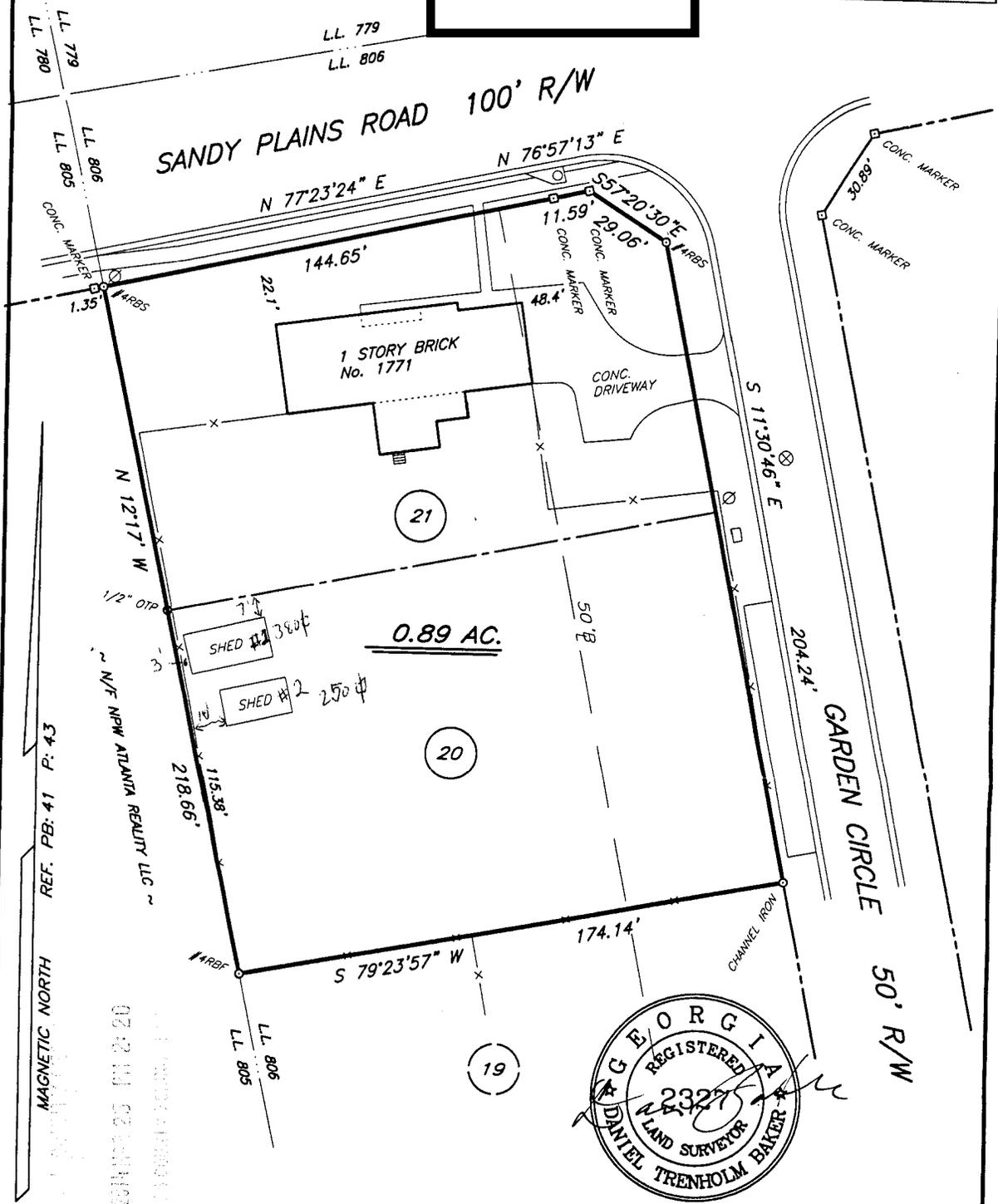


THIS PLAT IS PREPARED FROM A FIELD SURVEY OF 100 FEET PER STATION; LINEAR PRECISION OF TRAVERSE: 1/10,000 USING THE COMPASS RULE. LINEAR PRECISION

V-42
2014

ODOLITE AND ELECTRONIC DISTANCE MEASUREMENTS. THE TRAVERSE WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. MATTERS OF TITLE ARE EXCEPTED.



0.89 AC.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13067 C 0035 F DATED AUGUST 18, 1992

DATE	: 8-30-07
SCALE	: 1"=40'
DRAWN BY	: BLF
CHECKED BY	: DTB
	: 045/BE2021

DANIEL BAKER, PC
SURVEYORS/ENGINEERS
Post Office Box 2047
CARTERSVILLE, GEORGIA 30120
(770) 382-5969



SURVEY FOR :
RAYMOND KERR
DOROTHY KERR
LOT # 20 & 21
BONNTERRE ESTATES
LOCATED IN L.L. 806
16th DIST., 2nd SECT.,
COBB COUNTY, GA.

APPLICANT: Raymond Kerr

PETITION No.: V-42

PHONE: 770-427-2114

DATE OF HEARING: 06-11-14

REPRESENTATIVE: Raymond Kerr

PRESENT ZONING: R-20

PHONE: 770-427-2114

LAND LOT(S): 806

TITLEHOLDER: Raymond and Dorothy E. Kerr

DISTRICT: 16

PROPERTY LOCATION: At the southwestern intersection of Sandy Plains Road and Garden Circle (1760 Sandy Plains Road, 1755 Garden Circle).

SIZE OF TRACT: 0.89 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the major side setback on lot 21 from the required 25 feet to 22 feet; 2) allow two accessory structures on a lot without a primary structure (lot 20); 3) waive the setback for an accessory structure over 144 square feet (existing 380 square foot shed #1) from the required 35 feet to 3 feet adjacent to the west property line, and from the required 10 feet to 7 feet adjacent to the north property line; and 4) waive the rear setback for an accessory structure over 144 square feet (existing 250 square foot shed #2) from the required 35 feet to 10 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Raymond Kerr **PETITION No.:** V-42

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 were observed.

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.

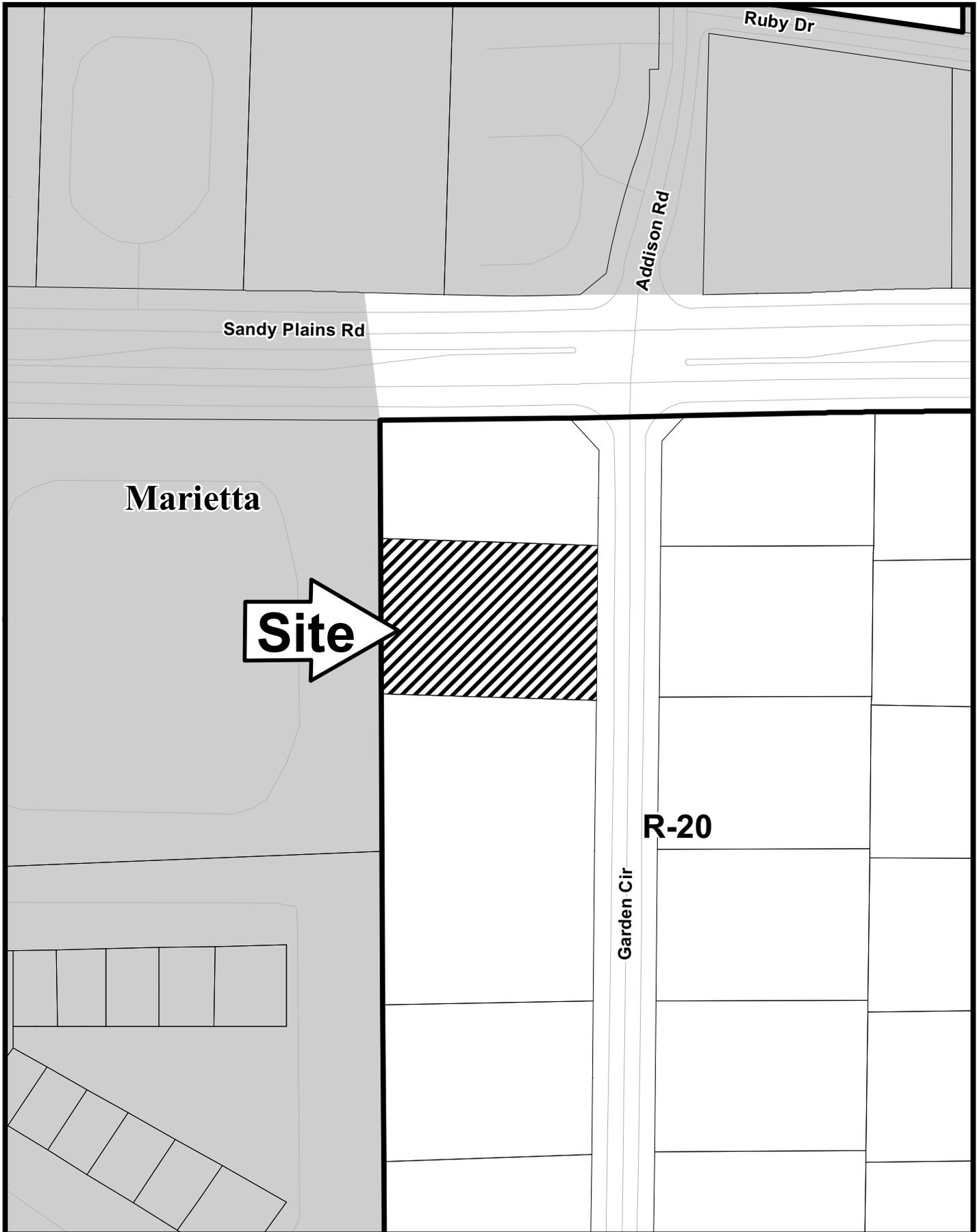
WATER: No conflict.

SEWER: No conflict.

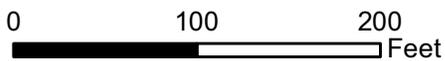
APPLICANT: Raymond Kerr **PETITION No.:** V-42

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-42



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

03/11/14 05:19 PM

(type or print clearly)

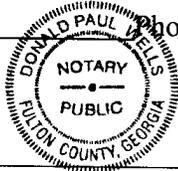
Application No. V-42

Hearing Date: 6-11-14

Applicant RAYMOND KERR Phone # 770 427-2114 E-mail _____

RAYMOND KERR Address 1760 SANDY PLAINS RD. MARIETTA GA
(representative's name, printed) (street, city, state and zip code) 30066

Raymond Kerr Phone # 770 427-2114 E-mail _____
(representative's signature)



My commission expires: _____
My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

Titleholder RAYMOND KERR Phone # 770 427-2114 E-mail _____

Signature Raymond Kerr Address: 1760 SANDY PLAINS RD. MARIETTA GA
(attach additional signatures, if needed) (street, city, state and zip code) 30066



My commission expires: _____
My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

Present Zoning of Property R-70

Location 1755 GARDEN CIR NE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 806 District 16TH Size of Tract 0.89 AC 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 X

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).

This shed has been on this lot since 1985
its use for hobby and grand equipment
It will cost to much to move it!
Thank you Dep

List type of variance requested: We ask for this shed to
remain on this lot, It is not part
of the house lot!
1991