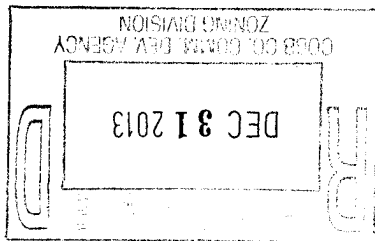


THE PURPOSE OF THE VARIANCE IS TO ALLOW A 14' X 36' CANOPY TO BE CONSTRUCTED 2.0 FEET OFF OF THE NORTH (SIDE) PROPERTY LINE AND 31.6' OFF OF THE WEST (REAR) PROPERTY LINE.

CURRENT ZONINGS: R-30  
AREA=1.041 ACRES  
SETBACKS AS SHOWN ON PLAT

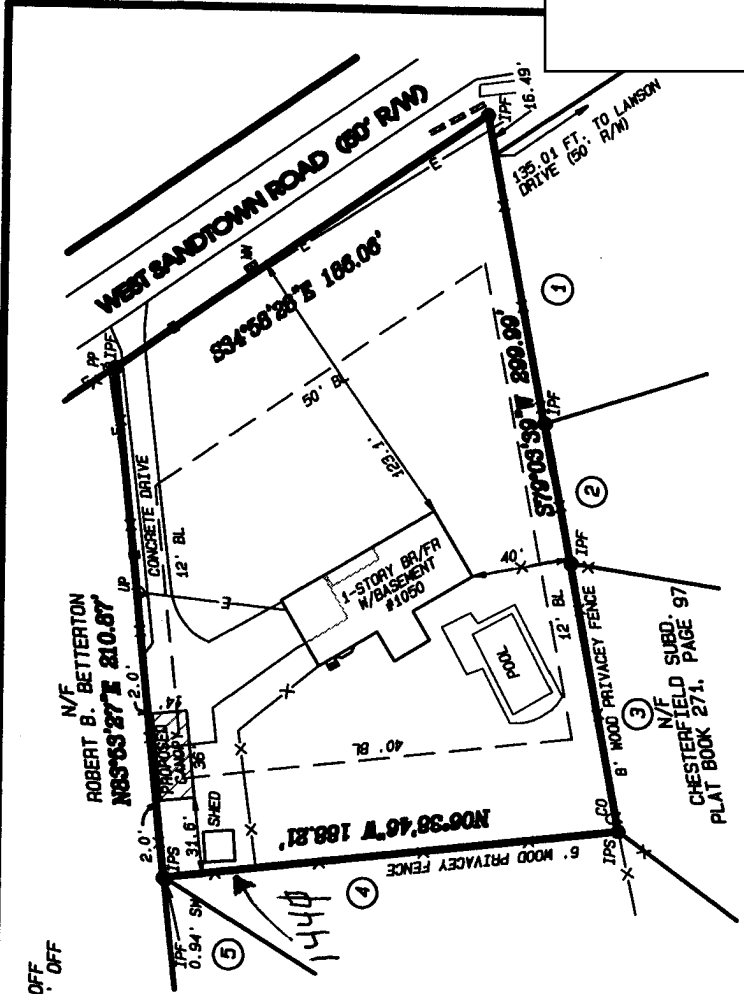


SYMBOL LEGEND	
	GUY WIRE
	FIRE HYDRANT
	DRAIN INLET
	WATER METER
	POWER POLE
	LIGHT POLE
	EXISTING SSM
	JUNCTION BOX
	RAISED LID DI
	BENCHMARK
	EXISTING TREE
	PROPOSED CONTOUR ELEVATION
	PROPOSED SPOT ELEVATION
	LOT NUMBER
	CONCRETE

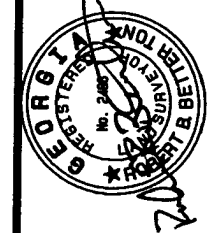
- SURVEY NOTES:**
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1/10000 OF 1.0000 FEET. THE FIELD DATA FROM WHICH THIS PLAT WAS DERIVED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
  - EQUIPMENT = TOPCON GPT 6205A ROBOTIC STATION
  - DATE OF SURVEY: 12-04-13
  - I HAVE THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP, COMMUNITY NUMBER 130052, PANEL 0089, DATED 11/11/13, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
  - 44 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

**SURVEY REFERENCES:**

- PLAT FOR C.B. ROSE, SR. DATED AUGUST 23, 1988 PREPARED BY J.P. PHILLIPS, SURVEYOR AND BEING RECORDED IN PLAT BOOK 46, PAGE 54.



IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

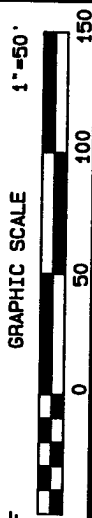


**BETTERTON SURVEYING & DESIGN, INC.**  
LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(770) 483-0242

DRAWN BY	RBB
CHECKED BY	RBB
DATE	12/13/2013
DRAWING SCALE	1" = 50'
FILE NUMBER	13159.PRO
JOB NUMBER	13159

**VARIANCE PLAT**  
1050 WEST SANDTOWN ROAD

LOCATED IN  
LAND LOT 172  
19TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
PREPARED FOR:  
**JAY AND HALLEY NEWTON**



**APPLICANT:** Hallie J. Newton

**PETITION No.:** V-21

**PHONE:** 770-422-9897

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

**REPRESENTATIVE:** Hallie J. Newton

**PRESENT ZONING:** R-30

**PHONE:** 770-422-9897

**LAND LOT(S):** 172

**TITLEHOLDER:** Julius H. Newton and Hallie J. Newton

**DISTRICT:** 19

**PROPERTY LOCATION:** On the west side of West Sandtown Road, north of Lawson Drive (1050 West Sandtown Road).

**SIZE OF TRACT:** 1.041 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure (504 square foot canopy) from the required 12 feet to 2 feet adjacent to the north property line, and from the required 40 feet to 31 feet adjacent to the west property line; and 2) waive the setback for an accessory structure (144 square foot shed) from the required 5 feet to 3 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

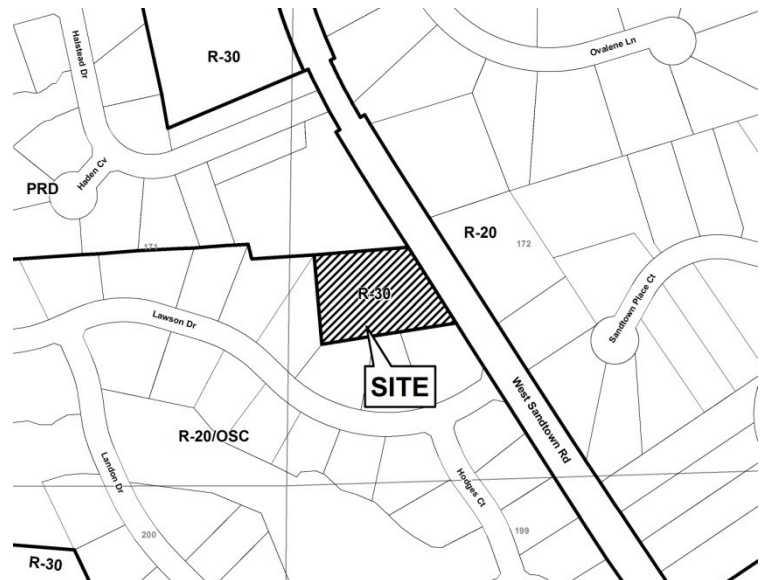
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** Hallie J. Newton **PETITION No.:** V-21

\*\*\*\*\*

**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 or letter of completion 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.

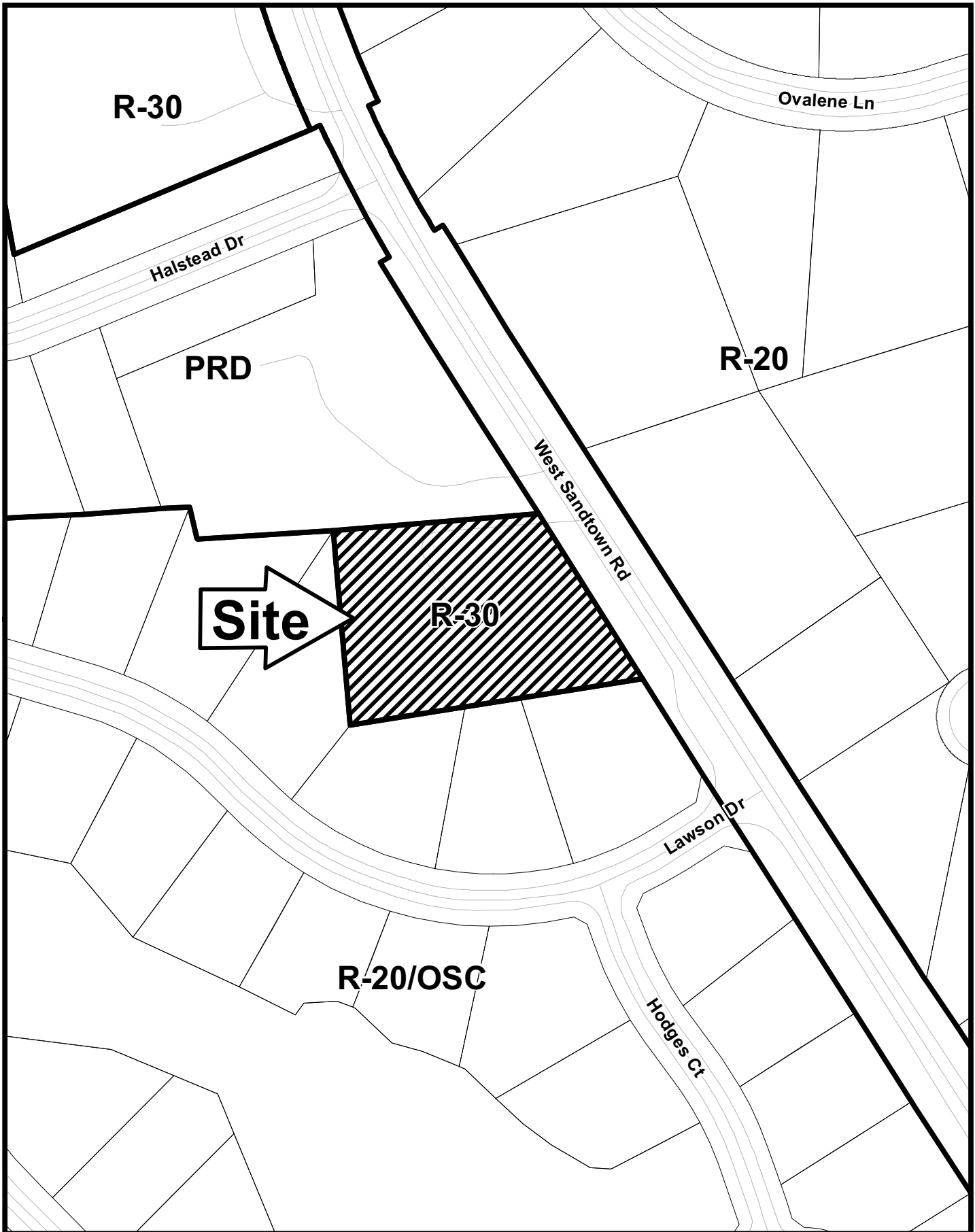
**SEWER:** No conflict.

**APPLICANT:** Hallie J. Newton **PETITION No.:** V-21

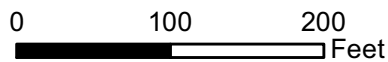
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-21



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 ZONING DEPARTMENT  
 FILED IN 2013  
 2013 DEC 31 PM 2:45  
 COBB COUNTY ZONING DEPARTMENT

# Application for Variance

## Cobb County

Application No. V-21  
 Hearing Date: 3-12-14

Applicant Hallie J. Newton Phone # 770-422-9897 E-mail hallielou@bellsouth.net  
Hallie J. Newton Address 1050 W. Sandtown Rd, Marietta, GA  
 (representative's name, printed) (street, city, state and zip code) 30064  
Hallie J. Newton Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
 (representative's signature)

Signed, sealed and delivered in presence of Tiffany Thomas  
 Notary Public  
 EXPIRES NOV 29, 2015  
 COBB COUNTY, GEORGIA

My commission expires: Nov 29, 2015

Titleholder Julius H. Newton Phone # 770-422-9897 E-mail hallielou@bellsouth.net  
Hallie J. Newton  
 Signature Julius H. Newton Address: 1050 W. Sandtown Rd, Marietta, GA  
 (attach additional signatures, if needed) (street, city, state and zip code) 30064  
Hallie J. Newton

Signed, sealed and delivered in presence of Tiffany Thomas  
 Notary Public  
 EXPIRES NOV 29, 2015  
 COBB COUNTY, GEORGIA

My commission expires: Nov 29, 2015

Present Zoning of Property R-30  
 Location 1050 W. Sandtown Rd, Marietta, 1 block off of Ricard Rd.  
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 171+0172 District 19 Size of Tract 1 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 1.041 Ac Shape of Property Rectangular Topography of Property Sloped Other Tree

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 purpose of the variance is to allow a 14'x36' canopy to be constructed 20 feet off the north side property line and 31.6 feet off the west rear property. This will be used as a camper cover, and will be in line with the driveway. The property slopes down from the driveway so we cannot place it anywhere else on the property. (see Attachment)

List type of variance requested: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* See attachment for elevation.

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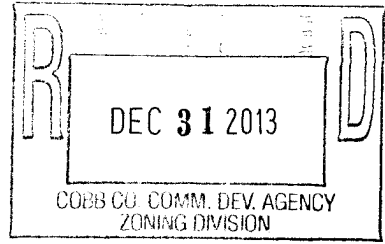
V-21  
2014

Hallie J. Newton Request for Variance

Attachment to  
Reason for request (cont'd)

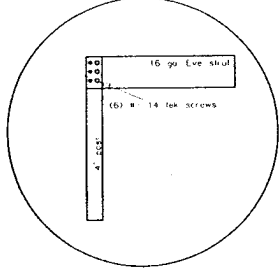
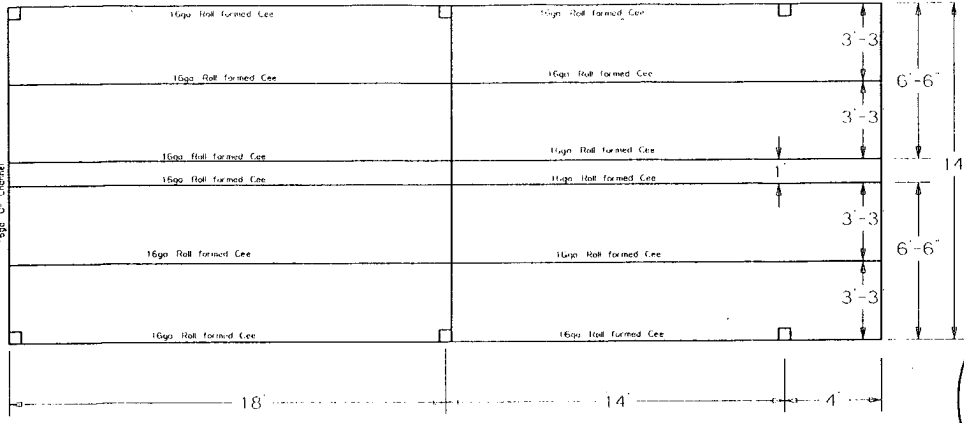
The last camper we had was totaled due to water leaks of unknown source which caused rotting of the flooring. We have purchased a replacement 5<sup>th</sup> Wheel travel trailer and wish to protect it from the elements.

To move the camper outside the required buffer zone would prohibit access to the carport and the gate to the back yard. In addition, there is a large holly tree (older than 25 years) between the driveway and the front fence in the corner of the turn-around, which would also be a problem. We do not wish to park the camper in the front yard.

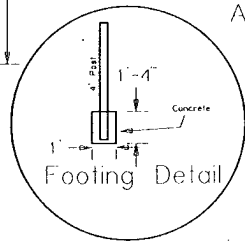




V-21  
2014

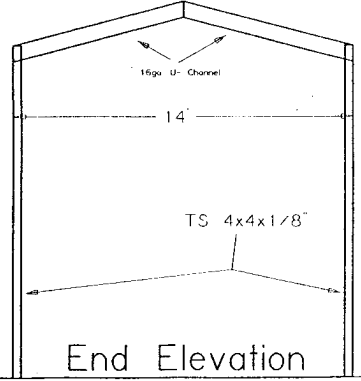
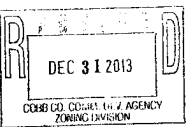


Attachment detail

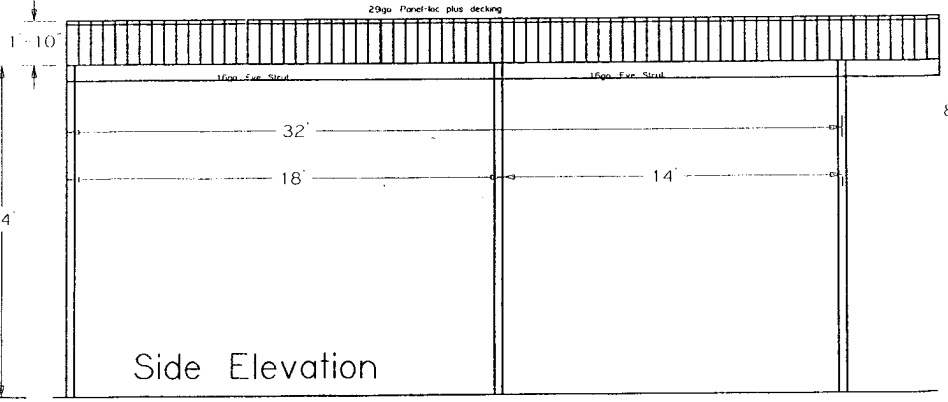


Footing Detail

Plan View



End Elevation



Side Elevation

Steady Vent Construction  
Powder Springs, GA  
Newton Camper Cover  
1000 W. ...  
Red Mountain, GA

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS**

V-21  
2014

**TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Julius + Hallie Newton intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of a metal canopy for camper cover. on the premises described in the application.

Signature	Printed name	Address
	Luther Copeland	3018 Lawson Dr. Marietta GA, 30064
	Jim Stoffel	3010 LAWSON DR. MARIETTA GA 30064
	Calvin Edwards, Jr	3006 Lawson Dr, Marietta, GA 30064
	Stephen R. Stoto	3022 Lawson Dr. Marietta 30064
	W. Pearl Freeman	3002 Lawson Dr Marietta GA
	ROBERT B. BEYERLAN	950 WEST SANDTOWN ROAD 30064
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