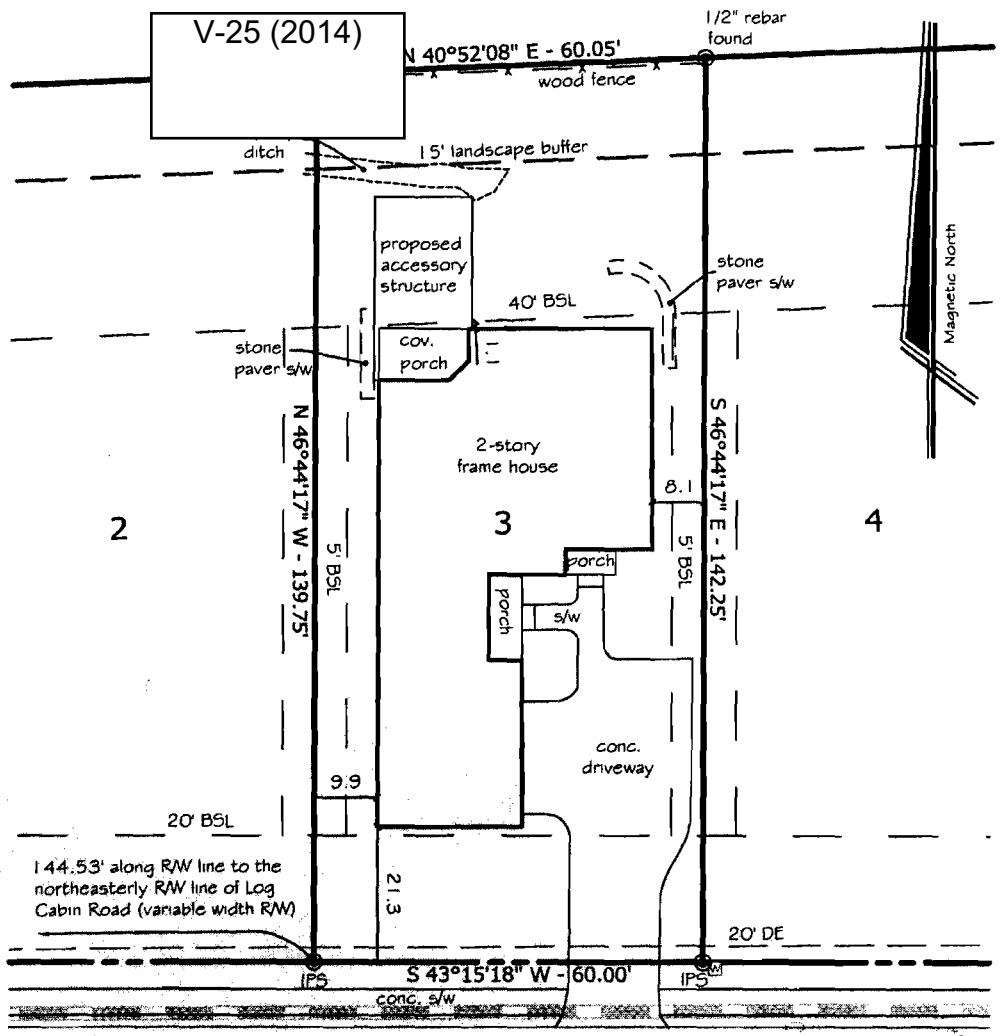


**LEGEND**

AE	Access Easement
B.S.L	Building Setback Line
CTP	Crimped Top Pipe
DE	Drainage Easement
DI	Drop Inlet
EP	Edge of Pavement
FH	Fire Hydrant
GM	Gas Meter
HW	Head Wall
OCS	Outlet Control Structure
O.L	On Line
OTP	Open Top Pipe
PP	Power Pole
SSE	Sanitary Sewer Easement
TE	Telephone Easement
UE	Utility Easement
OHT	Overhead Telephone Line
UGW	Underground Water Line
UGE	Underground Electric Line
UGTe	Underground Telephone Line
DIP	Ductile Iron Pipe
ICV	Irrigation Control Valve
WV	Water Valve
WM	Water Meter
UGG	Underground Gas Line
CV	Gas Valve
WV	Water Valve
LP	Lamp Post
Power Pole w/ Light	Power Pole w/ Light
PP	Power Pole
///	Limited Access
UGT	Underground Telephone Line
UGE	Underground Electric Line
G	Gas Line
W	Water Line
Overhead Power Line	Overhead Power Line
Fence Line	Fence Line
CO	Clean Out
EB	Electric Box
GM	Gas Marker
MH	Sanitary Sewer Manhole
TB	Telephone Box
WMKR	Water Marker
WM	Water Meter
FES	Flared End Section
JB	Junction Box
OCS	Outlet Control Structure
DWCB	Double Winged Catch Basin
SWCB	Single Winged Catch Basin
DI	Drop Inlet
HW	Head Wall
FH	Fire Hydrant
IPS	1/2" Rebar Set



**Survey for:**  
**Tim Huffman**  
 Lot 3 - Vinings Orchard  
 Land Lot 893 - 17th District - 2nd Section  
 Cobb County, Georgia

**Date:** January 14, 2013      **Scale:** 1" = 30'

- NOTES**
1. Site Area = 8,459 s.f. or 0.194 acres; Impervious = 3,808 s.f. or 45.0%
  2. Site Address = 2717 Vinings Orchard Circle
  3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Cobb County, Georgia, Community Panel Number 13067C0228G, dated December 16, 2008.
  4. This lot is subject to all matters of record as shown on the Final Plat of Vinings Orchard Subdivision, prepared by McFarland-Dyer & Associates, dated 5-24-07, recorded in Plat Book 267, pages 27-28, Cobb County Records.
  5. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 117,449 feet.
- This plat has been prepared using a TOPCON GTS-313 Total Station for angle and distance measurements and has a closure precision of one (1) foot in 25,483 feet and an average angular error of 02 seconds per angle point, and was adjusted using Least Squares.

Vinings Orchard Circle (81' R/W)

for the firm

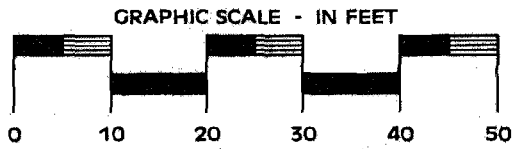
**REVISED**

2014 JUN 28 AM 11:09

COBB COUNTY ZONING OFFICE

REVISY

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 Suwanee, Georgia 30024  
 Phone: 678-380-6007 Fax: 678-380-0371  
 Web: www.essentialengineers.com

CN: 1207\_Lotsurvey-01.dwg

**APPLICANT:** Timothy C. Huffman and Jessica A. Huffman  
**PHONE:** 678-549-8939  
**REPRESENTATIVE:** Timothy C. and Jessica A. Huffman  
**PHONE:** 404-784-7774  
**TITLEHOLDER:** Timothy C. Huffman and Jessica A. Huffman  
**PROPERTY LOCATION:** On the northwestern side of Vinings Orchard Circle, north of Log Cabin Drive (2717 Vinings Orchard Circle).

**PETITION No.:** V-25  
**DATE OF HEARING:** 04-09-2014  
**PRESENT ZONING:** RA-5  
**LAND LOT(S):** 893  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.19 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure (300 square foot freestanding patio shelter) from the required 40 feet to 20 feet; and 2) waive the maximum allowable impervious surface from 40% to 45%.

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

**BOARD OF APPEALS DECISION**

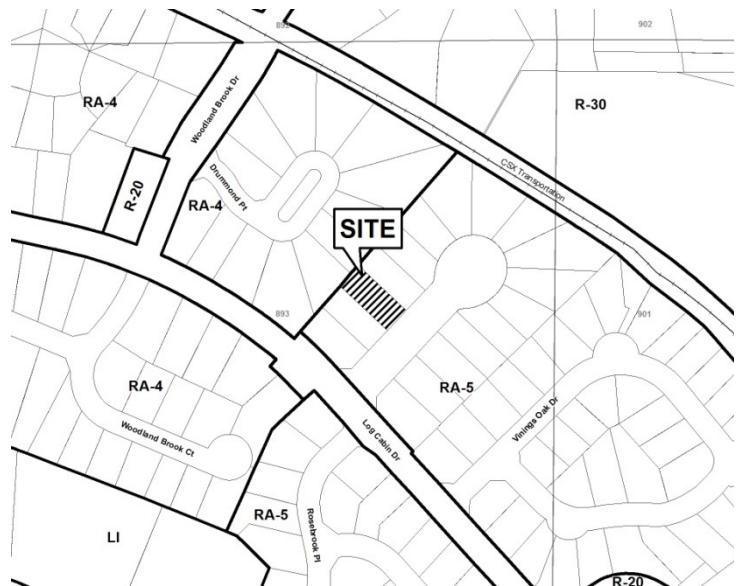
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

\_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Timothy C. Huffman and  
Jessica A. Huffman

**PETITION No.:** V-25

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** Issued notice of violation for building without a permit on 01-02-14.

**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 existing lot is over the 40% allowable impervious coverage even without the patio addition. The covered patio is located in an area that bypasses the subdivision's detention pond. If allowed to remain, the owner should install a drywell infiltration system and the downspouts for this addition should be piped to the drywell to help mitigate the additional runoff.

**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.

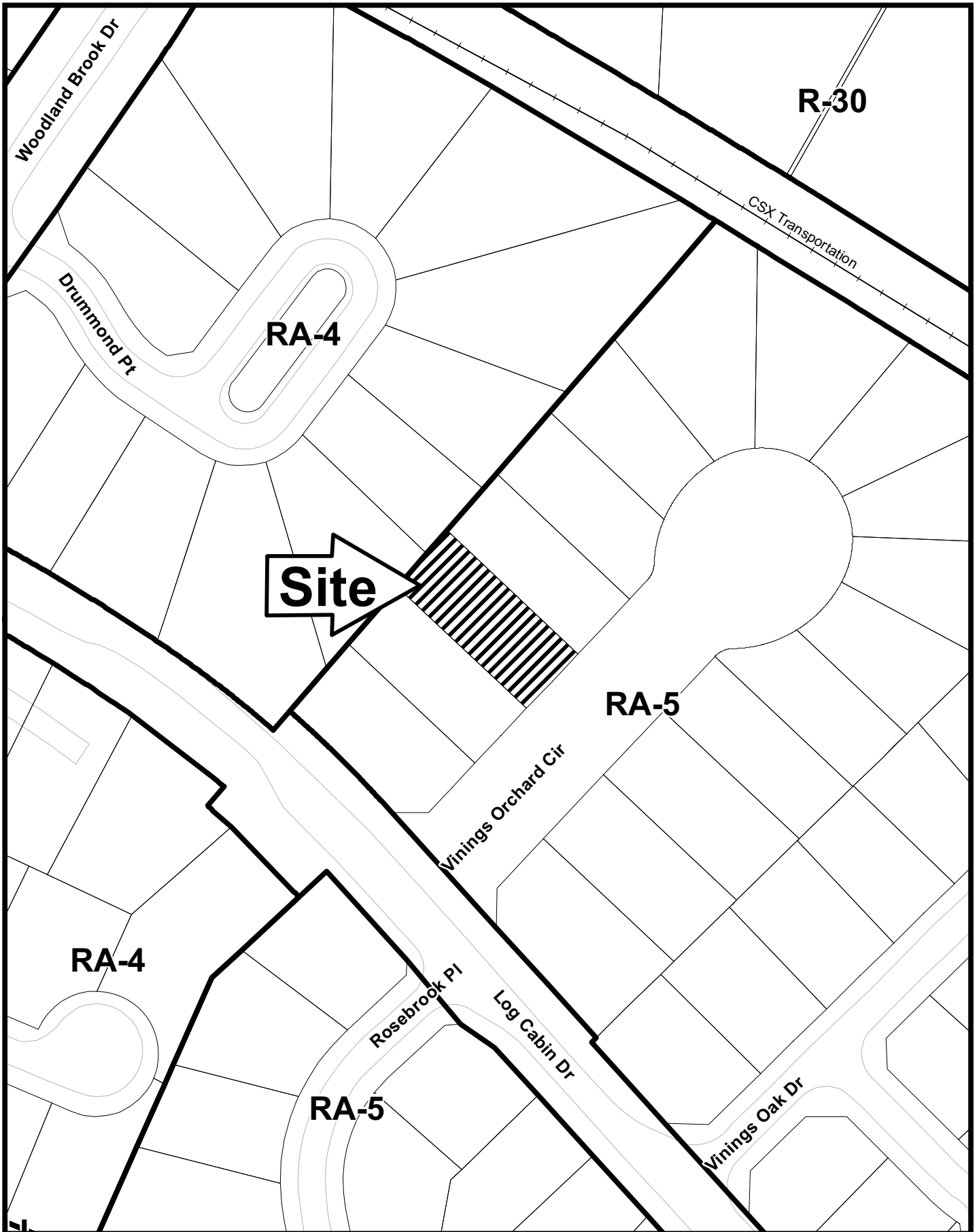
**APPLICANT:** Timothy C. Huffman and  
Jessica A. Huffman

**PETITION No.:** V-25

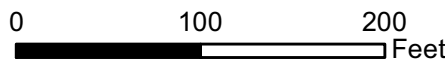
\*\*\*\*\*



**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-25



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-25  
Hearing Date: 4-9-14

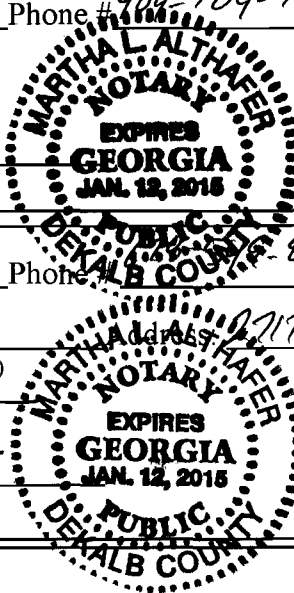
Applicant Timothy C Huffman  
Jessica A Huffman Phone # 678-549-8939

E-mail huffman.tim@gmail.com

Timothy C Huffman Address 2717 Vinings Orchard Circle SE Smyrna GA  
Jessica A Huffman (representative's name, printed) (street, city, state and zip code) 30080

Tim Huffman Phone # 404-784-7774 E-mail Jessica@jessicahuffman.com  
(representative's signature)

My commission expires: Jan. 12, 2015



Signed, sealed and delivered in presence of:  
Martha L. Althaefer  
Notary Public

Titleholder Timothy C Huffman  
Jessica A Huffman Phone # 678-549-8939 E-mail huffman.tim@gmail.com

Signature Tim Huffman Address 2717 Vinings Orchard Circle SE Smyrna  
(attach additional signatures, if needed) (street, city, state and zip code) GA 30080  
Jessica A Huffman

My commission expires: Jan. 12, 2015

Signed, sealed and delivered in presence of:  
Martha L. Althaefer  
Notary Public

Present Zoning of Property RA-5

Location 2717 Vinings Orchard Circle SE Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 893 District 17 Size of Tract 0.194 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).

Please attached letter for hardship statement

List type of variance requested: Accessory Structure

THIS

PAGE

INTENTIONALLY

LEFT

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STRUCTURE IS DETACHED FROM HOUSE

METAL SEAM ROOF (BROWN - MAKES ALL OTHERS IN NEIGHBORHOOD)

HOUSE

SUPPORT  
2x6 RAFTERS  
DECORATIVE  
PIECES

2x12  
BEAMS

1'-0"

1'-0"

PREVIOUS PAPER  
PAID BUILT  
(10'2" x 15'1" x 20')

8" x 8" PIPE  
PRESSURE  
TREATED  
CORALS (6 TOTAL)

20'-0"

1'-0"

MAIN BUILDING

REAR YARD

HUFFMAN STRUCTURE

2014 JAN 23 PM 3:28

COBB COUNTY GEORGIA  
FILED IN OFFICE

