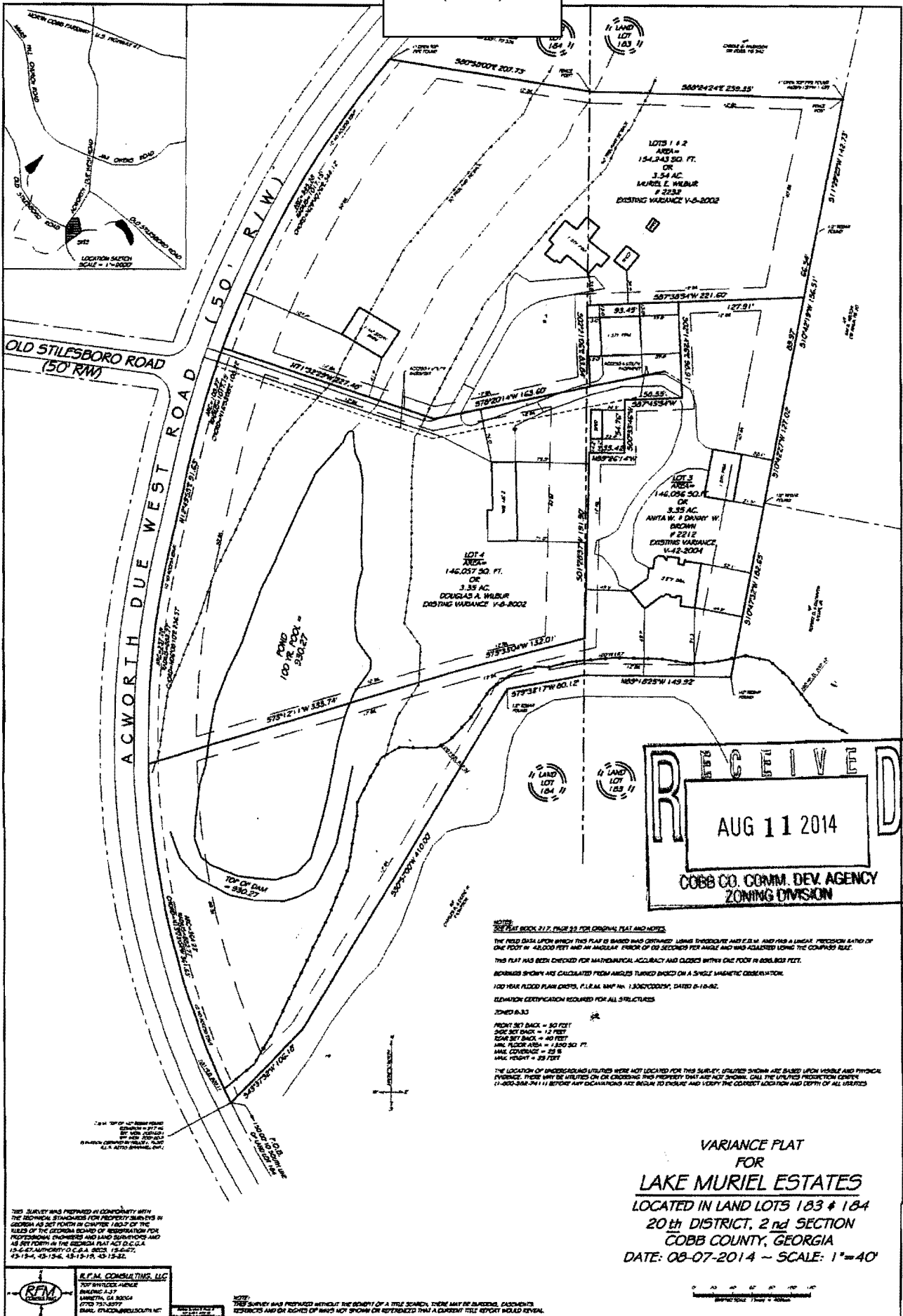


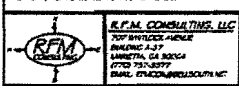
V-88
(2014)



RECEIVED
 AUG 11 2014
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

VARIANCE PLAT
 FOR
 LAKE MURIEL ESTATES
 LOCATED IN LAND LOTS 183 & 184
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 DATE: 08-07-2014 ~ SCALE: 1"=40'

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE 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. 13-6-45 AUTHORITY O.C.G.A. SECS. 13-6-47, 43-15-4, 43-15-6, 43-15-19, 43-15-32.



NOTES:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THERE MAY BE BURDENS, ENCUMBRANCES, RESTRICTIONS AND OTHER RIGHTS OF THIRD PARTIES NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.

APPLICANT: Douglas Wilbur

PETITION No.: V-88

PHONE: 770-783-2897

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Douglas Wilbur

PRESENT ZONING: R-30

PHONE: 770-783-2897

LAND LOT(S): 183, 184

TITLEHOLDER: Douglas A. Wilbur, as Executor of the Estate of Muriel E. Wilbur, and Anita W. Brown and Danny W. Brown

DISTRICT: 20

PROPERTY LOCATION: On the east side of Acworth Due West Road across from Old Stilesboro Road (2200, 2212, and 2232 Acworth Due West Road).

SIZE OF TRACT: 10.24 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 1,584 square foot barn) to be located in front of the principal building on existing lots 1 and 2; 2) waive the side setback for an accessory structure (approximately 1,584 square foot barn) from the required 100 feet to 41.9 feet adjacent to the southern property line on lots 1 and 2; 3) waive the front setback for an accessory structure (approximately 1,600 square foot 1 story frame structure) from the required 50 feet to 13 feet adjacent to the western property line on lot 4; 4) waive the rear setback for an accessory structure (approximately 1,600 square foot 1 story frame structure) from the required 100 feet to 39.8 feet adjacent to the eastern property line on lot 4; and 5) waive the rear setback for an accessory structure (approximately 360 square foot shed) from the required 40 feet to 22.4 feet adjacent to the eastern property line and 14.2 feet adjacent to the southern property line on lot 4.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Douglas Wilbur **PETITION No.:** V-88

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 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 were observed or 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:

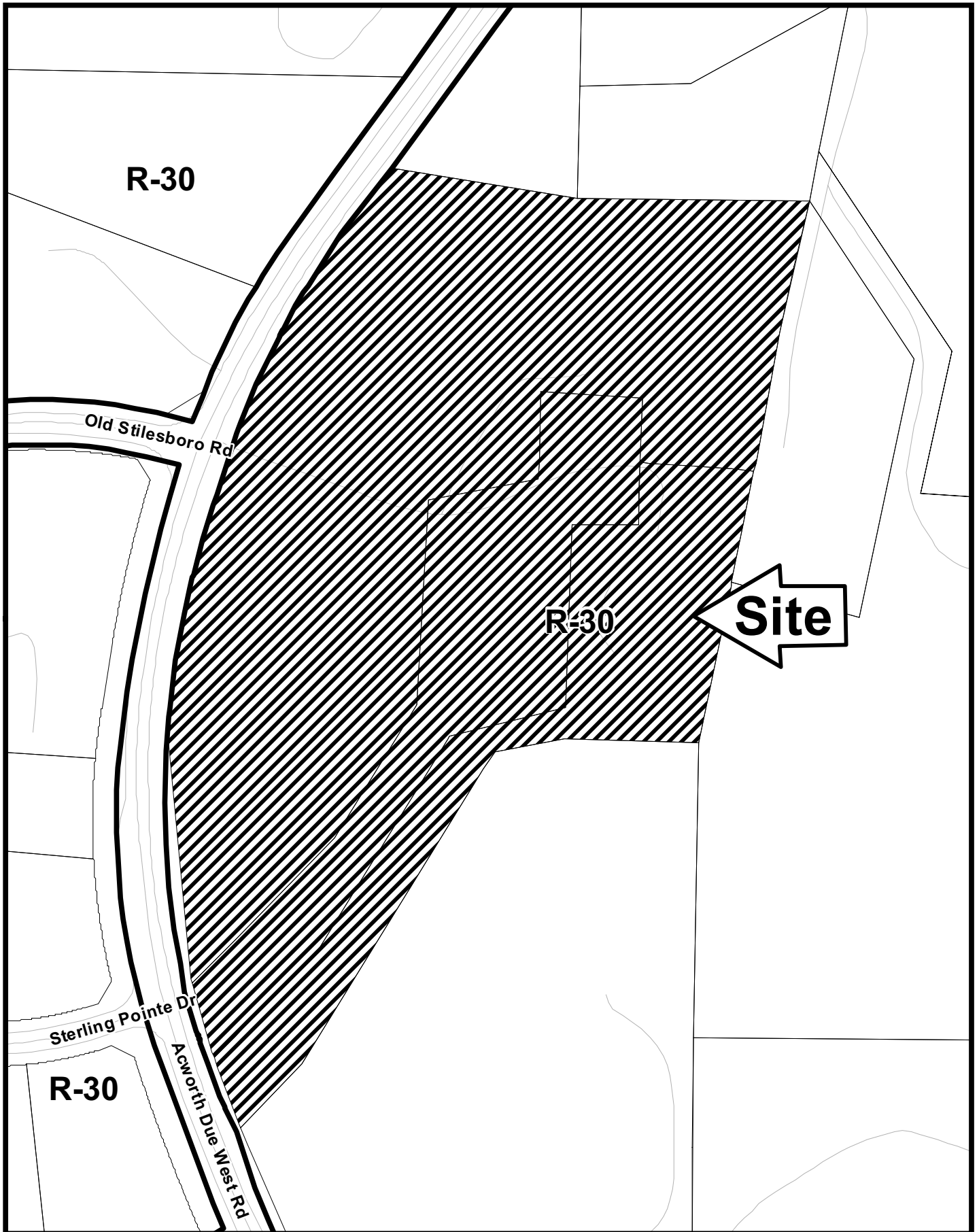
WATER: No conflict.

SEWER: No conflict.

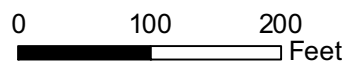
APPLICANT: Douglas Wilbur **PETITION No.:** V-88

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.

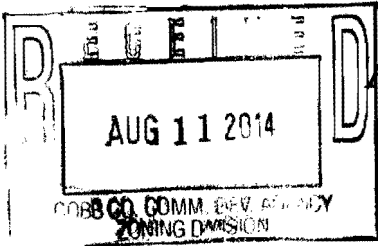
V-88



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)

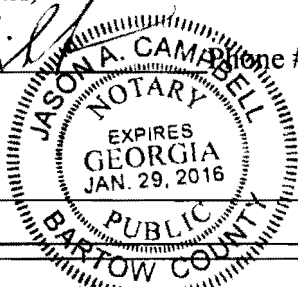
Application No. V-88
Hearing Date: 10-1-14

Applicant Douglas Wilbur Phone # 770-783-2897 E-mail dwilbur2@bellsouth.net

Douglas Wilbur Address 2200 Acworth Due West RD
(representative's name, printed) (street, city, state and zip code) Acworth, GA 30101

Doug Wilbur Phone # _____ E-mail _____
(representative's signature)

My commission expires: _____



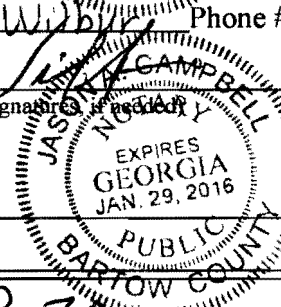
Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder Douglas Wilbur Phone # 770-783-2897 E-mail dwilbur2@bellsouth.net

Signature Doug Wilbur Address: 2200 Acworth Due West RD
(attach additional signatures, if needed) (street, city, state and zip code) Acworth, GA 30101

My commission expires: _____



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Present Zoning of Property R-30

Location 2232 + 2200 Acworth Due West Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 183 + 184 District 20 Size of Tract _____ 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).

Due to pond, creek and need for septic size lots we need 3 large lots. The 3 large lots fit the character of West Cobb better than small lots.

List type of variance requested: _____