

V-32 (2014)

PLAT FOR:~

JOHN & CHRISTYE KINGSTON

LAND LOT 93, 19th DISTRICT, 2nd SECTION

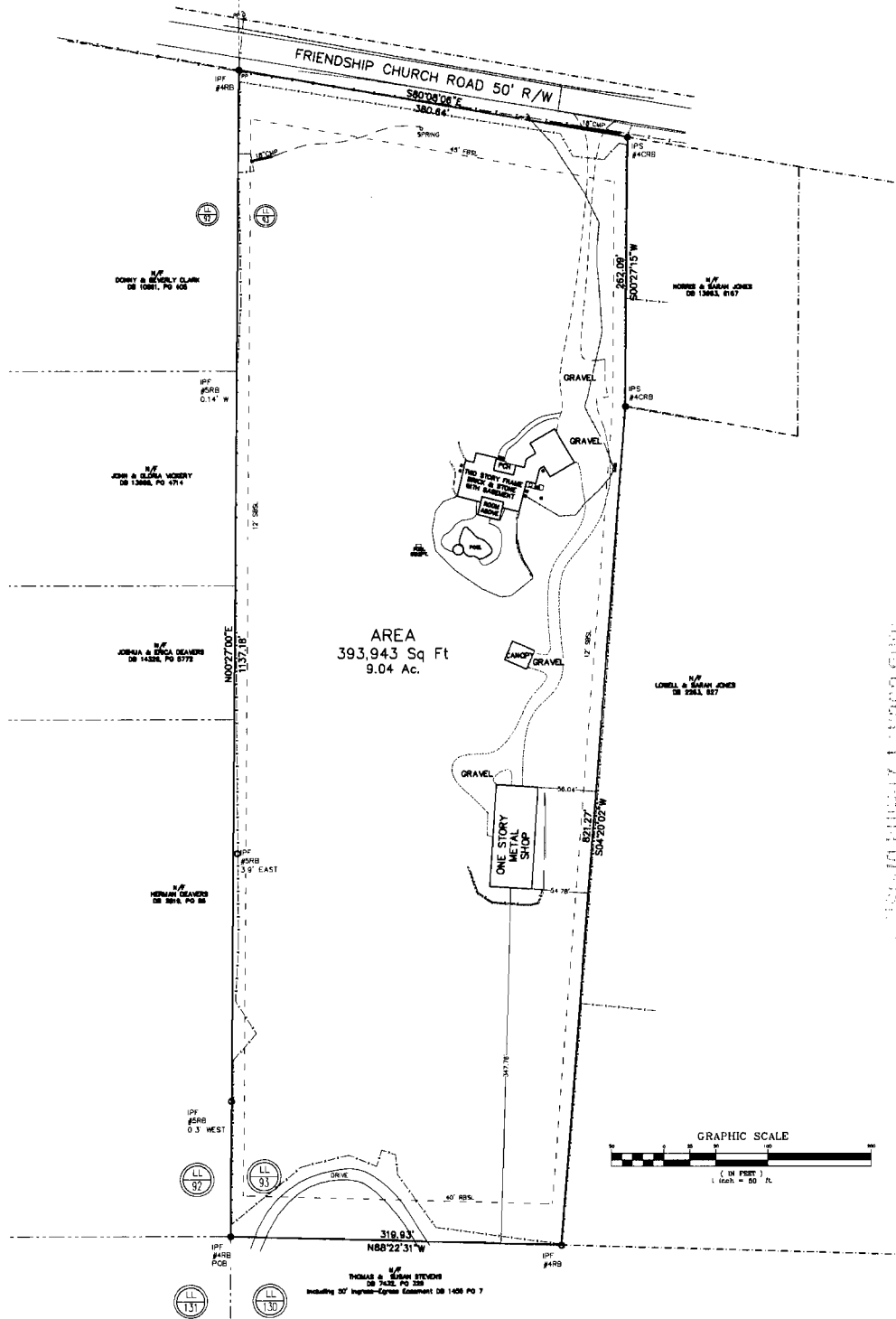
COBB COUNTY, GEORGIA

KNOW AS 630 FRIENDSHIP CHURCH ROAD

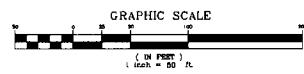
EXISTING ZONING: R-30

VARIANCE REQUESTED TO ALLOW AN ACCESSORY BUILDING IN EXCESS OF 650 SQ.FT TO BE LOCATED CLOSER THAN 100' TO PROPERTY LINE. (54.78' AT CLOSEST POINT)

CURRENT ZONING:
R-30
FRONT SETBACK= 45'
SIDE SETBACK= 12'
MAJOR SIDE SETBACK= N/A
REAR SETBACK= 40'



COBB COUNTY GEORGIA
 2014 FEB 17 PM 1:04
 COBB COUNTY ZONING DEPARTMENT



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 22,000 FEET AN ANGULAR ERROR OF .22 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO MILEAGE MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT EXPRESS RECONCILIATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2014 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FRONTLINE SURVEYING & MAPPING, INC.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (878) 355-9905
Fax (878) 355-9805

www.frontlinesurveying.com

PLAT OF SURVEY FOR		JOHN & CHRISTYE KINGSTON		DATE	2-10-14
LAND LOT 93		19TH DISTRICT		SCALE	1" = 50'
LOT	BLOCK	UNIT	SECTION	COUNTY	STATE
			2ND	COBB	GEORGIA
SUBDIVISION		PHASE			
FB	PC	I HAVE THIS DATE EXAMINED THE 2014 OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLACING ONLY THE REFERENCED PARCELS (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
DB	PL	MAP ID: J3067006 SHC & SHX EFFECTIVE DATE: 12/18/2008			

APPLICANT: John and Christye Kingston

PETITION No.: V-32

PHONE: 423-596-2840

DATE OF HEARING: 04-09-2014

REPRESENTATIVE: John Kingston

PRESENT ZONING: R-30

PHONE: 423-596-2840

LAND LOT(S): 93

TITLEHOLDER: John Kingston and Christye Kingston

DISTRICT: 19

PROPERTY LOCATION: On the south side of Friendship Church Road, east of Casteel Road (630 Friendship Church Road).

SIZE OF TRACT: 9.04 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive side setback for an accessory structure over 650 square feet (One Story Metal Shop) from the required 100 feet to 54 feet adjacent to the eastern property line; and 2) allow a second electrical meter on a single family residential lot.

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

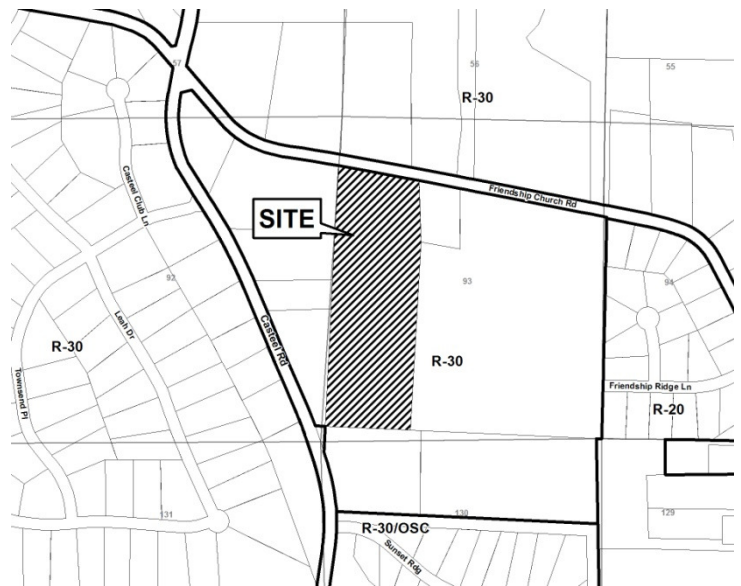
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: John and Christye Kingston **PETITION No.:** V-32

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit and inspections required.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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.

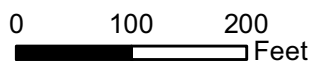
APPLICANT: John and Christye Kingston **PETITION No.:** V-32



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-32



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
Application for Variance
Cobb County

2014 FEB 17 PM 1:04
(type or print clearly)

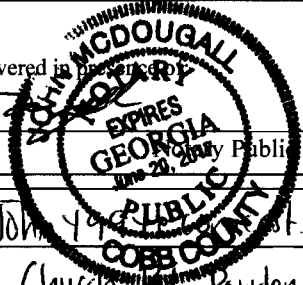
Application No. V-32
Hearing Date: 4-9-14

Applicant John & Christine Kingston Phone # 4235962840 E-mail John4994@comcast.net
John Kingston Address 630 Friendship Church Rd Powder Springs ga
(representative's name, printed) (street, city, state and zip code) 30127

[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: June 20, 2017

Signed, sealed and delivered in presence of:
[Signature]
Notary Public



Both Notarized

Titleholder John & Christine Kingston Phone # 4235962840 E-mail John4994@comcast.net
Signature [Signature] Address: 630 Friendship Church Rd Powder Springs ga
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: June 20, 2017

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-30

Location 630 Friendship Church Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 93 District 19th Size of Tract 9.04 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).

See attached letter

List type of variance requested: ① To allow an accessory building in excess of 650sf to be located closer than 100' to property line
② 2nd meter

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

February 13, 2014

To the Board of Zoning,

We purchased the property, 630 Friendship Church Road, Powder Springs, GA, on October 15, 2013. When we purchased the 9 acres, house and metal building, we were not aware that the metal building was in violation of the setback restrictions. We were also not aware that there was a restriction on more than one power meter on the property.

Since moving in, we have cleared out dead trees and brush. We are planning to pave the driveway in the spring when the weather permits. We will continue to make improvements to the property.

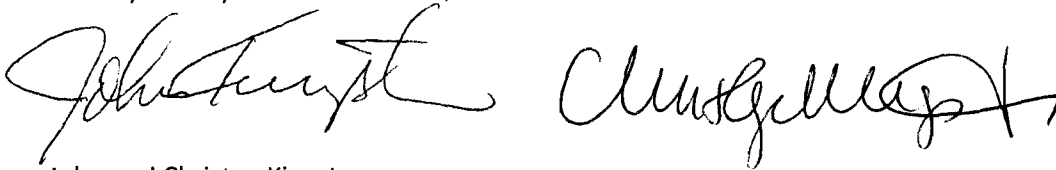
We would like a variance to the 100' setback, as the location of the metal building is unmovable and was on the property at the time of purchase.

We would also like a variance for a second meter, so that we can have electricity to the metal building as it is unfeasible to run extension cords the approximate 300' from the home to the metal building. When the metal building was built, COBB EMC ran a wire from the transformer beside our house to approximately 20' from the metal building. This was done in anticipation of a second meter being established on the metal building. All the wiring is in place for connecting a meter.

In summary, we do not plan to do any commercial enterprise or housing in the metal building. This is solely for maintenance of the equipment used to maintain the property and some simple wood working hobbies. We make no noise and interfere with no one. All of our neighbors, including the one closest to the building has signed they have no issues with the variances.

We request you grant us the variances as without them we will have a difficult time maintaining our property of 9 acres and be restricted to purchasing generators and fuel to maintain our equipment.

Thank you for your consideration,



John and Christye Kingston

630 Friendship Church Road

Powder Springs, GA 30127

COBB COUNTY ZONING DIVISION
2014 FEB 17 PM 1:04
COBB COUNTY ZONING DIVISION