

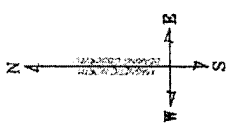
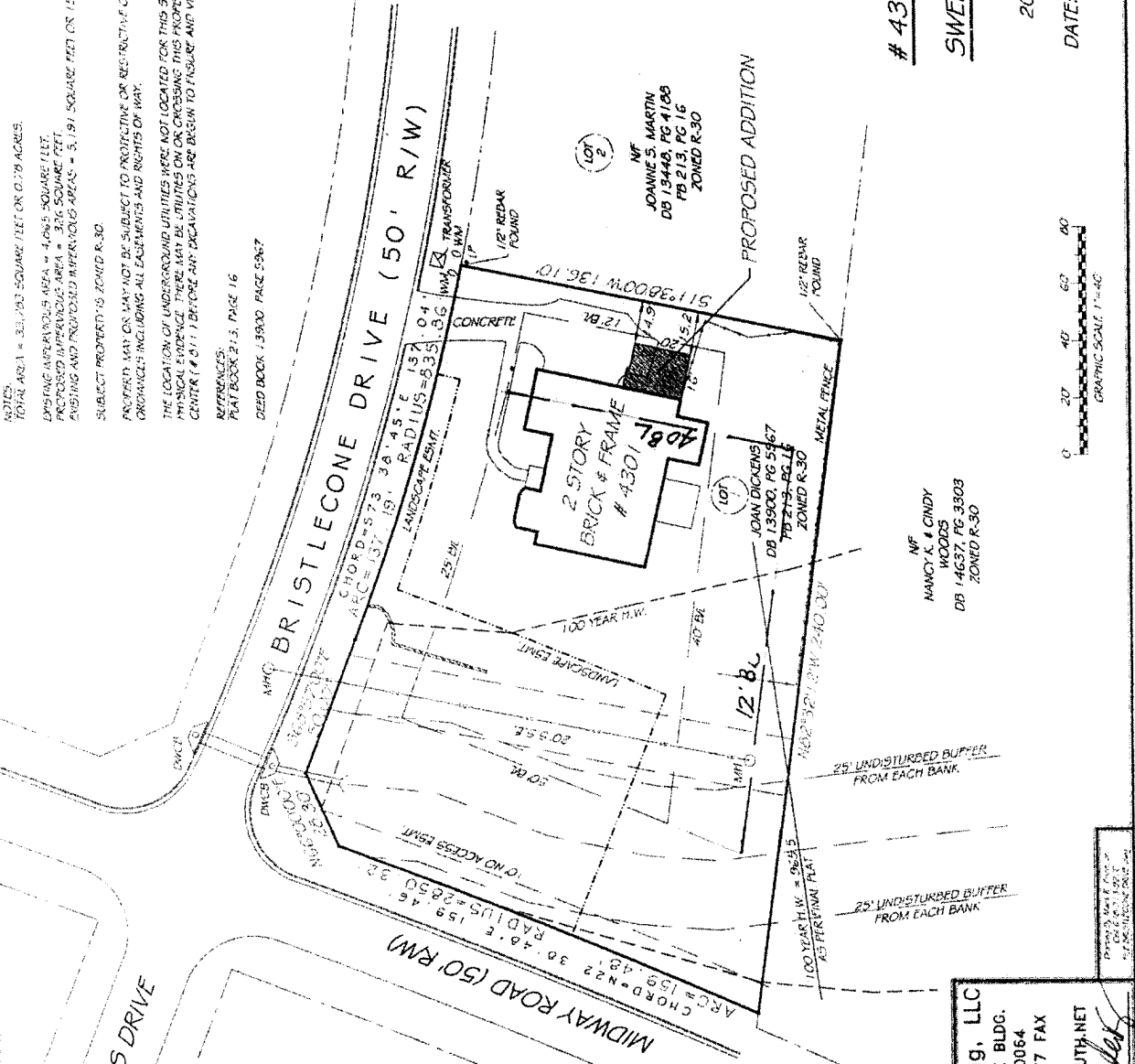
V-45  
2014

NOTES:  
TOTAL AREA = 33,743 SQUARE FEET OR 0.78 ACRES.  
EXISTING IMPROVEMENTS AREA = 4,065 SQUARE FEET.  
PROPOSED IMPROVEMENTS AREA = 326 SQUARE FEET.  
EXISTING AND PROPOSED IMPROVEMENTS AREAS = 5,191 SQUARE FEET OR 0.15 AC.  
SUBJECT PROPERTY IS ZONED R-30.

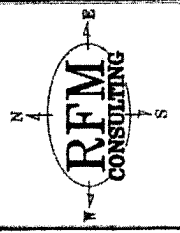
PROPERTY MAY BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS SET FORTH IN PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.  
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (800) 745-6277 BEFORE ANY EXCAVATIONS ARE BEGUN TO INSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:  
PLAT BOOK 213, PAGE 16  
DEED BOOK 13900, PAGE 5967

SITE PLAN  
FOR  
# 4301 BRISTLECONE DRIVE  
LOT 1  
SWEET PINE CREEK, PHASE I  
LOCATED IN  
LAND LOT 312  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
DATE: 03-18-2014 ~ SCALE: 1"=40'



R.F.M. Consulting, LLC  
707 WHITLOCK AVENUE BLDG.  
A-37 MARIETTA, GA 30064  
PHONE (770) 757-3977 FAX  
(770) 499-8496  
EMAIL: RFMCONE@BELL.SOUTH.NET



THIS PLAN WAS PREPARED BY R.F.M. CONSULTING, LLC FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF R.F.M. CONSULTING, LLC.

**APPLICANT:** Joan Dickens

**PETITION No.:** V-45

**PHONE:** 678-331-8528

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

**REPRESENTATIVE:** Mike Vickerman

**PRESENT ZONING:** R-30

**PHONE:** 770-310-4388

**LAND LOT(S):** 312

**TITLEHOLDER:** Joan Dickens

**DISTRICT:** 20

**PROPERTY LOCATION:** At the southeast intersection of Bristlecone Drive and Midway Road (4301 Bristlecone Drive).

**SIZE OF TRACT:** 0.78 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 14 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

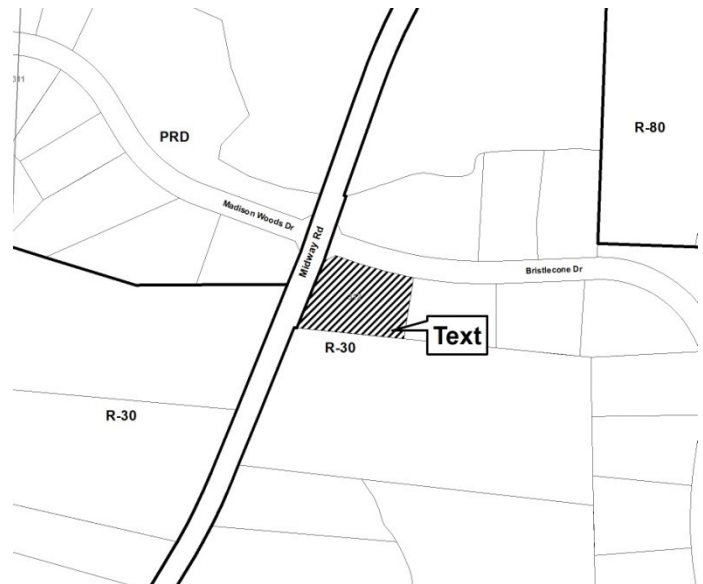
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Joan Dickens **PETITION No.:** V-45

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**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 impacts 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.

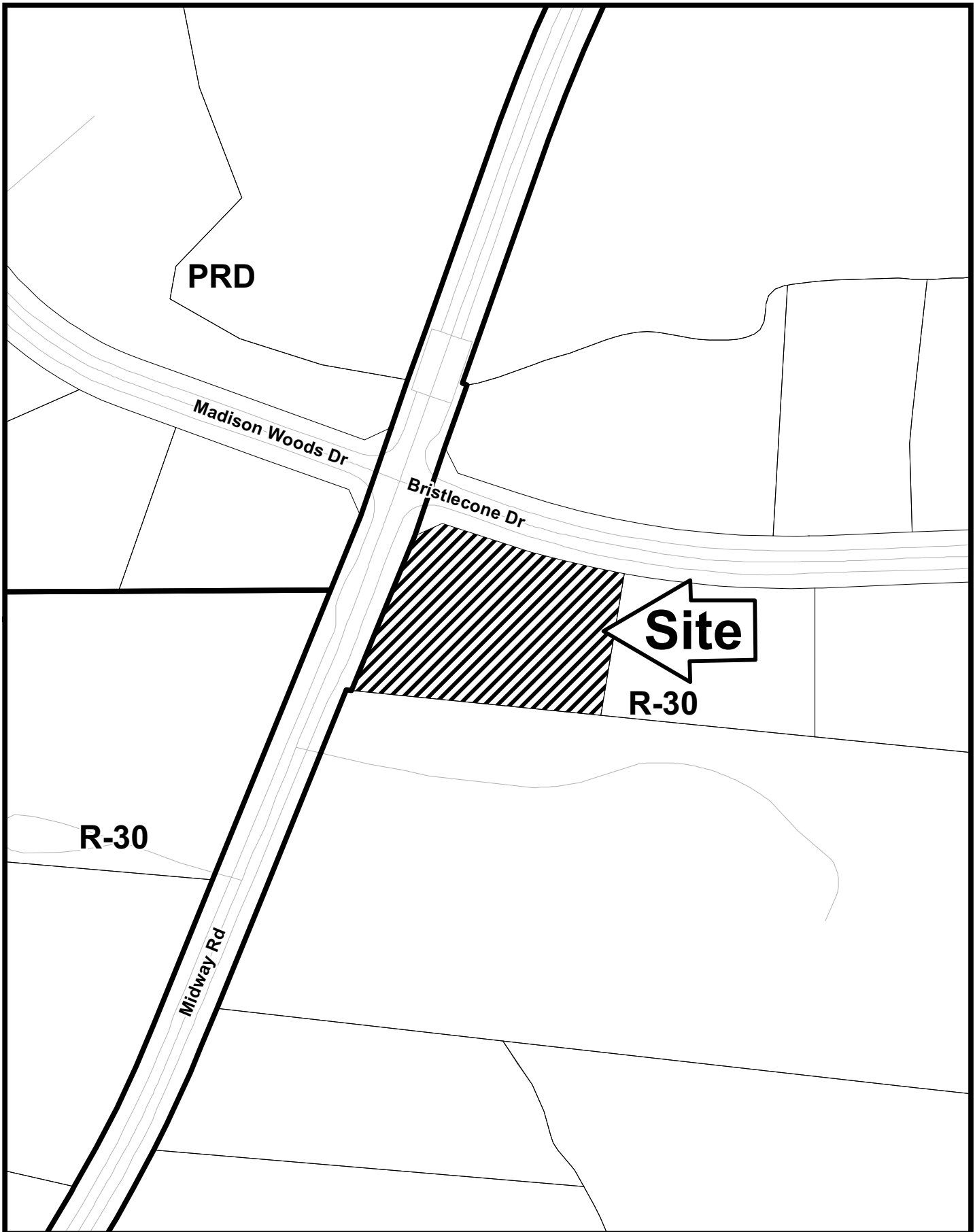
**SEWER:** No conflict. Proposed structure is sufficient distance from sanitary sewer easement.

**APPLICANT:** Joan Dickens **PETITION No.:** V-45

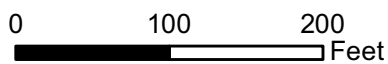
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-45



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 JUN 10 AM 8:53

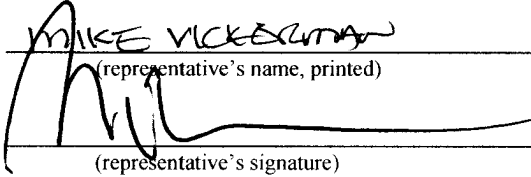
(type or print clearly)

Application No. V-45

Hearing Date: 6-11-14

Applicant JOAN DICKENS Phone # 678-331-8528 E-mail TEXASGALFW@GMAIL.COM


MIKE VICKERMAN Address 3124 WHEERIDGE DR. MARETTA GA 30067  
(representative's name, printed) (street, city, state and zip code)

 Phone # 770-310-4388 E-mail MIKE@GOODASNEW.INFO  
(representative's signature)

**J. Kelly-Mcdonald**  
**NOTARY PUBLIC** Signed, sealed and delivered in presence of:  
**Cobb County, GEORGIA**  
**My Comm. Expires June 3, 2017** Jm  
Notary Public

My commission expires: June 3 2017

Titleholder JOAN DICKENS Phone # 678-331-8528 E-mail TEXASGALFW@GMAIL.COM

Signature  Address: 4301 BRESTLEONE DR. MARETTA GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

**J. Kelly-Mcdonald**  
**NOTARY PUBLIC** Signed, sealed and delivered in presence of:  
**Cobb County, GEORGIA**  
**My Comm. Expires June 3, 2017** JM  
Notary Public

My commission expires: June 3 2017

Present Zoning of Property R-30 RESIDENTIAL LOTS

Location 4301 BRESTLEONE DR. / MIDWAY ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 312 District 20TH Size of Tract \_\_\_\_\_ 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).

ADDING KEEPING ROOM/BREAKFAST AREA WILL ALLOW MRS. DICKENS TO FURTHER ENJOY HER HOME AND ENTERTAIN HER WHOLE FAMILY. AND A BATHROOM CLOSE TO KITCHEN WILL MAKE IT EASIER TO RELIEF HERSELF WHILE BAKING AND COOKING

List type of variance requested: BUILDING SET BACK ON "BACK" OF LOT BUILT ORIGINALLY, PUT HOUSE OUTSIDE BUILDING SET BACK LINES, MRS. DICKENS WANTS TO ADD 14x20 ADDITION TO EAST SIDE OF HOME ON LEFT SIDE WHEN TAKING HOME FROM BRESTLEONE DRIVE.

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

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 MRS. JOAN DICKENS intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of 14x20 ADDITION ON LEFT SIDE on the premises described in the application.

	Signature	Printed name	Address
1.	<i>Lynn Carnell</i>	Lynn Carnell	4300 Bristlecone Dr.
2.	<i>Larry Carnell</i>	Larry Carnell	" "
3.	<i>Joanne Martin</i>	Joanne Martin	4299 Bristlecone Dr.
4.	<i>Gary P. Martin</i>	Gary P. Martin	4299 Bristlecone Dr.
5.	<i>Nancy K Woods</i>	NANCY K. WOODS	85 MIDWAY Rd., Marietta
6.	<i>Cindy Woods</i>	CINDY WOODS	85 MIDWAY Rd., Marietta
7.			
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RECEIVED  
Cobb County Zoning Dept.  
JAN 10 10 AM 0500