

V-80 (2014) Revised Plan

NOTES:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-68

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GARMIN GPS RECEIVER WITH A HORIZONTAL PRECISION RATIO OF 1:100,000 AND AN ANGULAR ERROR OF 05 SECONDS PER ARC SECOND.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 475,206 FEET.

TOTAL AREA = 30,752 SQUARE FEET OR 0.71 ACRES.

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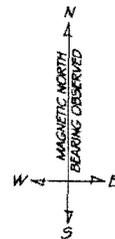
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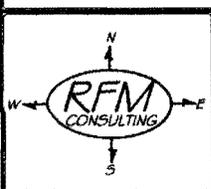
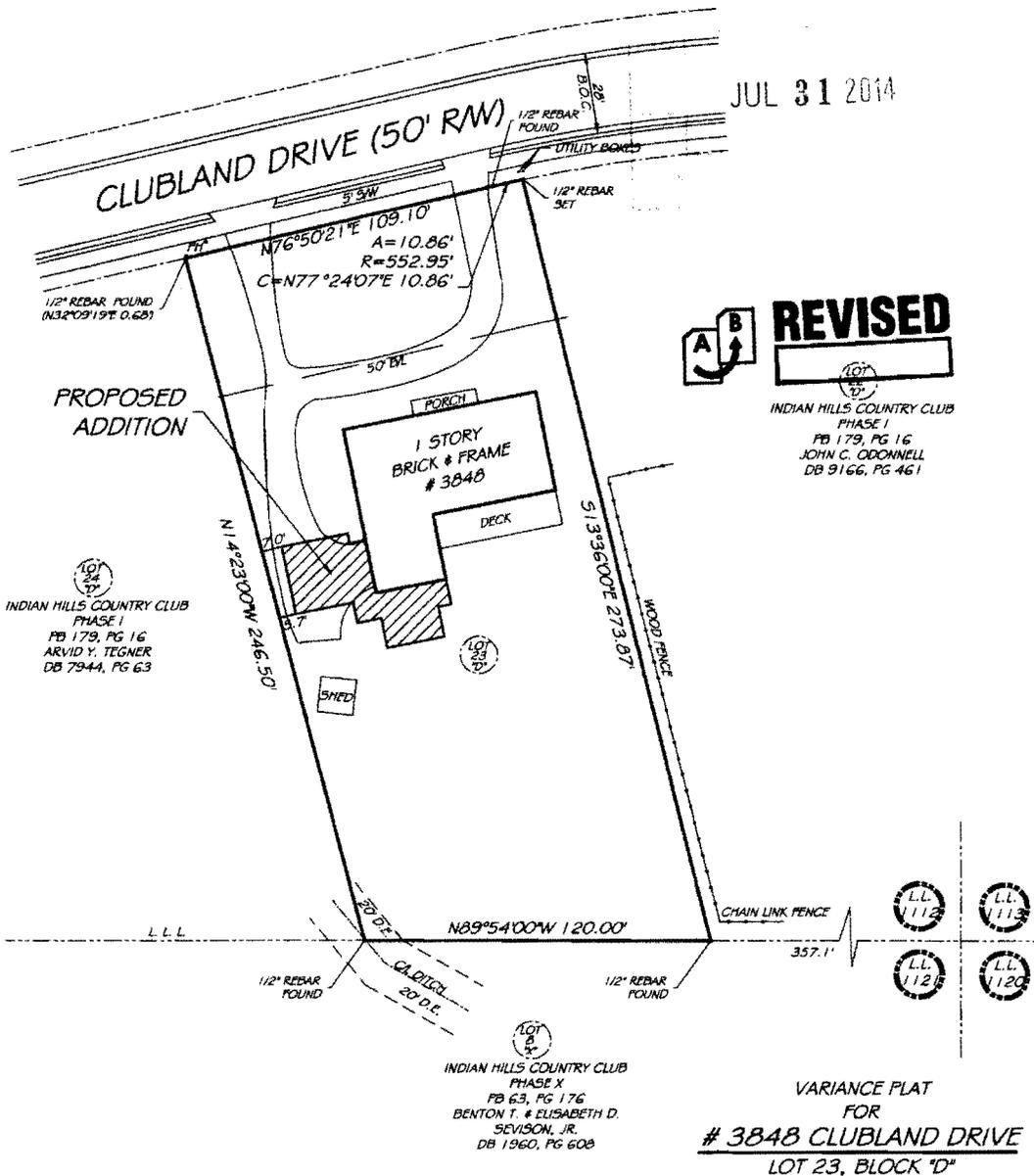
DEED BOOK 1924, PAGE 799
PLAT BOOK 179, PAGE 16

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JUL 31 2014



R.F.M. CONSULTING, LLC
 707 WHITLOCK AVENUE
 BUILDING A-37
 MARIETTA, GA 30064
 (770) 757-3977
 EMAIL: RFMCON@BELLSOUTH.NET

Drafting By: Mark S. Price, Jr.
 C# 6728-31-3-8270
 FILE: CLUBLAND DRIVE.dwg

VARIANCE PLAT FOR #3848 CLUBLAND DRIVE LOT 23, BLOCK "D" INDIAN HILLS COUNTRY CLUB PHASE I LOCATED IN LAND LOT 1112 16th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA
 DATE: 07-28-2014 - SCALE: 1"=40'
 GRAPHIC SCALE 1"=40'

APPLICANT: Thomas C. Baskin
PHONE: 770-552-9870
REPRESENTATIVE: Thomas C. Baskin
PHONE: 404-372-5218
TITLEHOLDER: Thomas C. and Carolyn J. Baskin
PROPERTY LOCATION: On the south side of
Clubland Drive, east of Clubwood Trail
(3848 Clubland Drive).

PETITION No.: V-80
DATE OF HEARING: 09-10-2014
PRESENT ZONING: R-20
LAND LOT(S): 1112
DISTRICT: 16
SIZE OF TRACT: 0.71 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 5 feet adjacent to the west property line, and 2) waive the setback for an accessory structure up to 144 square feet (approximately 144 square foot "Shed") from the required 5 feet to 4 feet adjacent to the west property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Thomas C. Baskin **PETITION No.:** V-80

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 building permit 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.

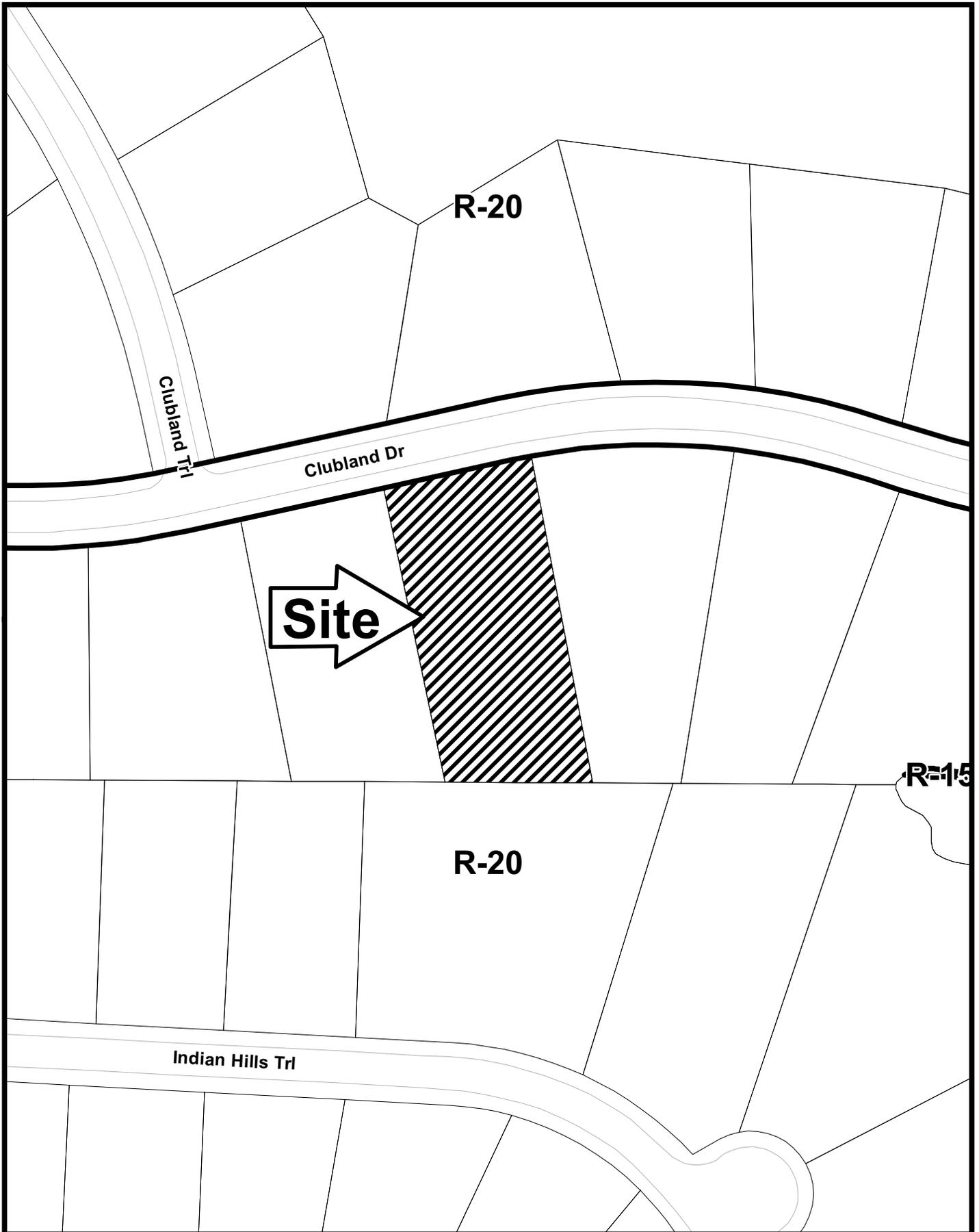
WATER: No conflict.

SEWER: No conflict.

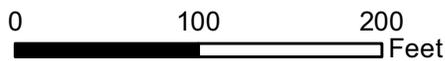
APPLICANT: Thomas C. Baskin **PETITION No.:** V-80

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-80



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. V-80

Hearing Date: 9/10/14

Applicant THOMAS C. BASKIN

Phone #

H: 770-552-9870

C: 404-372-5218

E-mail thomas.baskin@comcast.net

THOMAS C. BASKIN

(representative's name, printed)

Address 765 BEDFORD OAKS DR. MARIETTA, GA 30068

(street, city, state and zip code)

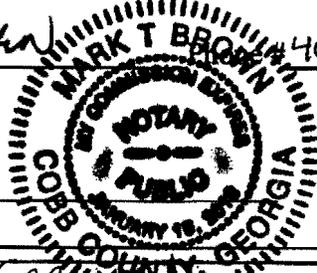
THOMAS C. BASKIN

(representative's signature)

Phone # 404-372-5218

E-mail thomas.baskin@comcast.net

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder

THOMAS C. & CAROL BASKIN

Phone #

770-552-9870

E-mail thomas.baskin@comcast.net

Signature

THOMAS C. BASKIN

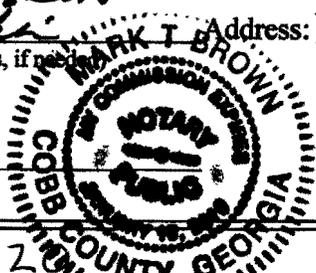
(attach additional signatures, if needed)

Address: 765 BEDFORD OAKS DR. MARIETTA, GA

(street, city, state and zip code)

30068

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property

R-2

Location

3848 CLUBLAND VR. MARIETTA, GA 30068

(street address, if applicable; nearest intersection, etc.)

Land Lot(s)

1112

District

16TH

2ND SEC

Size of Tract .71

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).

PLEASE SEE ATTACHED NARRATIVE

List type of variance requested: Setback VARIANCE

5' VARIANCE FOR A DISTANCE OF 24' ALONG A REGULAR 10' SETBACK.

THIS

PAGE

INTENTIONALLY

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Exhibit
V-80 (2014)

This setback variance is requested so as to accommodate the construction of a garage congruent with an extensive remodeling of the existing residence. Our plans call for the existing garage to be converted to a new master bedroom, thereby by necessitating the construction of a new garage. The only feasible location for the new garage is adjacent to the existing kitchen in the space identified as "Area A" on the attached Exhibit 1. The property is not wide enough to build the proposed garage within the boundaries of current setback requirements. We are therefore requesting a 5' setback variance for 24' along the western boundary of the property for the construction of our new garage. The effected area is indicated as the "Variance Area" on the attached Exhibit 2. The variance is requested only for the area needed to accommodate the new garage and no other area.

The hardship is without a variance it would not be possible to construct a normal sized 2-car garage on the property. A single car or very cramped 2-car garage is not consistent with extensive remodeling being contemplated in the residence. Nor is such a garage consistent with the garages included with the large new houses and other remodeled homes that are becoming increasingly common throughout the Indian Hills Subdivision.

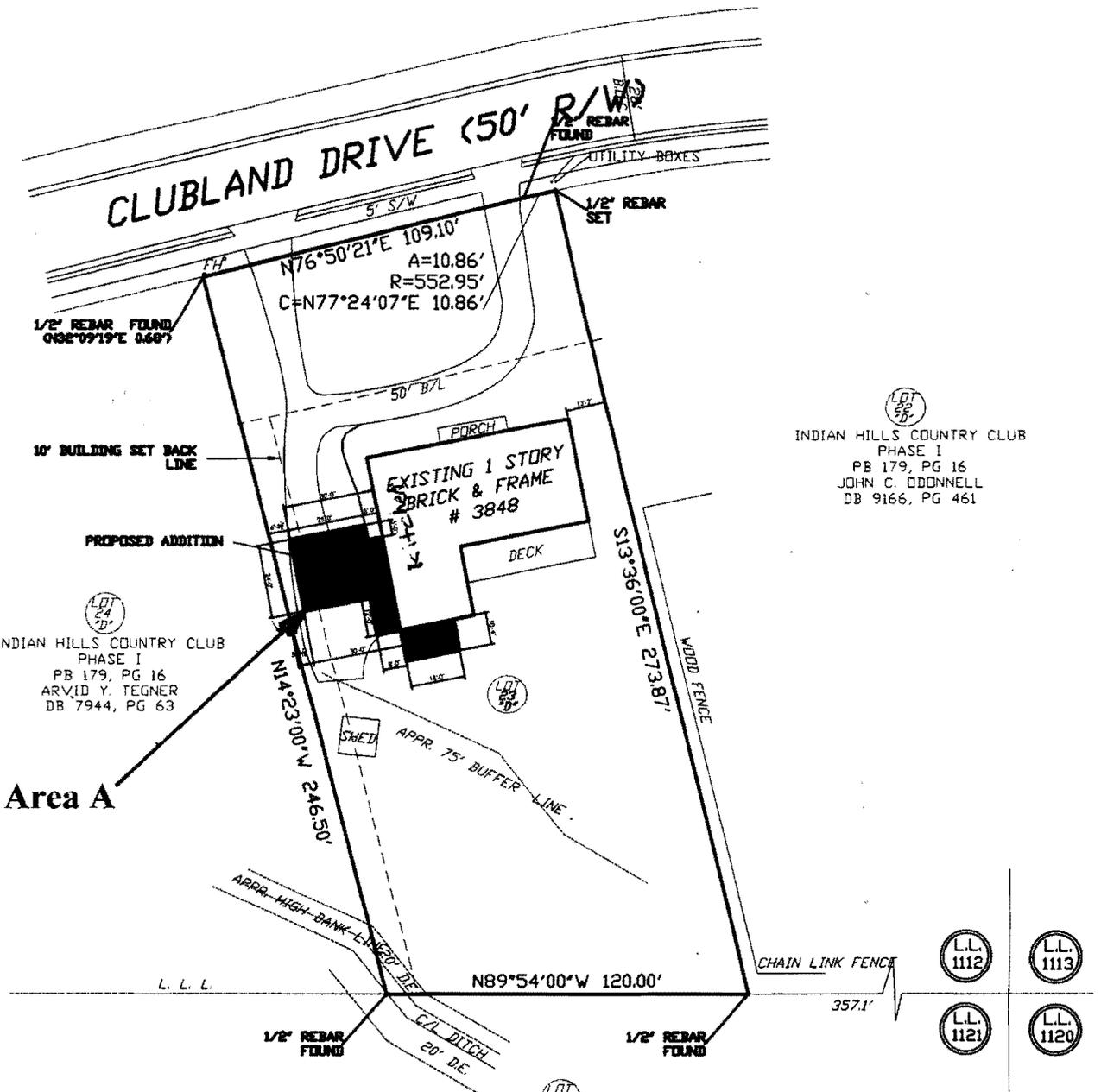
Prior to our purchase of the property we had discussions with Mr. Arvid Tegner, the contiguous property owner west of our site and the neighbor most impacted by a variance. We told him exactly what we wanted to do and showed him proposed elevations of the garage and where it would be located. Mr. Tegner assured us he would offer no objection to the variance request. In fact, he thought a significantly improved home next door would improve the value of his own home and he planned to put it up for sale as soon as we had completed our construction. He enthusiastically encouraged us to close on the purchase and complete the renovations. Mr. Tegner has indicated he has no objection to this variance request by signing the accompanying "Consent of Contiguous Occupants or Land Owners," as well as an elevation of the proposed garage that details exactly what we plan to do.

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EXHIBIT 1

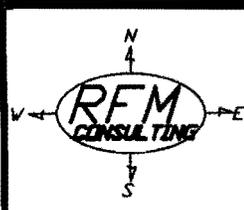


INDIAN HILLS COUNTRY CLUB
PHASE I
PB 179, PG 16
JOHN C. O'DONNELL
DB 9166, PG 461

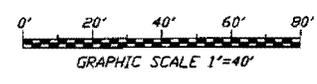
INDIAN HILLS COUNTRY CLUB
PHASE I
PB 179, PG 16
ARVID Y. TEGNER
DB 7944, PG 63

INDIAN HILLS COUNTRY CLUB
PHASE X
PB 63, PG 176
BENTON T. & ELISABETH D.
SEVISON, JR.
DB 1960, PG 608

SURVEY OF
3848 CLUBLAND DRIVE
LOT 23, BLOCK 'D'
INDIAN HILLS COUNTRY CLUB
PHASE I
LOCATED IN
LAND LOT 1112
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 06-23-2014 ~ SCALE: 1"=40'



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Prepared by Heidi E. Brown, Jr.
2nd 670-662-9279
FILE: CLUBLAND SURVEY.dwg

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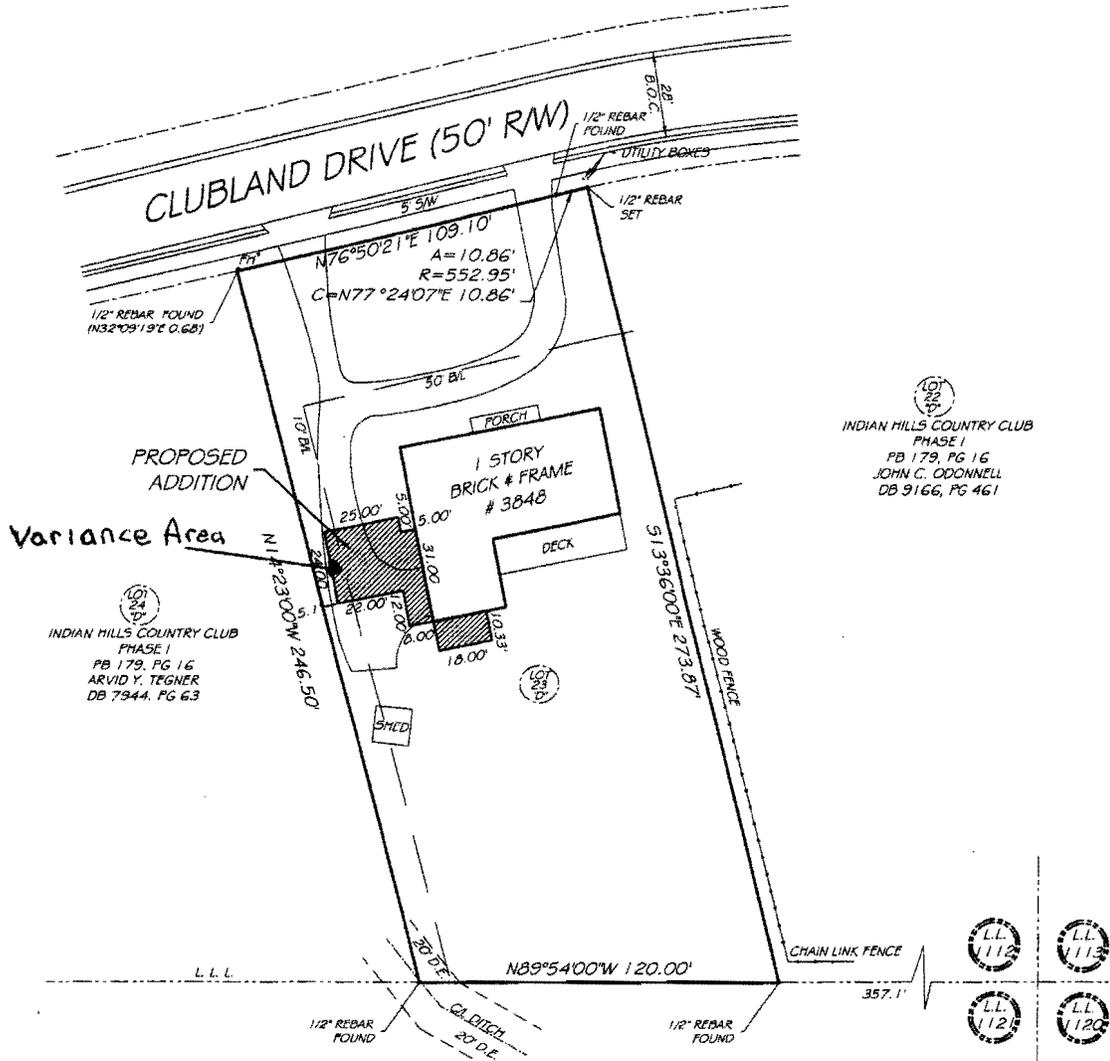
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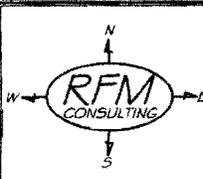
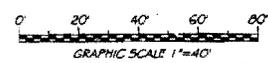
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EXHIBIT 2



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Drawn By: Mark R. Phelan, Jr.
CPL 678 313-9270
15 CLUBLAND DRIVE