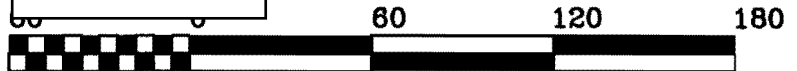


V-81 (2014)

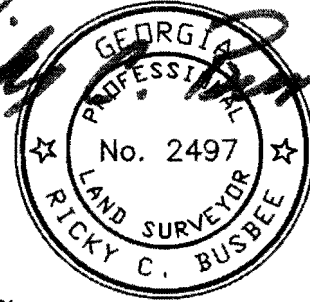


GRAPHIC SCALE - FEET

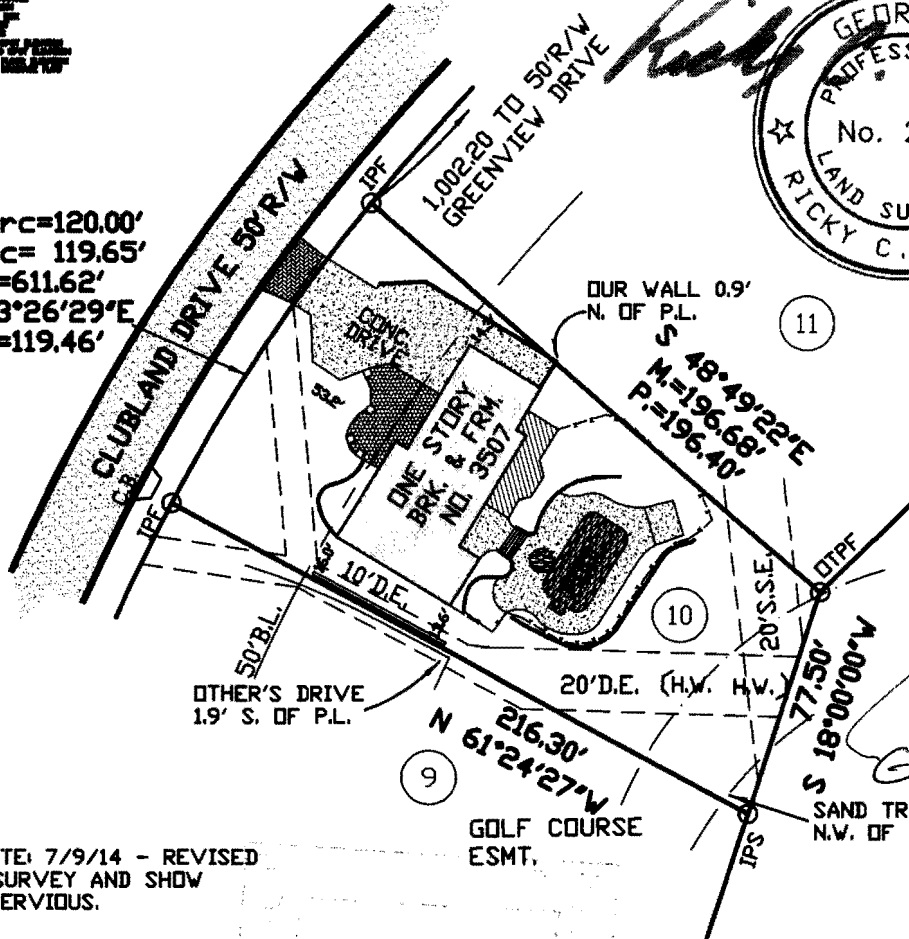
AREA= 20,113 SQ.FT. / 0.4617 ACRE  
IMPERVIOUS= 7,485 SQ.FT. / 37.2%

*INCLUDES POOL & SPA AREA*

MAGNETIC NORTH



P. Arc=120.00'  
M.Arc= 119.65'  
Rad=611.62'  
N 33°26'29"E  
Chd=119.46'



REVISION NOTE: 7/9/14 - REVISED TO UPDATE SURVEY AND SHOW CURRENT IMPERVIOUS.

JUL 10 2014

SURVEY FOR:  
**RACHAEL M. THORNTON**  
**HILARY THORNTON**

LOT 10 BLOCK 'T' UNIT SIX  
INDIAN HILLS SUBD.  
PLAT BOOK 53, PAGE 58  
LAND LOT 1039 16th DISTRICT 2nd SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1"=60' DATE: MAY 2nd, 2012  
REVISED DATE: JULY 9th, 2014

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0127 G DATED DECEMBER 16, 2008, ZONE 'X'.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.



**BUSBEE & POSS**  
**LAND SURVEYING COMPANY**

3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881

- www.busbeeandposs.com -

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

RICKY C. BUSBEE, GEORGIA R.L.S. 2497

THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 150,000 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE, AND WAS ADJUSTED USING CRANDALL RULE.

TOPCON GTS-225 CREW-MP/RB DRAWN BY SG J.N. BP10596 C.&B.

**APPLICANT:** Rachel M. and Hilary M. Thornton

**PETITION No.:** V-81

**PHONE:** 678-401-4639

**DATE OF HEARING:** 09-10-2014

**REPRESENTATIVE:** Zett Quinn

**PRESENT ZONING:** R-20

**PHONE:** 404-769-1747

**LAND LOT(S):** 1039

**TITLEHOLDER:** Rachel M. and Hilary M. Thornton

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Clubland Drive, south of Clubland Way (3507 Clubland Drive).

**SIZE OF TRACT:** 0.46 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 9 feet adjacent to the northeast property line; and 2) waive the impervious surface from a maximum of 35% to 37.2%.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** Rachel M. and Hilary M.  
Thornton

**PETITION No.:** V-81

\*\*\*\*\*

**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:** The survey impervious calculations include the pool and spa. With the pool/spa area removed the total impervious coverage is within the allowable at 34.3%.

**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.

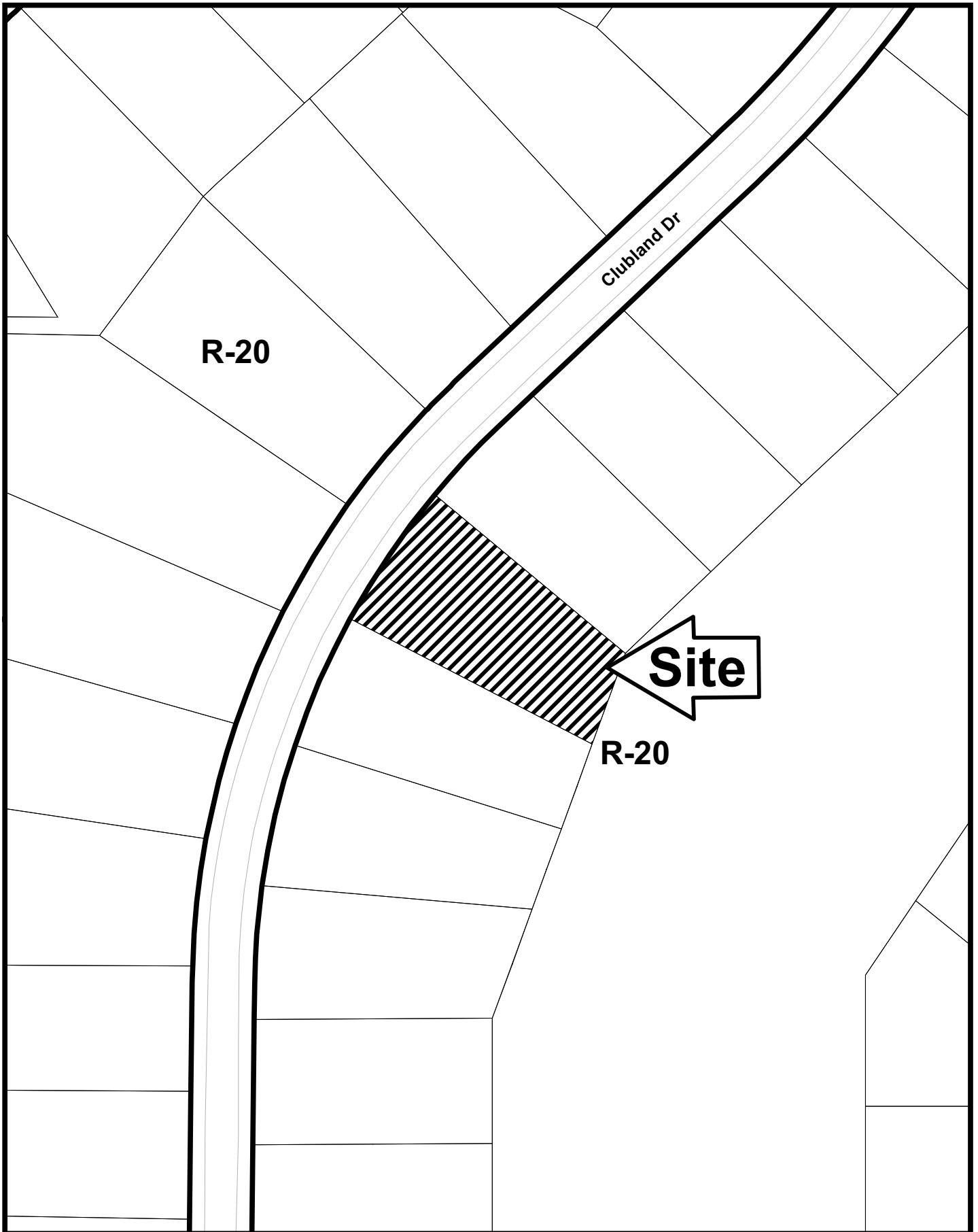
**APPLICANT:** Rachel M. and Hilary M.  
Thornton

**PETITION No.:** V-81

\*\*\*\*\*

**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-81



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

0 100 200 Feet



City Boundary  
Zoning Boundary

JUL 10 2014

# Application for Variance Cobb County

(type or print clearly)

Application No. V-81  
Hearing Date: 9-10-14

Applicant RACHEL M. THORNTON AND HILARY M. THORNTON Phone # 678-401-4639 E-mail 1519Spring@gmail.com

Zett Quinn Address 209 Powers Ferry Rd. Marietta 30067  
(representative's name, printed) (street, city, state and zip code)

Zett Quinn Phone # 404-769-1747 E-mail Zett@quality-craftsmen.com  
(representative's signature)



Signed, sealed and delivered in presence of:

Donald Paul Wells

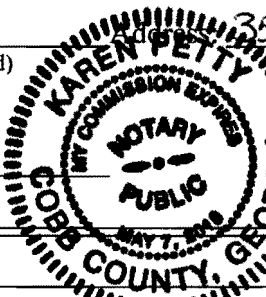
Notary Public

My commission expires: My Commission Expires March 24, 2017

Titleholder RACHEL M. THORNTON AND HILARY M. THORNTON Phone # 678-401-4639 E-mail 1519Spring@gmail.com

Signature [Signature] Address 3507 CLUBLAND DR MARIETTA GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

Rachel M. Thornton signed, sealed and delivered in presence of:  
My commission expires: MAY 7, 2018



Karen Petty  
Notary Public

Present Zoning of Property R-20

Location 3507 CLUBLAND DR MARIETTA GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1039 District 16th, 2ND SECTION Size of Tract 0.4617 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 N/A Shape of Property Wedge Topography of Property N/A Other N/A

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).

Wedge shape of property (narrower at back) led existing home's rear corner to intrude 6 inches into setback. Proposed 2ND story addition would also have a minor intrusion into the setback (< 258) in this same location, building up from the existing foundation, plus a small new footing as detailed on the footings survey.

List type of variance requested: Setback VARIANCE & IMPERVIOUS SURFACE