



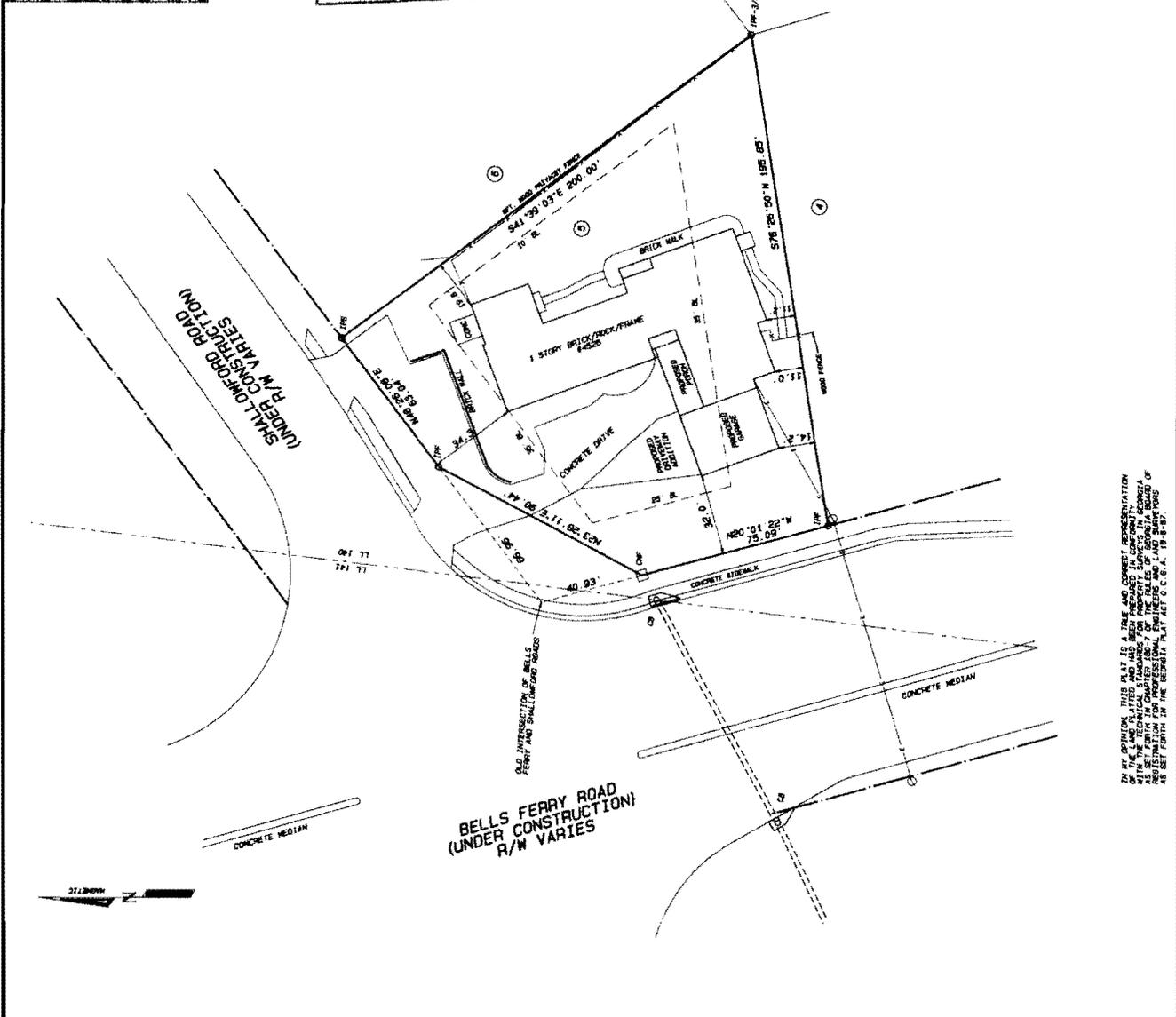
BETTERTON
 SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 550 WEST SANDTOWN ROAD
 MARLETTA, GEORGIA 30054
 (770) 483-0248

06-V
 (2014)

VARIANCE PLAT
 LOT 4, BLOCK G, SHILOH HILL
 JOHN WAYNE THOMASON, JR.
 PREPARED FOR:
 COBB COUNTY, GEORGIA
 18TH DISTRICT, 2ND SECTION
 LOCATED IN
 LAND LOT 140
 11/18/1990
 11/18/1990

1 OF 1
 14136
 AUGUST 4, 2014
 1" = 20'
 CHECKED BY
 DATE

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



SURVEY NOTES:
 1. THIS PLAT HAS BEEN CALCULATED FOR CORRECTIONS AND HAS BEEN
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS
 3. ALL ANGLES AND DISTANCES WERE MEASURED AND WERE ADJUSTED USING
 4. THE COBB COUNTY RECORDS SHOWS 0.303 TOTAL STATION
 5. DATE OF SURVEY DATE: 08/04/2014
 6. ALL DISTANCES WERE MEASURED IN FEET AND DECIMALS THEREOF. UNLESS
 7. UNLESS OTHERWISE NOTED, ALL DISTANCES WERE MEASURED ALONG THE
 8. 25' WIDE STRIP OF LAND BOUNDARY. UNLESS OTHERWISE NOTED,
 9. 84' NEARBY AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:
 1. PLAT BOOK 25 PAGE 130
 2. PLAT BOOK 25 PAGE 130
 3. PLAT BOOK 25 PAGE 130
 4. PLAT BOOK 25 PAGE 130
 5. PLAT BOOK 25 PAGE 130

ZONING NOTES:
 1. ZONING DISTRICT: R-1
 2. MAXIMUM LOT AREA: 60,000 SF
 3. MAXIMUM GROUND COVER: 30%
 4. MAXIMUM BUILDING HEIGHT: 35 FEET
 5. MAXIMUM LOT FRONT SETBACK: 25 FEET
 6. MAXIMUM LOT SIDE SETBACK: 25 FEET
 7. MAXIMUM LOT REAR SETBACK: 25 FEET
 8. MAXIMUM LOT CORNER SETBACK: 25 FEET
 9. MAXIMUM LOT AREA: 23,018 SF
 10. MAXIMUM LOT AREA: 23,018 SF

EXISTING AREAS:
 1. EXISTING DRIVE: 80' x 50' FT.
 2. EXISTING WALKER AND PAVER: 630' x 50' FT.
 3. EXISTING DRIVE: 80' x 50' FT.
 4. EXISTING DRIVE: 80' x 50' FT.
 5. EXISTING DRIVE: 80' x 50' FT.
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 10. EXISTING DRIVE: 80' x 50' FT.

PROPOSED AREAS:
 1. PROPOSED DRIVE: 80' x 50' FT.
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 3. PROPOSED DRIVE: 80' x 50' FT.
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 10. PROPOSED DRIVE: 80' x 50' FT.

**THE PURPOSE OF THIS PLAT IS TO APPLY FOR THE
 1. THE PURPOSE OF THIS PLAT IS TO APPLY FOR THE
 2. THE PURPOSE OF THIS PLAT IS TO APPLY FOR THE
 3. THE PURPOSE OF THIS PLAT IS TO APPLY FOR THE**

SYMBOL	DESCRIPTION
---	Property Boundary
---	Proposed Boundary
---	Proposed Structure
---	Proposed Drive
---	Proposed Sidewalk
---	Proposed Median
---	Proposed Road
---	Proposed Walkway
---	Proposed Utility
---	Proposed Fence
---	Proposed Wall
---	Proposed Gate
---	Proposed Sign
---	Proposed Light
---	Proposed Pole
---	Proposed Tower
---	Proposed Mast
---	Proposed Flag
---	Proposed Ball
---	Proposed Ring
---	Proposed Chain
---	Proposed Strap
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APPLICANT: John Wayne Thomason, Jr.
PHONE: 770-560-3643
REPRESENTATIVE: Garvis L. Sams, Jr.
PHONE: 770-422-7016
TITLEHOLDER: John Wayne Thomason, Jr.
PROPERTY LOCATION: At the southeast corner of
Shallowford Road and Bells Ferry Road
(4526 Bells Ferry Road).

PETITION No.: V-90
DATE OF HEARING: 10-01-2014
PRESENT ZONING: R-20
LAND LOT(S): 140
DISTRICT: 16
SIZE OF TRACT: 0.53 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 34 feet adjacent to the northern property line; 2) waive the rear setback from the required 35 feet to 11 feet adjacent to the southern property line; and 3) increase the maximum allowable impervious surface from 35% to 43.55%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: John Wayne Thomason, Jr. **PETITION No.:** V-90

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 must be recorded showing all improvements on the lot and referencing the variance case. 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: If approved pervious pavers should be required for new driveway addition and/or drywell system required to mitigate impervious variance increase.

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.

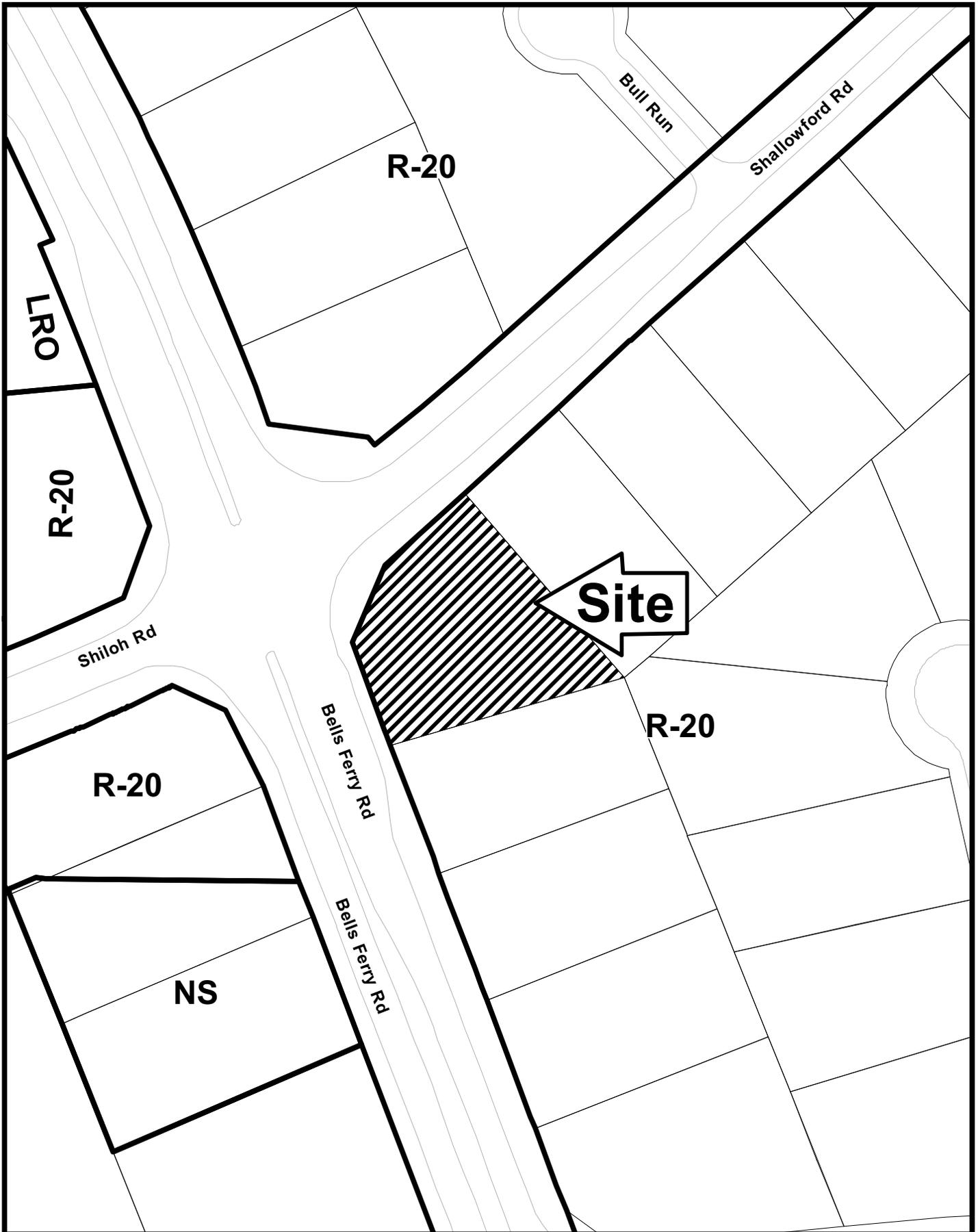
WATER: No conflict.

SEWER: No conflict.

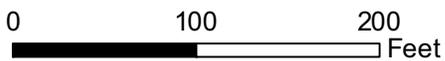
APPLICANT: John Wayne Thomason, Jr. **PETITION No.:** V-90

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.

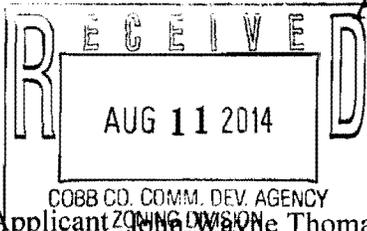
V-90



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



-  City Boundary
-  Zoning Boundary



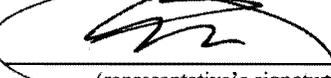
Application for Variance Cobb County

(type or print clearly)

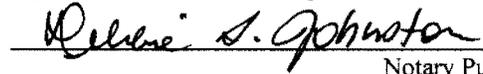
Application No. V- 90
Hearing Date: October 1, 2014

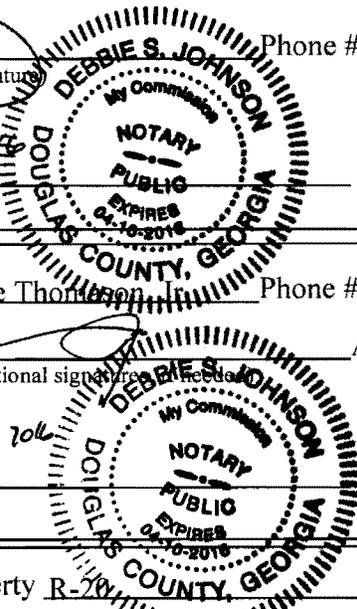
Applicant John Wayne Thomason, Jr. Phone # 770-560-3643 E-mail jw@jwthomason.com

Sams, Larkin, Huff & Balli, LLP Address 376 Powder Springs Street, Ste 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

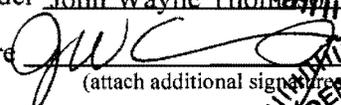

(representative's signature) Phone # 770-422-7016 E-mail gsams@slhb-law.com
Garvis L. Sams, Jr.

April 10, 2014
My commission expires:

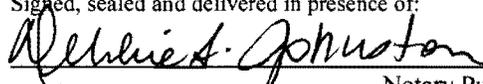
Signed, sealed and delivered in presence of:

Notary Public



Titleholder John Wayne Thomason, Jr. Phone # 770-560-3643 E-mail jw@jwthomason.com

Signature 
(attach additional signatures if needed) Address: 4526 Bells Ferry Road, Kennesaw, GA 30144
(street, city, state and zip code)

April 10, 2014
My commission expires:

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-50

Location Southeast Quadrant of the intersection of Bells Ferry Rd and Shalliford Rd (4526 Bells Ferry Rd)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 140 & 141 District 16th Size of Tract 23,019 sq. ft. 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).

A literal interpretation/or enforcement of Cobb County Zoning Provisions creates a hardship as a result of prohibitions which would preclude the addition of a proposed garage, porch and driveway additions.

List type of variance requested: 1) Waive the front building setback from 35 feet to 34.0 feet. 2) Waive the rear setback from 35 feet to 11 feet. 3) Waive the maximum impervious area from 35% to 43.55% (Sec. 134-197(11))(f).