

V-85  
(2014)

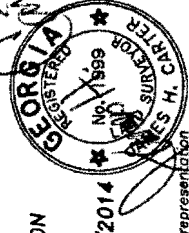
*j.carter@carterlandsurveying.com*

**JAMES H. CARTER  
LAND SURVEYING COMPANY**  
82, DULUTH, GEORGIA 30095

AREA: 23,900 SF ~ 0.55 ACRES +/-  
PLAT BOOK 66 ~ PAGE 29

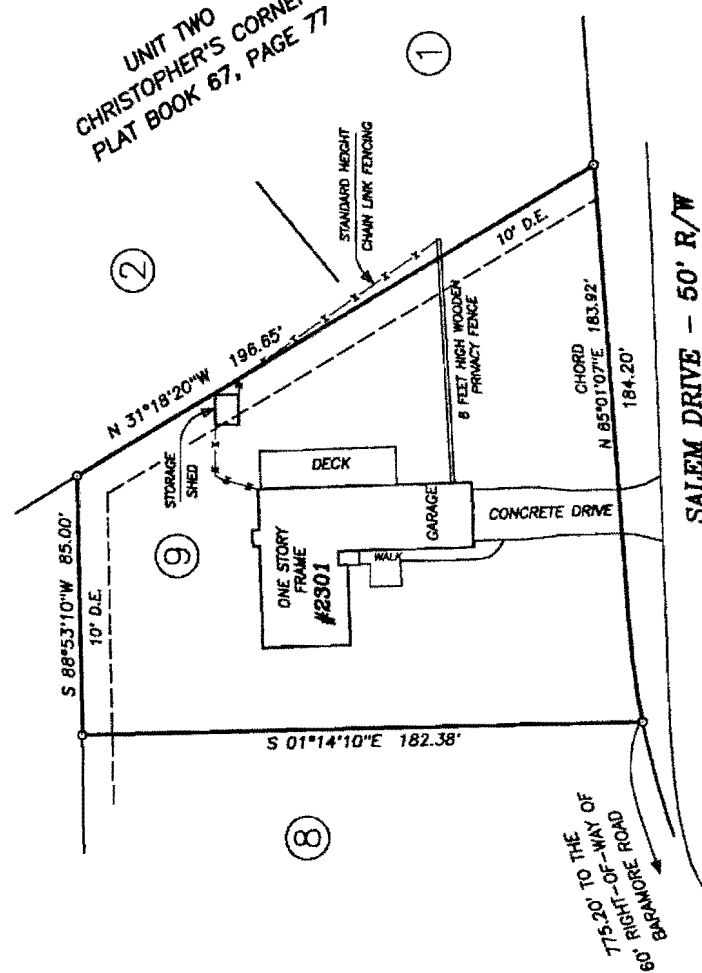
**SURVEY FOR:**  
**HERBERT W. LYLE** 2301 SALEM DRIVE  
MARIETTA, GEORGIA

**LOT 9 - CHRISTOPHER'S CORNER SUBDIVISION**  
LAND LOT 555  
16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40'  
FIELD WORK DATE: 07/22/2014  
PLAT DATE: 07/23/2014



In my opinion, this plat is a correct representation of the land platted and has been prepared within the minimum standards and requirements of law.

UNIT TWO  
CHRISTOPHER'S CORNER  
PLAT BOOK 67, PAGE 77



LEGEND

RBS	REBAR SET	9SE	SANITARY ESMT.
RRF	REBAR FOUND	R/W	RIGHT-OF-WAY
OTF	OPEN TOP PIPE FND.	CONC	CONCRETE
CTPF	CORNER TO PIPE FND.	DECK	DECK
S	SUBMITTING TOP PIPE FND.	PAT	PATIO
DE	DECK	5	STOOP
UE	UTILITY EASEMENT	-X-	FENCE

THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.



**APPLICANT:** Herbert W. Lyle **PETITION No.:** V-85  
**PHONE:** 770-565-1229 **DATE OF HEARING:** 10-01-2014  
**REPRESENTATIVE:** Herbert W. Lyle **PRESENT ZONING:** R-20  
**PHONE:** 770-565-1229 **LAND LOT(S):** 555  
**TITLEHOLDER:** Herbert W. Lyle and Nancy E. Lyle **DISTRICT:** 16  
**PROPERTY LOCATION:** On the north side of Salem Drive, west of Calico Court **SIZE OF TRACT:** 0.56 acre  
**COMMISSION DISTRICT:** 3  
(2301 Salem Drive).

**TYPE OF VARIANCE:** 1) Allow a fence in front of or to the side of the house in a residential district to exceed 6 feet in height (8 feet); and 2) waive the side setback for an accessory structure under 144 square feet (approximately 100 square foot storage shed) from the required 5 feet to zero feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Herbert W. Lyle

**PETITION No.:**

V-85

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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:** No comment.

**STORMWATER MANAGEMENT:** Existing storage shed is located within recorded drainage easement. If approved, variance should be for existing structure only and hold harmless agreement required.

**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.

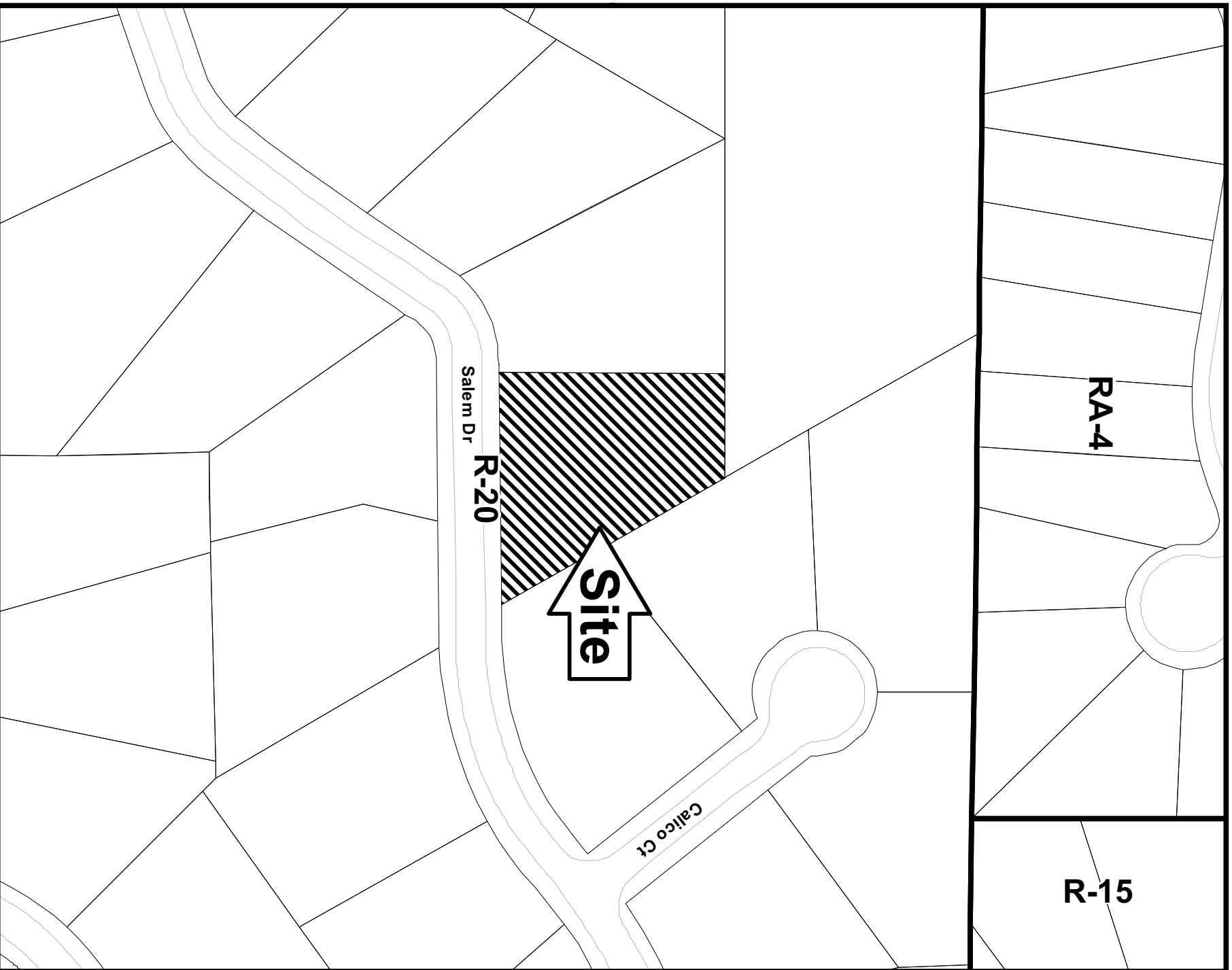
**APPLICANT:** Herbert W. Lyle

**PETITION No.:** V-85

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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-85



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)

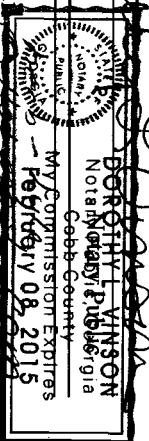
Application No. V-05  
 Hearing Date: 10-1-14

Applicant Herbert W. Kyle Phone # 7705651229 E-mail Hotmail.com

Herbert W. Kyle Address 2301 Selenus Dr. Marietta, Ga. 30062  
 (representative's name, printed) (street, city, state and zip code)

Herbert W. Kyle Phone # 7705651229 E-mail Hotmail.com  
 (representative's signature) herb-kyle@gmail.com

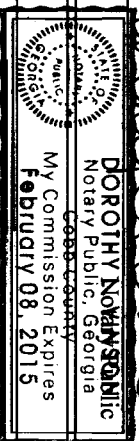
Nancy B. Kyle February 8, 2015  
 Signed, sealed and delivered in presence of: Robert D. Johnson



Titleholder Herbert W. Kyle Phone # 7705651229 E-mail \_\_\_\_\_

\*Signature Herbert W. Kyle Address: 2301 Selenus Dr. Marietta, Ga. 30062  
 (attach additional signatures, if needed) (street, city, state and zip code)

Nancy B. Kyle February 8, 2015  
 Signed, sealed and delivered in presence of: Dorothy N. Vinson



Present Zoning of Property A-2D

Location 2301 Selenus Dr. Marietta, Ga. 30062  
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 9 District 16-21 Size of Tract .56 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).

Fence located on side of house in a low lying area of yard. If fence is 6' in height there is no privacy from street. Street level is way above the yard level of landscape.

List type of variance requested: Residential Fence Height