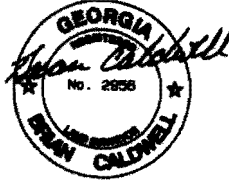
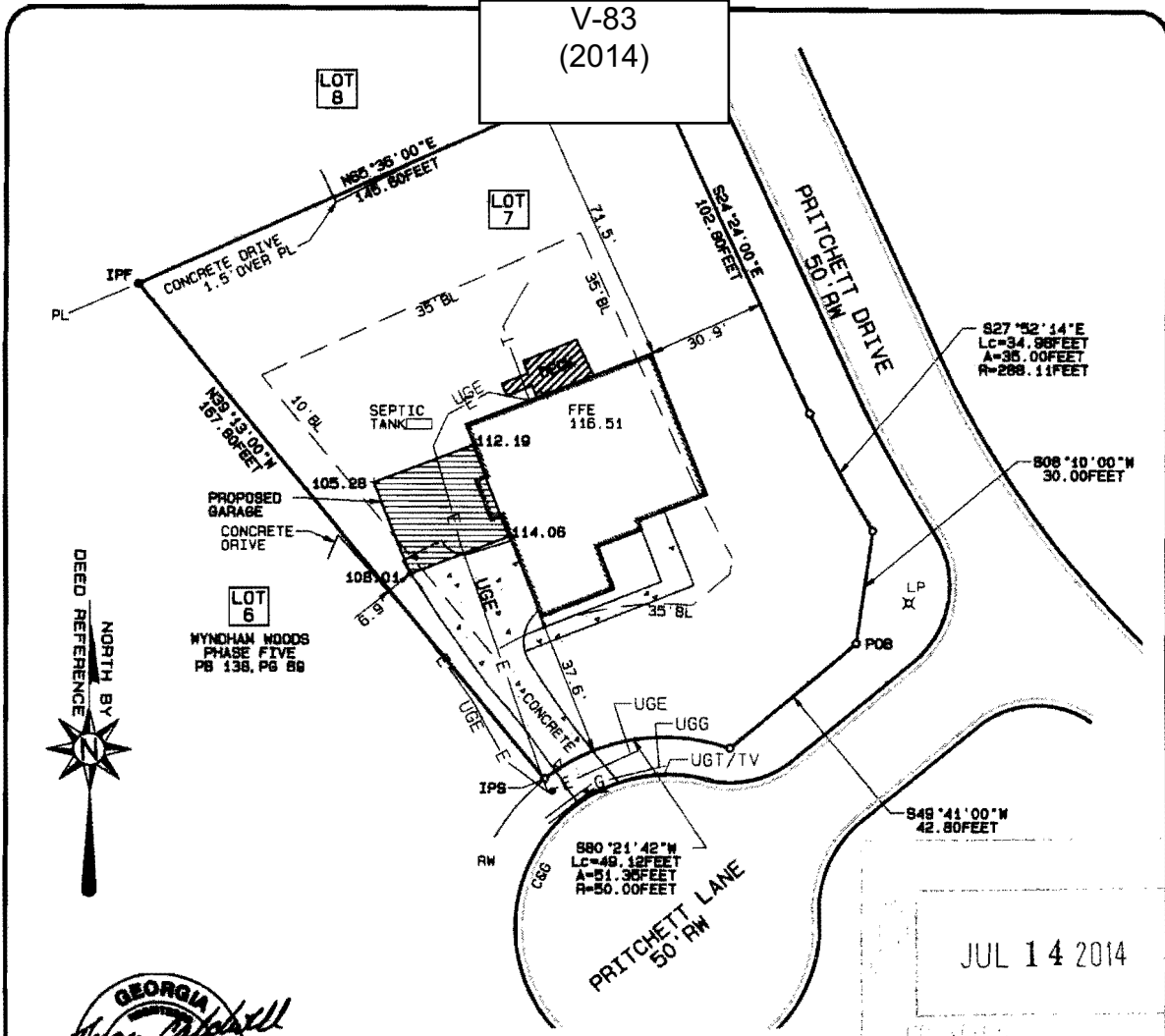


V-83
(2014)



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

PRECISION NOTE
 THE FIELD DATA DATED 7-08-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,989 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE. AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,140.584 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:
 THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C0078G, COBB CO UNINC & INC AREAS, 12/16/2008 AS ZONE X

REFERENCES
 CLERK OF SUPERIOR COURT FOR COBB COUNTY
 DEED BOOK 12055, PAGE 104
 PLAT OF WYNHAM WOODS, PHASE FIVE
 LOT 7, PLAT BOOK 138, PAGE 69



ZONING
 R-20,
 FRONT 35 FT
 SIDE 10 FT
 REAR 35 FT

- SYMBOLS**
- ⊙ FIRE HYDRANT
 - ⊕ UTILITY POLE
 - ⊙ SEWER MANHOLE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ UNDERGROUND UTILITY
 - ⊕ AIR CONDITIONER
 - ⊕ GAS METER
 - ⊕ LIGHT POLE
 - ⊕ GUY WIRE
 - ⊙ IRON PIN SET
 - IRON PIN FOUND

- ENCROACHMENTS**
 CONCRETE ON LOT 8
 EXTENDS 1.5 FT ON
 SUBJECT
- LEGEND**
- AC - ACRES
 - BL - BUILDING SETBACK LINE
 - CSG - CURB AND GUTTER
 - DB - DEED BOOK
 - DIP - OVERHEAD GOES UNDERGROUND
 - SCO - SEWER CLEAN OUT
 - DB, PG - DEED BOOK, PAGE
 - E- - ELECTRIC LINE
 - FH - FIRE HYDRANT
 - FT - FEET
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" R/B)
 - LL - LAND LOT
 - LLL - LAND LOT LINE
 - LP - LIGHT POLE
 - N/F - NOW OR FORMERLY
 - PB, PG - PLAT BOOK, PAGE
 - PL - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - RB - REBAR
 - RW - RIGHT OF WAY
 - SF - SQUARE FEET
 - UP - UTILITY POLE
 - UGE - UNDERGROUND ELECTRIC UTILITY
 - UGU - UNDERGROUND UTILITY
 - UGT - UNDERGROUND TELEPHONE UTILITY
 - WM - WATER METER
 - WV - WATER VALVE

SURVEYORS NOTES
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS PERFORMED.

SHEET OF
 1 1
 DATE: 7-08-2014
 REV:
 JOB#PRITCHETT51
 DRAWN BY BAC

AS-BUILT SURVEY FOR
Carl Shephard
 BEING
 51 Pritchett Dr Powder Springs, GA 30127
 LOCATED IN LAND
 LOT 305, DISTRICT 20, SECTION 2
 COBB COUNTY, GEORGIA

Compass Surveying, Inc.
 9337 Meadon Gate Lane
 Jonesboro, Georgia 30238
 Tel 404-590-2512
 BCaldwell@CompassSurveying.com
 Survey Firm LSP001073

APPLICANT: Carl and Kathy Shephard **PETITION No.:** V-83
PHONE: 770-427-8023 **DATE OF HEARING:** 10-01-2014
REPRESENTATIVE: Carl Shephard **PRESENT ZONING:** R-20
PHONE: 770-427-8023 **LAND LOT(S):** 305
TITLEHOLDER: Carl G. Shephard and Kathy A. Shephard **DISTRICT:** 20
PROPERTY LOCATION: On the northwest corner of Pritchett Drive and Pritchett Lane **SIZE OF TRACT:** 0.47 acre
(51 Pritchett Lane). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 6.9 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: Carl and Kathy Shephard **PETITION No.:** V-83

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. Proposed garage location drains through rear yard toward adjacent lake.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

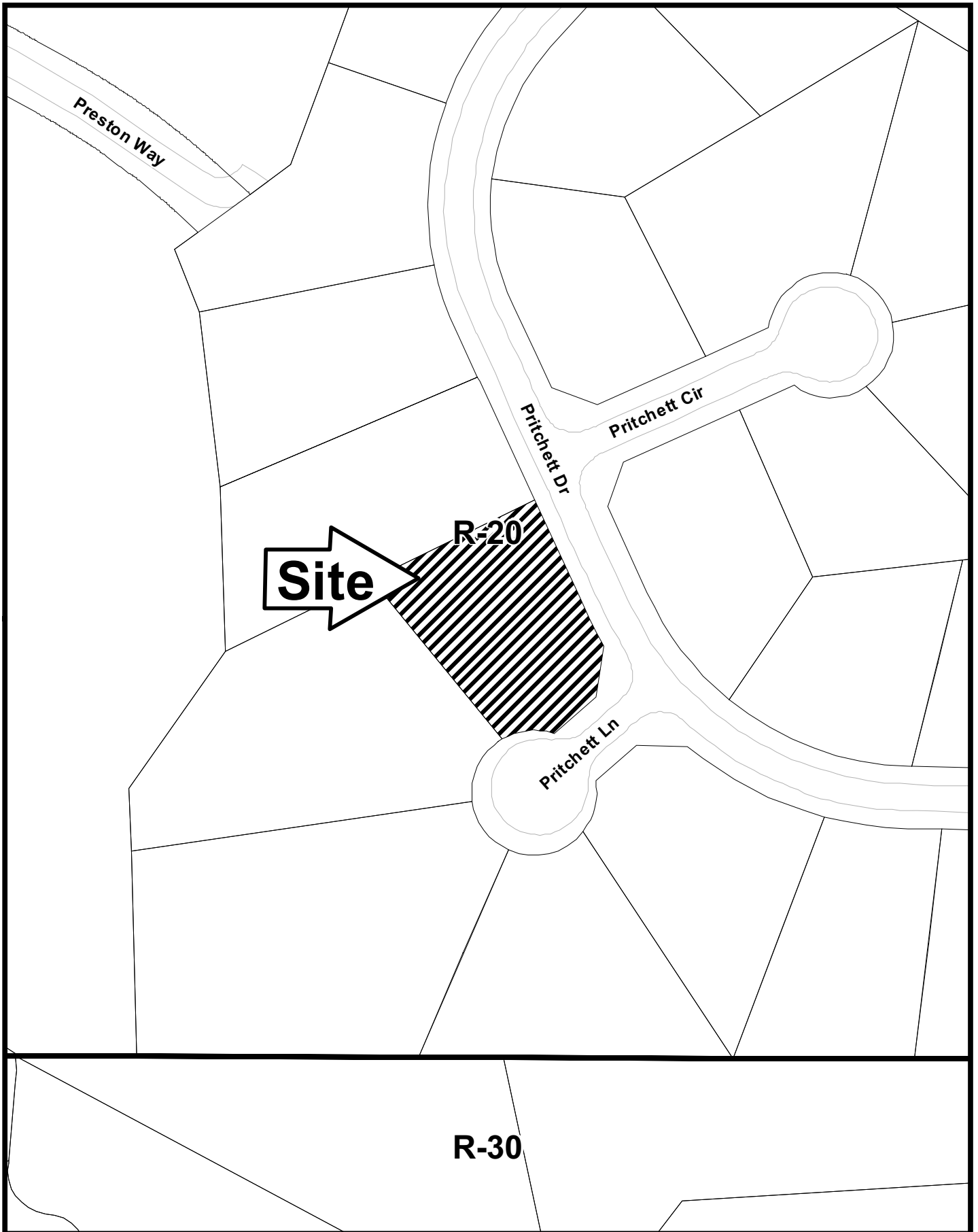
WATER: No conflict.

SEWER: No conflict.

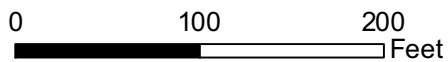
APPLICANT: Carl and Kathy Shephard **PETITION No.:** V-83



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-83



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



-  City Boundary
-  Zoning Boundary

JUL 14 2014

Application for Variance Cobb County

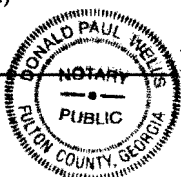
(type or print clearly)

Application No. V-83
Hearing Date: 10-1-14

Applicant Carl & Kathy Shephard Phone # 770 427 8023 E-mail cgsheward51@comcast.net

Carl Shephard Address 51 Pritchett Lane, Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

Carl Shephard Phone # 770 427 8023 E-mail cgsheward51@comcast.net
(representative's signature)



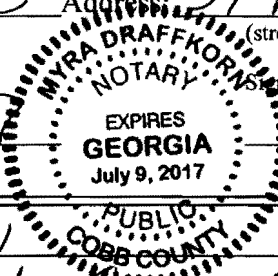
Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

My commission expires: My Commission Expires
March 24, 2017

Titleholder Carl & Kathy A Shephard Phone # 770 427 8023 E-mail cgsheward51@comcast.net

Signature Carl & Kathy Shephard Address: 51 Pritchett Lane, Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Myra Draffkorn
Notary Public

My commission expires: July 9, 2017

Present Zoning of Property Residential

Location 51 Pritchett Lane, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 District 204h Size of Tract 0.465 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).

see attachment

List type of variance requested: see attachment

V-83
(2014)
Exhibit

JUL 14 2014

FROM: Carl Shephard

July 14, 2014

51 Pritchett Lane

Powder Springs, GA 30127

TO: Variance Board

SUBJECT: Request Approval of Variance for Setback Waiver

I am requesting a setback waiver so that I can build an attached 2 car garage (see attached drawing). Due to being on a corner lot and to the location of my septic tank and its associated drainage lines (see attachment), the attached garage cannot be built anywhere else on my property. Both contiguous neighbors and all other neighbors in my cul de sac have consented (see attachment) to the addition of the garage at the proposed location. I have approval (see attachment) from the homeowners association. Environmental has viewed the location of my septic system and is OK with building the garage at the proposed location. Cobb EMC has viewed the power line location and they will move it to go around the side and back of the garage. The attached survey includes a footing survey.

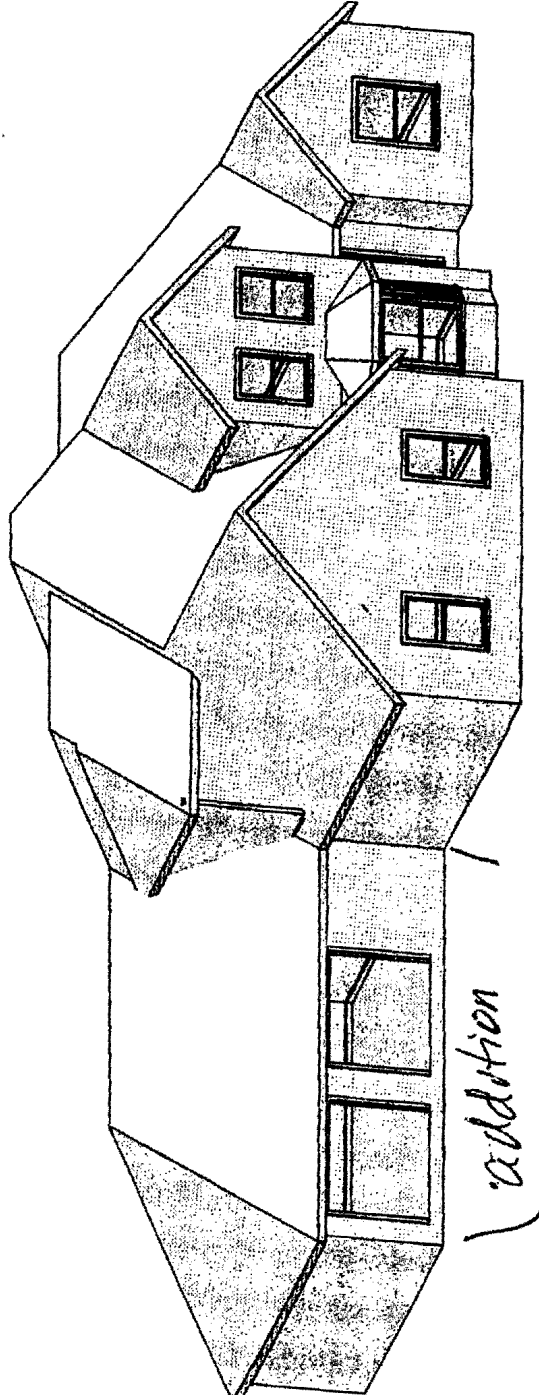


Carl Shephard

770-823-8334

Carl Shepard
51 Pritchett Ln
Powder Springs, GA 30127
(770) 823-8334

JUL 4 2014

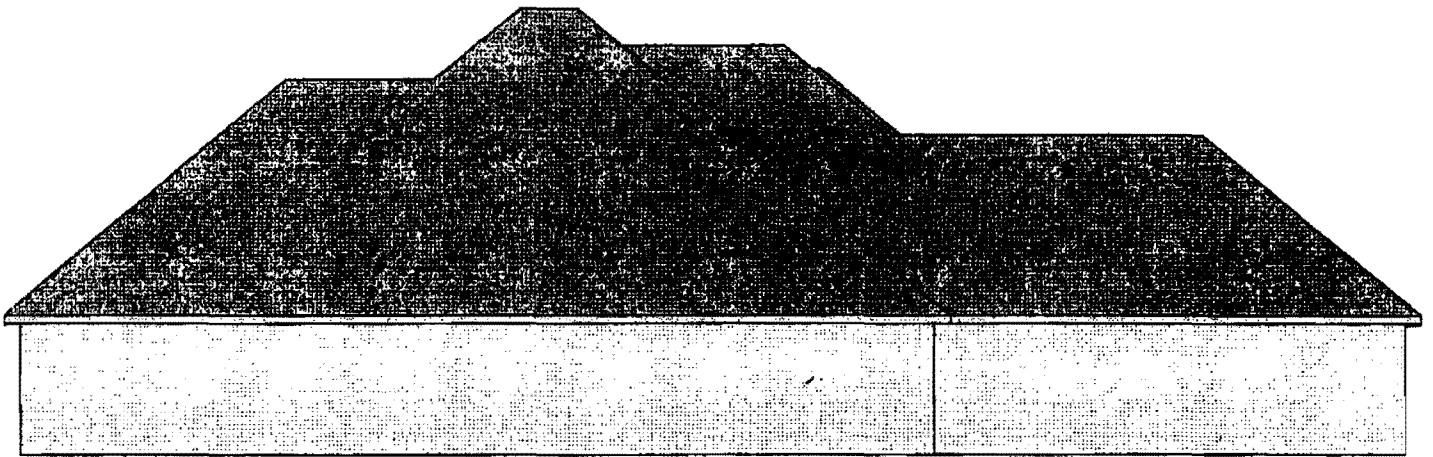


addition

↑
current
garage

Rear View

JUL 14 2014



← NEW ADDITION →
GARAGE

