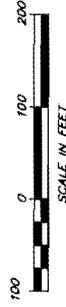


V-77 (2014)

JUL - 3 2014



ZONING PLAT FOR:

JUSTIN AND MARIANNA LANE
35 TRAIL ROAD

LOCATED IN L.L. 336
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



ENGINEERED BY THE FOLLOWING CONSULTING ENGINEER
GASKINS ENGINEERING, INC.
2208 Marietta Highway
Atlanta, Georgia 30114
Phone: (770) 474-1108

DATE: 4-17-14
CHECKED BY: DDD/SLP
FILE: S:\1800\COBB\20

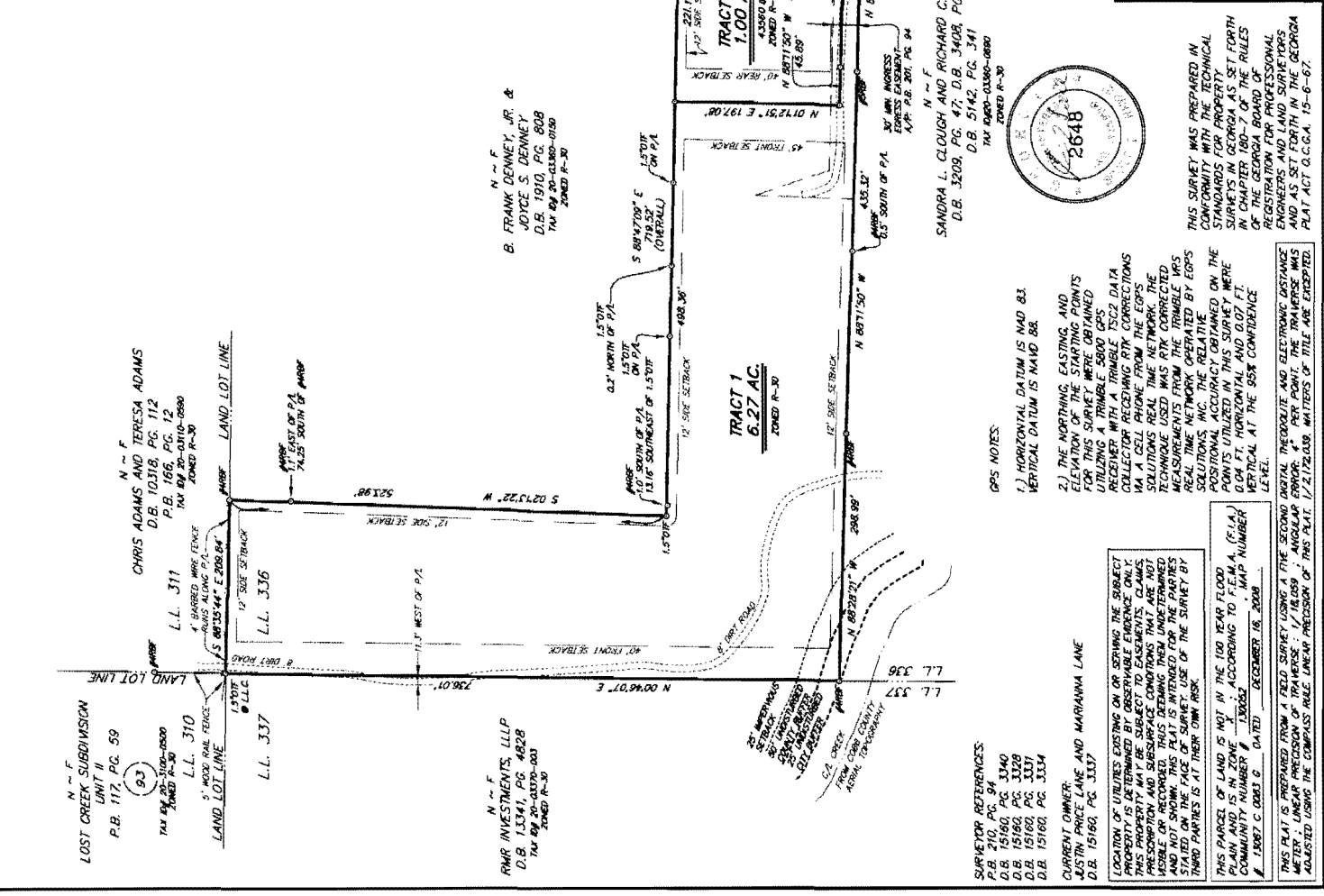
LEGEND table with symbols for various survey features like power pole, catch basin, manhole, etc.

SURVEY NOTES:
1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.

VARIANCE NOTE:
THE PURPOSE OF THIS VARIANCE IS TO MAINTAIN THE REQUIRED 75 FOOT MINIMUM ROAD FRONTAGE ON TRACT 2.

TOTAL ACRES:
7.27 AC.
ZONED R-30

GRID NORTH - GEORGIA WEST ZONE (NAD 83)



CHRIS ADAMS AND TERESA ADAMS
D.B. 10318, PG. 112
P.B. 186, PG. 12
TAX MAP 20-0180-0680
ZONED R-30

FRANK DENNEY, JR. & JOYCE S. DENNEY
D.B. 1910, PG. 808
TAX MAP 20-0180-0150
ZONED R-30

SANDRA L. CLOUGH AND RICHARD C. CLOUGH
D.B. 3208, PG. 47; D.B. 3408, PG. 465
D.B. 5142, PG. 341
TAX MAP 20-0180-0680
ZONED R-30

JOHN G. STAFFORD AND GAYMA L. STAFFORD
D.B. 13505, PG. 3951
P.B. 201, PG. 94
TAX MAP 20-0180-0640
ZONED R-30

TRACT 1
6.27 AC.
ZONED R-30

TRACT 2
1.00 AC.
ZONED R-30

TRACT 3
0.00 AC.
ZONED R-30

REVISIONS table with columns for description and date.

GPS NOTES:
1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAD 88.
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS UTILIZED WERE OBTAINED USING A COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EOPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS SOLUTIONS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

SURVEYOR REFERENCES:
P.B. 210, PG. 94
D.B. 15180, PG. 3340
D.B. 15180, PG. 3319
D.B. 15180, PG. 3311
D.B. 15180, PG. 3314

CURRENT OWNER:
JUSTIN PRICE LANE AND MARIANNA LANE
D.B. 15180, PG. 3337

LOCATION OF UTILITIES EXISTING ON OR SURROUNDING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION, AND SUBSURFACE CONDITIONS THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, DATED DECEMBER 16, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) ACCORDING TO F.M.A.S. (F.S.A.) METERS. LINEAR PRECISION OF TRAVERSE: 1/16,000. ANGULAR ERROR: 4" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/2,172,000. MATTERS OF TITLE ARE EXCEPTED.

APPLICANT: Justin Lane

PETITION No.: V-77

PHONE: 404-569-0526

DATE OF HEARING: 09-10-2014

REPRESENTATIVE: Justin Lane

PRESENT ZONING: R-30

PHONE: 404-569-0526

LAND LOT(S): 336

TITLEHOLDER: Justin Price Lane and Marianna Lane

DISTRICT: 20

PROPERTY LOCATION: On the west side of Trail Road, west of Midway Road (35 Trail Road).

SIZE OF TRACT: 1.00 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to zero feet for proposed tract 2, and allow the lot to access off a private easement, and 2) reduce the lot size for a lot off a private easement from 80,000 square feet to 43,500 square feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Justin Lane **PETITION No.:** V-77

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 must be recorded prior to the issuance of a building permit. Reference the variance case on the plat. 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. Any further lot splits from this parcel will constitute a sub-division and be subject to stormwater management requirements of Cobb County Development Standards.

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: At 1.00 acre as proposed, tract 2 will be required to connect to active sanitary sewer.

APPLICANT: Justin Lane

PETITION No.: V-77

FIRE DEPARTMENT: Private Easements and Hydrant requirements for detached one and two family dwellings

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant*
(Required Flow: 1000 gpm @ 20 psi)

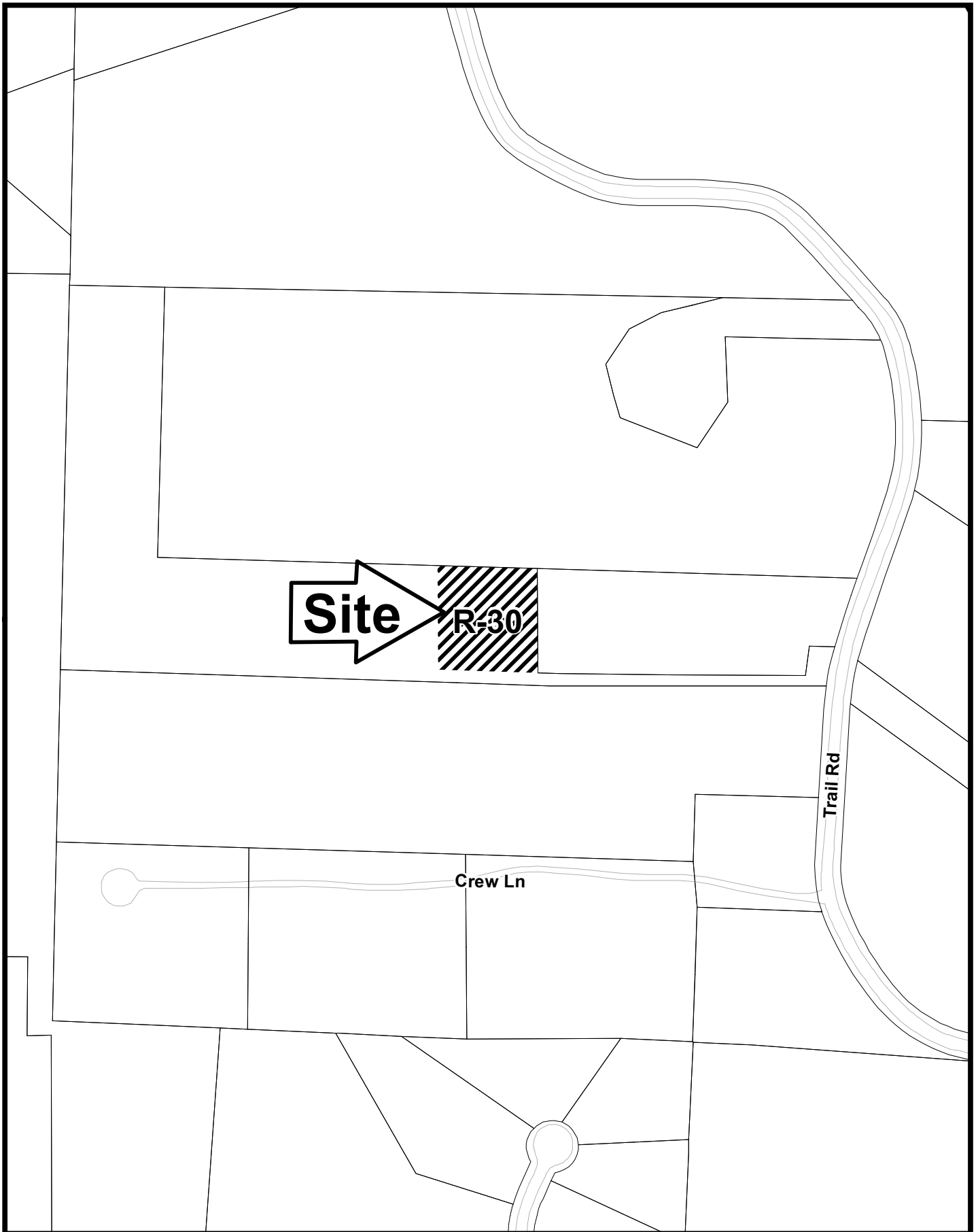
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

Note

-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around. Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

V-77

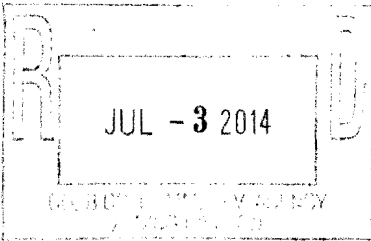


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-77
Hearing Date: 9-10-14

Applicant JUSTIN LANE Phone # 404.569.0526 E-mail jlane@telfairbrokers.com

JUSTIN LANE (representative's name, printed) Address 321 CASCADE DR. MARIETTA, GA 30064
(street, city, state and zip code)

JUSTIN LANE (representative's signature) Phone # 404.569.0526 E-mail jlane@telfairbrokers.com

My Commission Expires March 24, 2017
My commission expires: 4-15-17

Signed, sealed and delivered in presence of Cate Sulek

Holder MARIANNA LANE Phone # 404.569.0526 E-mail jlane@telfairbrokers.com
Signature Justin Lane Address: 321 CASCADE DRIVE, MARIETTA, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My Commission Expires March 24, 2017
My commission expires: 4-15-17

Signed, sealed and delivered in presence of: Cate Sulek
Notary Public

Present Zoning of Property R-30
Location 35 Trail Road, Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 336 District 20th Size of Tract 7.27 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 7.27 Shape of Property L Topography of Property Sloped 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).

The purpose of this variance is to waive the required 75 foot minimum road frontage on tract 2, access by 30 foot easement.

List type of variance requested: _____

