



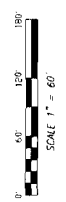
V-38 (2014)

2014 MAR 14 AM 10:14

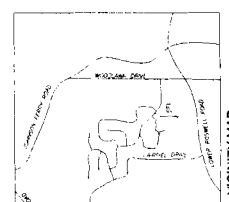
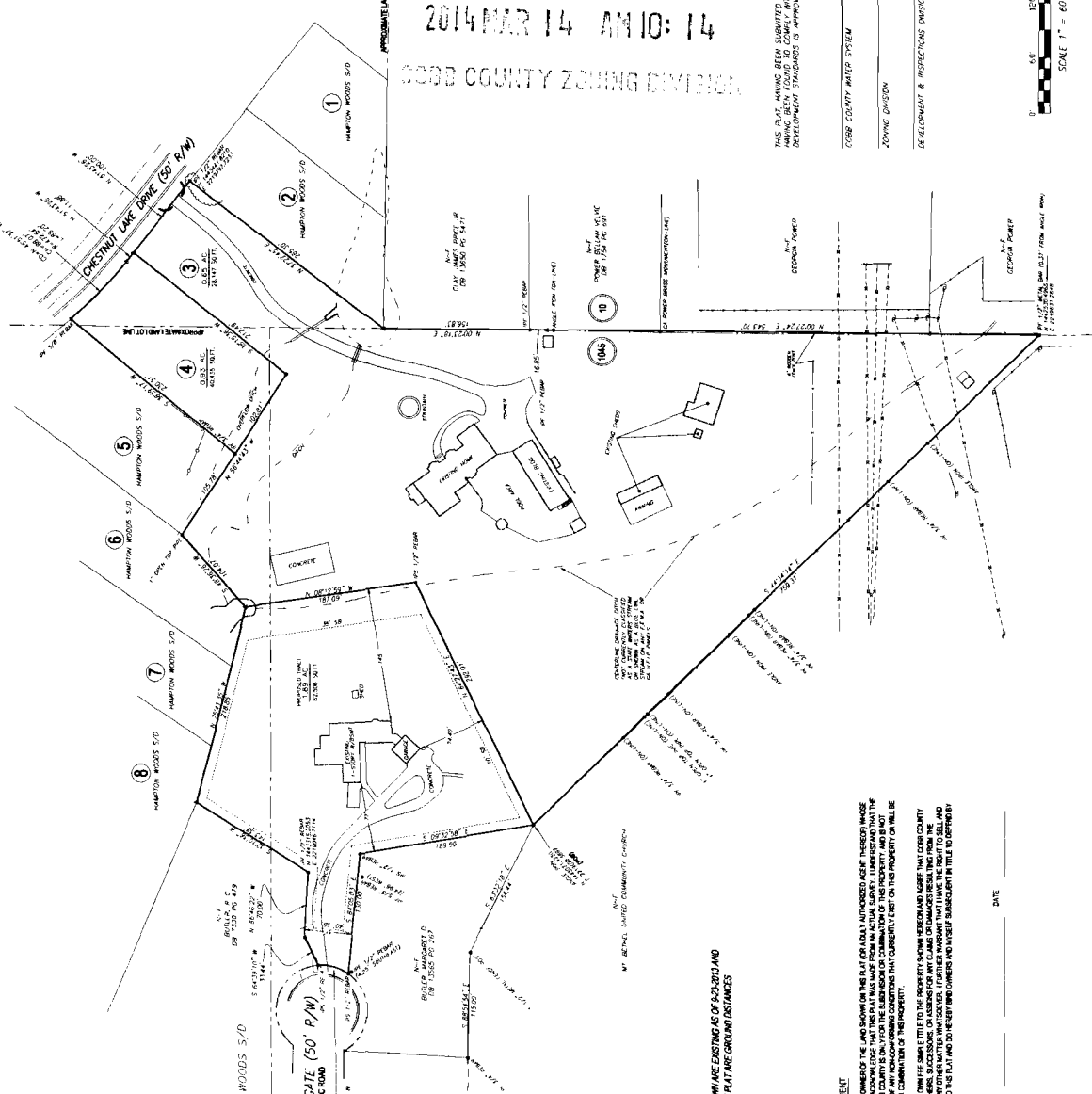
COBB COUNTY ZONING DIVISION

THIS PLAN, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM DATE
ZONING DIVISION DATE
PERFORMANCE & INSPECTIONS DIVISION DATE



DRAWN BY: BDD
APPROVED BY: BDD
DATE: 7-22-13
PROJECT # SFR-2013-00319
DWG NAME: BUTLERS GATE.DWG



R-20 ZONING NOTES
MINIMUM LOT SIZE - 20,000 SQ. FT.
MINIMUM LOT WIDTH AT FRONT SETBACK - 75 FT. (COL. DE. SAC 50 FT.)
MINIMUM LOT AREA - 100,000 SQ. FT. (COL. DE. SAC 50 FT.)
MINIMUM BUILDING SETBACKS:
FRONT - 30 OR 40 FT.
SIDE - 25 OR 30 FT.
REAR - 25 FT.

SITE NOTE
ALL IMPROVEMENTS SHOWN ARE EXISTING AS OF 9-22-2013 AND DISTANCES SHOWN ON PLAN ARE GROUND DISTANCES

OWNER'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND I HAVE AUTHORIZED AGENT THEREOF WHOSE APPROVAL OF THIS PLAN BY COBB COUNTY IS SOLELY FOR THE SUBMISSION OF THIS PROJECT, AND I AM NOT ENTITLED TO BEING APPROVED BY ANY OTHER AGENCY OR AUTHORITY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAN BY COBB COUNTY IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I UNDERSTAND THAT THE APPROVAL OF THIS PLAN BY COBB COUNTY IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I UNDERSTAND THAT THE APPROVAL OF THIS PLAN BY COBB COUNTY IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

OWNERS _____ DATE _____

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BRIAN DOBBINS, LS
770-722-7625
BDOBBINS@LANDANSWERS.NET

LAND ANSWERS
BRIAN DOBBINS, LS
PROFESSIONAL LANDSCAPE ARCHITECT
LANDANSWERS.NET

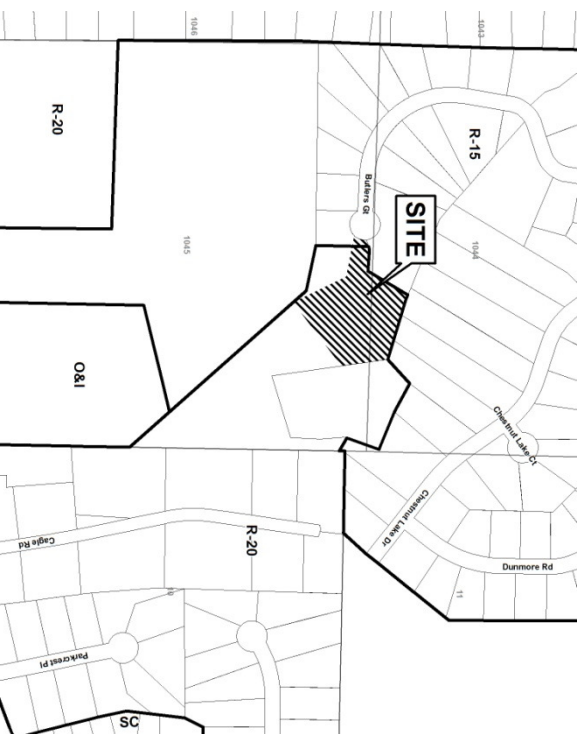
APPLICANT: Beth B. Vandergriff **PETITION No.:** V-38
PHONE: 770-578-1509 **DATE OF HEARING:** 05-14-14
REPRESENTATIVE: Beth B. Vandergriff **PRESENT ZONING:** R-15, R-20
PHONE: 770-578-1509 **LAND LOT(S):** 1044, 1045
TITLEHOLDER: Beth B. Vandergriff **DISTRICT:** 16
PROPERTY LOCATION: At the eastern terminus of **SIZE OF TRACT:** 1.89 acres
Butler's Gate **COMMISSION DISTRICT:** 2
(700 Butler's Gate).

TYPE OF VARIANCE: Waive the minimum public road frontage on a cul-de-sac from the required 50 feet to 34 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Beth B. Vandergriff

PETITION No.:

V-38

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

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.

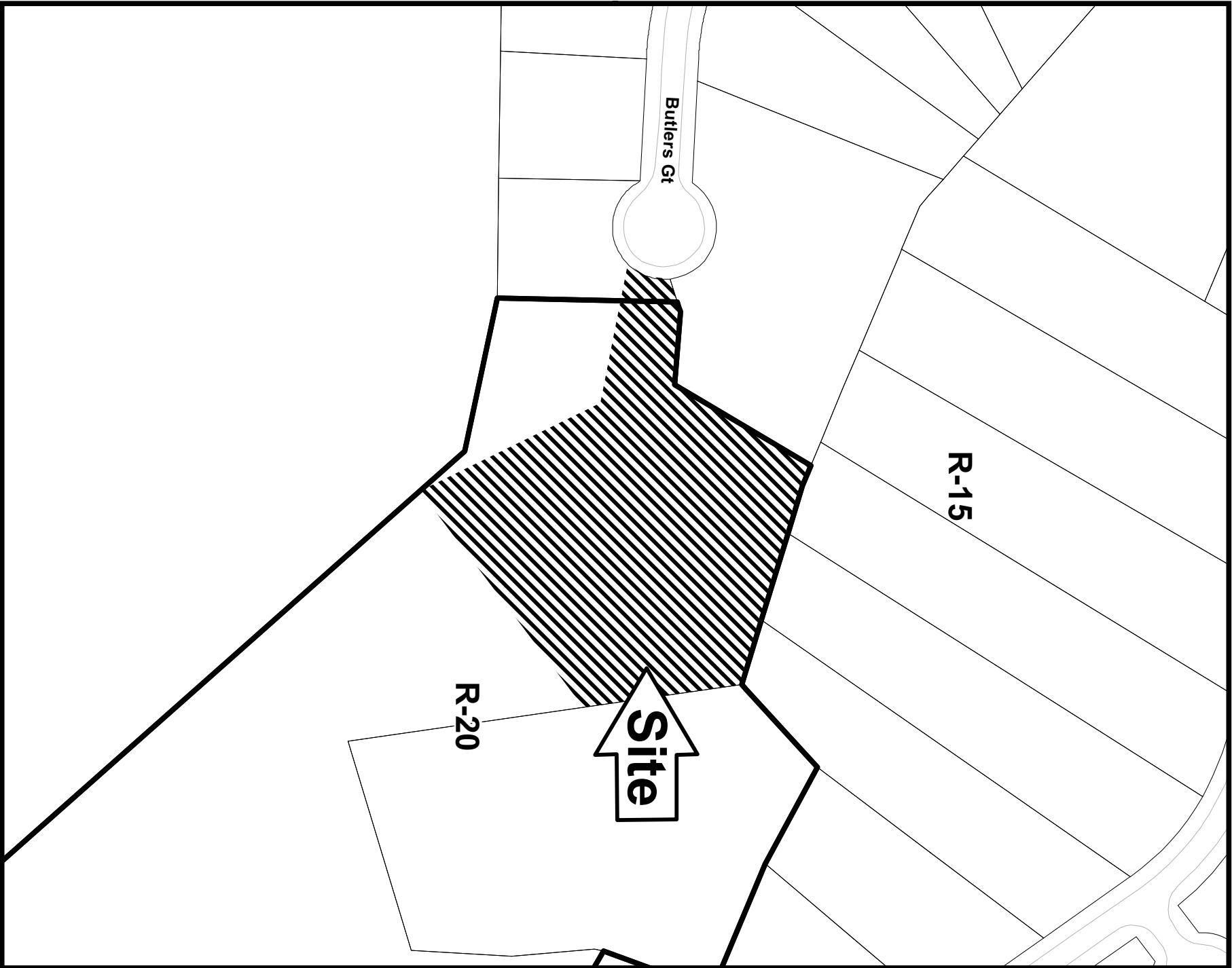
WATER: No conflict.

SEWER: No conflict.

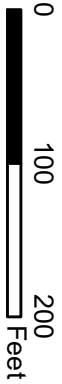
APPLICANT: Beth B. Vandergriff

PETITION No.: V-38

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.



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



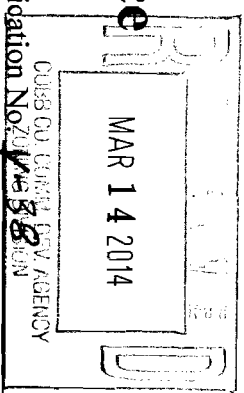
City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. 16-038

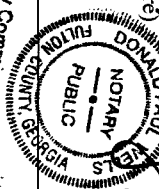
Hearing Date: 5-14-14



Applicant BETH B VANDERBRIDGE Phone # 770-578-1509 E-mail bethvanderbr@comcast.net

Representative's name, printed: BETH B VANDERBRIDGE Address 837 Chestnut Lake Dr
(street, city, state and zip code)

Representative's signature: [Signature] Phone # 770-578-1509 E-mail bethvanderbr@gmail.com
(representative's signature)



My commission expires: _____ Signed, sealed and delivered in presence of: [Signature] Notary Public

Titleholder BETH B VANDERBRIDGE Phone # 770-578-1509 E-mail _____

Signature [Signature] Address: 837 CHESTNUT LK DR
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 18th Feb, 2015
GEEMA KAPOOR Signed, sealed and delivered in presence of:
NOTARY PUBLIC Seema Kapoor Notary Public
Cobb County - State of Georgia
My Comm. Expires Feb. 29, 2015

Present Zoning of Property R-20

Location 700 BUTLER'S GATE MARIETTA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1044-1045 District 16TH Size of Tract 8 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 need a variance because in splitting my property to give a parcel to my son. This driveway has been there since the 1930's. My son needs a loan and can't get it without the variance. There is no change to existing property.

List type of variance requested: VARIANCE IN MINIMUM LOT WIDTH IN R-20