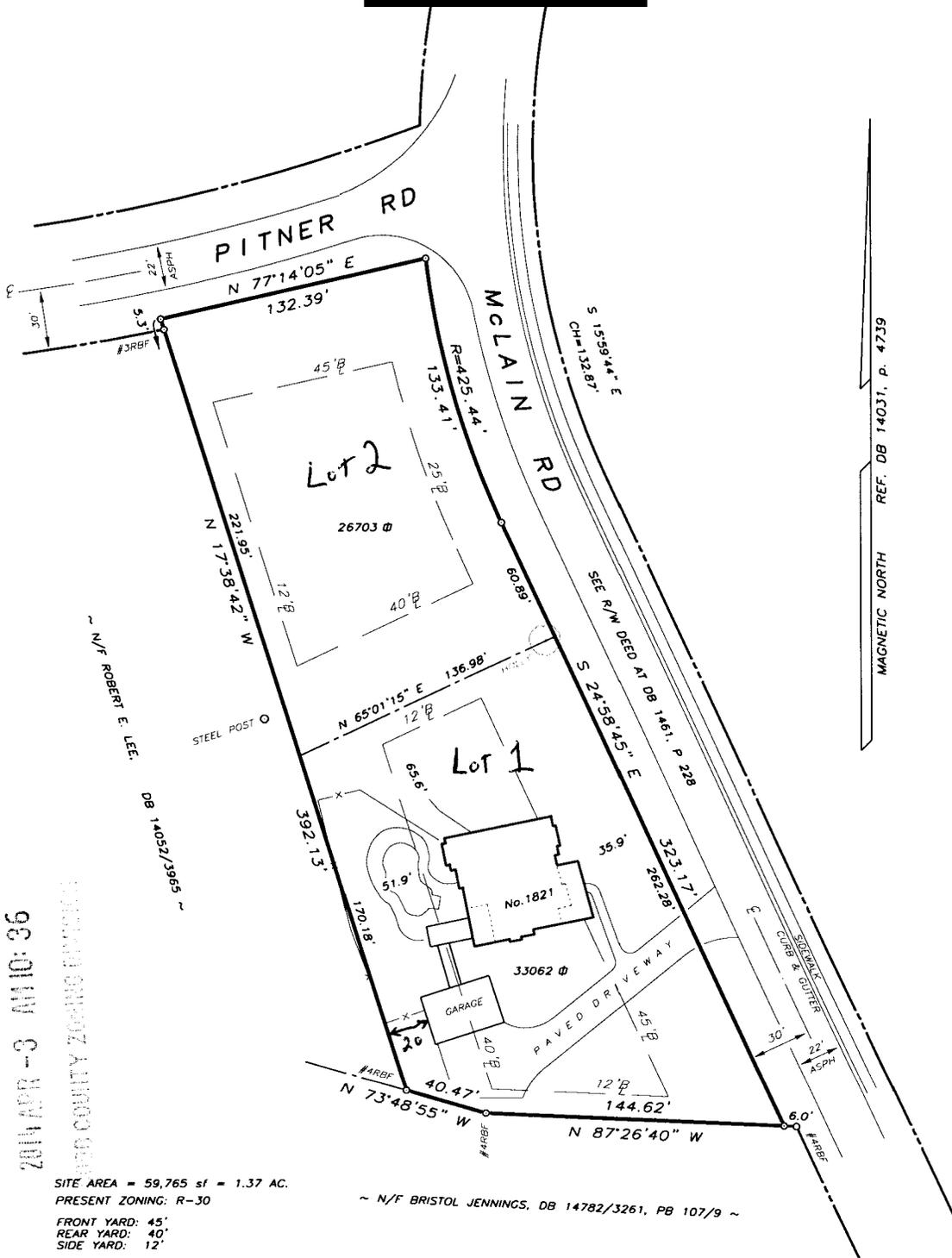


V-43  
2014

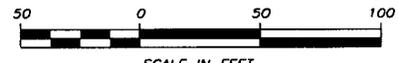
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING AN ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/69,709; ANGULAR PRECISION OF TRAVEL: 1/100,000; USING THE COMPASS RULE. LINEAR PRECISION OF THE PLAT IS 1/69,709. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED. ALL DISTANCES ARE ADJUSTED TO THE HORIZONTAL. ALL DISTANCES ARE ADJUSTED TO THE HORIZONTAL. ALL DISTANCES ARE ADJUSTED TO THE HORIZONTAL.

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2014 APR -3 AM 10:36  
 COBB COUNTY ZONING DEPARTMENT

SITE AREA = 59,765 sf = 1.37 AC.  
 PRESENT ZONING: R-30  
 FRONT YARD: 45'  
 REAR YARD: 40'  
 SIDE YARD: 12'



OCCA 15-6-67 APPROVAL IS REQUIRED TO RECORD THIS SURVEY

DATE	: 03-01-14
SCALE	: 1"=50'
DRAWN BY	: DTB
CHECKED BY	: DTB
014\madison 03-22-14, BLDG SETBACKS	

BOUNDARY SURVEY FOR:

**B.T. MADISON**  
**SUSAN M. MADISON**



**DANIEL BAKER, PC**  
**LAND SURVEYORS**

Post Office Box 2047  
 CARTERSVILLE, GEORGIA 30120  
 (770) 382-5969

LOCATED IN L.L. 193  
 20th DIST., 2nd SECT.,  
 COBB COUNTY, GA.

**APPLICANT:** Susan M. Madison

**PETITION No.:** V-43

**PHONE:** 770-312-7524

**DATE OF HEARING:** 06-11-14

**REPRESENTATIVE:** Susan M. Madison

**PRESENT ZONING:** R-30

**PHONE:** 770-312-7524

**LAND LOT(S):** 193

**TITLEHOLDER:** B.T. and Susan M. Madison

**DISTRICT:** 20

**PROPERTY LOCATION:** At the southwestern intersection of Pitner Road and McLain Road (1821 McLain Road).

**SIZE OF TRACT:** 1.39 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 40 feet to 20 feet on lot 1; 2) waive the front setback from the required 45 feet to 35 feet on lot 1; and 3) waive the minimum lot size from the required 30,000 square feet to 26,703 square feet on lot 2.

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

**BOARD OF APPEALS DECISION**

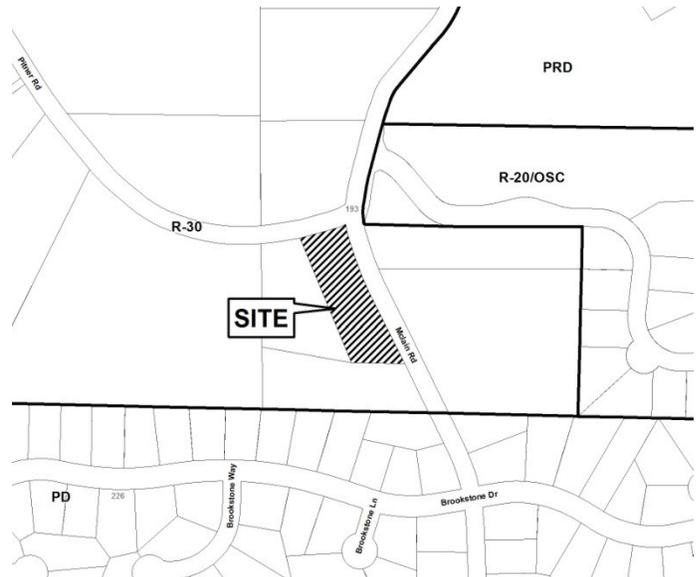
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Susan M. Madison

**PETITION No.:** V-43

\*\*\*\*\*

**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:** Subject to maximum impervious coverage limit of 35%.

**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.

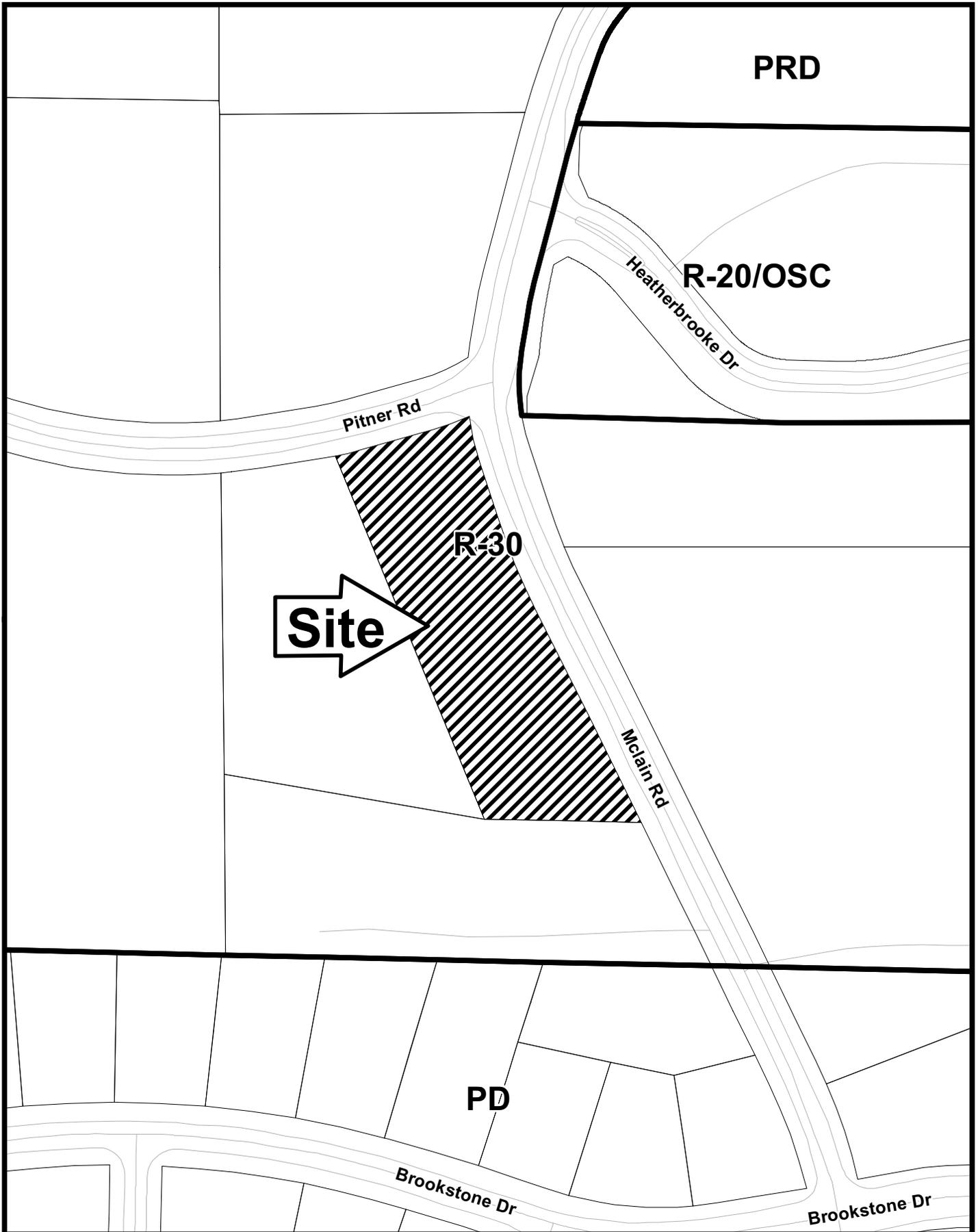
**APPLICANT:** Susan M. Madison

**PETITION No.:** V-43

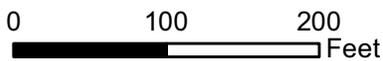
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage. After analyzing the information presented 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-43



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

2014 APR -3 AM 10:35

(type or print clearly)

Application No. V-43

Hearing Date: 6-11-14

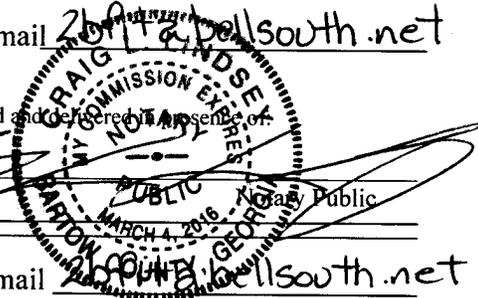
Applicant SUSAN M. MADISON Phone # 770-312-7524 E-mail 2bfit@bellsouth.net

SUSAN M. MADISON Address 1821 McLain Rd, NW, Atlanta, GA 30101  
(representative's name printed) (street, city, state and zip code)

[Signature] Phone # 770-312-7524 E-mail 2bfit@bellsouth.net  
(representative's signature)

My commission expires: 3/4/16

Signed, sealed and delivered in presence of:



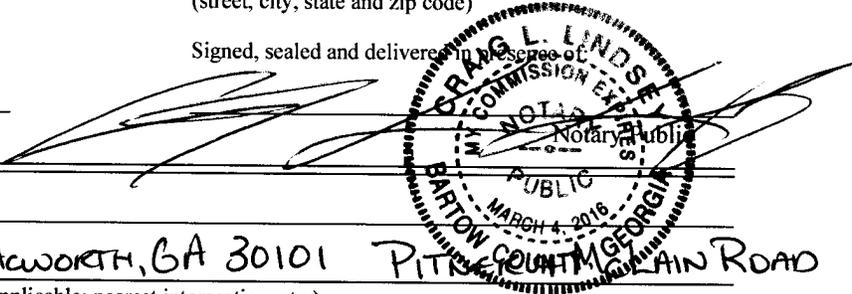
Titleholder B.T. MADISON 404-915-5810  
SUSAN M. MADISON Phone # 770-312-7524 E-mail 2bfit@bellsouth.net

Signature [Signature] Address: 1821 McLain Rd NW Acworth, GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

[Signature]

Signed, sealed and delivered in presence of:

My commission expires: 3/4/16



Present Zoning of Property R30  
Location 1821 McLain Rd NW, Acworth, GA 30101 PITKIN COUNTY  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 193 District 20 Size of Tract 1.41 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).

We are currently residing on this property and have become empty-nesters. Our current residence is too large and need something smaller, which we are planning to build next door. Due to my hip replacement and elderly parent's needs we are building a ranch home, which is smaller. We love this community and cannot find

List type of variance requested: LOT SPLIT

over →

V-43  
"over-side"

an affordable piece of property. We truly would be appreciative if we could build on and split our current lot. Thank you for your consideration of this variance.

Sincerely,  
Aur Pedison

V-43

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

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 B.T.

MADISON + SUSAN M. MADISON intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of LOT SPLIT to build home on the premises described in the application.

Signature	Printed name	Address
1. <u>Kelly A Barnes</u>	<u>Kelly Barnes</u>	<u>1885 Pitner Road, NW Acworth GA</u>
2. <u>Anita Merryman</u>	<u>Anita Merryman</u>	<u>1815 McLain Rd. Acworth, 30101</u>
3. <u>Julia Cox</u>	<u>JULIA COX</u>	<u>1798 McLain Rd Acworth GA 30101</u>
4. <u>Robert Wan</u>	<u>Robert Wan</u>	<u>1789 McLain Rd Acworth GA 30101</u>
5. <u>John Ferrell</u>	<u>John FERRELL</u>	<u>1850 McLain Rd Acworth GA 30101</u>
(Cont'd) 6. <u>John Ferrell</u>	<u>John Ferrell</u>	<u>1889 McLain Rd Acworth, GA 30101</u>
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Cobb County, Georgia  
2014 APR -3 AM 10:36  
COBB COUNTY BOARD OF COMMISSIONERS

(Attach additional pages if necessary)

Revised October 1, 2009