 2.) SUBDIVISION PLAT OF SHILOH WEST, UNIT TWO, BY: CONSTRUCTION ENGINEERING ASSOCIATES, DATED: FEB 20, 1975. RECORDED IN PLAT BOOK 142, PAGE 70.

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.). OFFICIAL FLOOD INSURANCE RATE MAP, MAP NO. 13067C0018G, EFFECTIVE 12-16-08, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



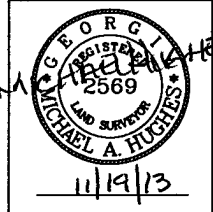
RAD. = 475.33'  
 ARC = 109.97'  
 C.D. = 109.72'  
 C.B. = N42°04'57"E



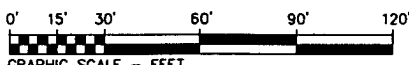
BENCH MARK  
 TOP OF IRON PIN  
 ELEV. = 961.16

UNIT THREE  
 (P.B.75, PG.13)

AREA = 0.55 ACRE



PROPERTY ADDRESS:  
 2657 LORING ROAD  
 KENNESAW, GA 30152



REDUCED TO 1" = 60 FT.

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**ACCESS CONSULTANTS**  
 LAND PLANNING - CIVIL DESIGN - LAND SURVEYING  
 RESIDENTIAL - COMMERCIAL - INDUSTRIAL  
 104 HAYGOOD DRIVE  
 WOODSTOCK, GA 30188  
 PHONE (770) 560-8849  
 MEMBER - SURVEYING & MAPPING SOCIETY OF GEORGIA

LEGEND:	
1)	I.P.S. - IRON PIN SET (5/8" REBAR AKA #5 REBAR)
2)	I.P.F. - IRON PIN FOUND
3)	R. OR REBAR - REINFORCING BAR
4)	D.E. - DRAINAGE EASEMENT
5)	L.L.L. - LAND LOT LINE
6)	R/W - RIGHT OF WAY
7)	CL - CENTERLINE
8)	PL - PROPERTY LINE
9)	P.P. - POWER & (OR) PHONE POLE
10)	OP - OVERHEAD POWER LINE
11)	FB - FENCE (APPROX. LOC.)
12)	ST - STREAM (APPROX. LOC.)
13)	DI - DITCH (APPROX. LOC.)
14)	960 - EXISTING CONTOUR ELEVATION

LOT SURVEY OF	
LOT 21, SHILOH WEST SUBDIVISION, UNIT TWO	
- FOR -	
<b>TIMOTHY W. CANTRELL</b>	
LAND LOT - 161	
DISTRICT - 20, SECTION - 2	
CITY:	COBB COUNTY, GEORGIA
PREPARED: NOVEMBER 19, 2013	SCALE: 1" = 30 FT.
DRAWN BY: MIKE HUGHES, RLS	
DWG FILE: CANTRELL13.dwg	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,663+ FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED FOR MEASUREMENTS:  
 LEICA TC1610 OR GEODIMETER 600 ROBOTIC

\* ALL MATTERS OF TITLE ARE EXCEPTED \*

**APPLICANT:** Tim Cantrell

**PETITION No.:** V-20

**PHONE:** 770-560-4781

**DATE OF HEARING:** 03-12-14

**REPRESENTATIVE:** Tim Cantrell

**PRESENT ZONING:** R-20

**PHONE:** 770-560-4781

**LAND LOT(S):** 161

**TITLEHOLDER:** Timothy W. Cantrell and Barbara A. Cantrell

**DISTRICT:** 20

**PROPERTY LOCATION:** At the southwesterly intersection of Loring Road and Mill Creek Road (2657 Loring Road).

**SIZE OF TRACT:** 0.55 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 650 square feet (proposed 896 square foot detached garage) from the required 100 feet adjacent to any property line to 10 feet adjacent to the west property line, 24 feet adjacent to the south property line, and 97 feet adjacent to the east property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Tim Cantrell **PETITION No.:** V-20

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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 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 issues 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:** Tim Cantrell **PETITION No.:** V-20

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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-20



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary

COBB COUNTY BOARD OF ZONING APPEALS  
FILED IN 11-11-17  
2013 DEC 31 PM 12:43  
COBB COUNTY ZONING APPEALS

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-20  
Hearing Date: 3-12-14

Applicant Tim Cantrell Phone # 770-560-4781 E-mail cantrell1187@bellsouth.net  
Tim Cantrell Address 2657 Loring Rd NW Kennesaw, GA 30152  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone # Same E-mail Same  
(representative's signature)

My commission expires: March 24, 2017

Signed, sealed and delivered in presence of:  
Eugenia L. Tackett  
Notary Public  
CHEROKEE COUNTY, GEORGIA  
MARCH 24, 2017

Titleholder Tim & Barbara Cantrell Phone # 770-560-4781 E-mail cantrell1187@bellsouth.net  
Signature [Signature] Address 2657 Loring Rd NW Kennesaw, GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 24, 2017

Signed, sealed and delivered in presence of:  
Eugenia L. Tackett  
Notary Public  
CHEROKEE COUNTY, GEORGIA  
MARCH 24, 2017

Present Zoning of Property \_\_\_\_\_

Location 2657 Loring Rd NW Kennesaw, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 161 District 20<sup>th</sup> Size of Tract .55 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 moved my mother in my basement, so me & my wife can take care of her she is 82 y/o old. My basement was where I park my motorcycle & see dogs. I would like to build a garage in the back yard. If I had this garage I could do maintenance on them and keep my sanity.

List type of variance requested: To install detached garage per civil drawings. Garage to be 32'x28'w

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