

PLAT TO ACCOMPANY ZONING VARIANCE APPLICATION FOR
KENNETH J. HESTER
DONNA L. HESTER
 SPR-2014-00231

THIS PLAT IS PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR THE TRANSFERENCE OF PROPERTY. DIMENSIONS ARE COMPILED BY FIELD WORK BY THIS FIRM AND CALLS STATED IN DEED BOOK 13258, PAGE 5871.

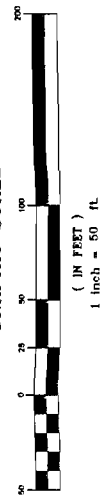
AUG 12 2014
 AGENCY

- TECHNICAL DATA
 TRAVERSE PRECISION - OPEN
 ANGLES MEASUREMENT - COMPASS
 PLAT PRECISION - 1/231860'
 EQUIPMENT - SOKKIA SET 2-100
 IFS - 1/2" RE. ROD SET
 R.R. - REINFORCING ROD
 O.T.P. - OPEN TOP PIPE
 OVERHEAD UTILITIES - CB
 FENCE LINE - CB
 WATER METER - @

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 1306700093H OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED MARCH 4, 2013

THE LOCATION OF DWELLINGS SHOWN WERE TAKEN FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft



AREA = 1.632 ACRES

CR.A. INC. CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LS7000456
 REGISTERED LAND SURVEYORS
 2203 CHARLES HADLEY PARKWAY, DALLAS, GEORGIA 30137
 770 - 443 - 2200



V-92
 (2014)

LAND
 2ND SECTION
 2ND SECTION

PROJECT NO. - 14-034 PLOT FILE - 14-034B

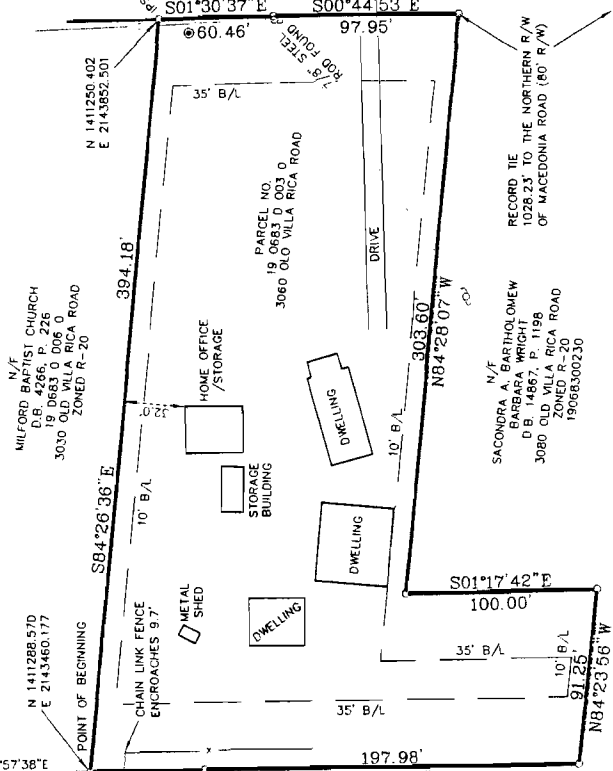
DATE - 08/05/14
 DATE OF FIELD WORK - 03/27/14

50' R/W
 OLD VILLA RICA ROAD
 20' PAVING

BAGLEY FORREST DRIVE

N/F
 ELIZABETH TINSLEY
 WILLIAM TINSLEY
 O.B. 13258, P. 5871
 19068300040
 3055 OLD VILLA RICA ROAD
 ZONED R-20

N/F
 D. S. JAMES
 D.B. 14879, P. 398
 19068300360
 3839 BAGLEY FORREST DRIVE
 ZONED R-20



N/F
 MILFORD BAPTIST CHURCH
 D.R. 4266, P. 226
 19 0663 0 006 0
 3030 OLD VILLA RICA ROAD
 ZONED R-20

N/F
 SACONDR A. BARTHOLOMEW
 BARBARA WRIGHT
 D.B. 14867, P. 1188
 3080 OLD VILLA RICA ROAD
 ZONED R-20
 19068300230

WESTON HEIGHTS SUBDIVISION
 UNIT IV
 P.B. 52, P. 110
 CITY OF POWDER SPRINGS

APPLICANT: Kenneth Hester

PETITION No.: V-92

PHONE: 678-283-8622

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Kenneth Hester

PRESENT ZONING: R-20

PHONE: 678-283-8622

LAND LOT(S): 683

TITLEHOLDER: Kenneth J. Hester, Betty, Hester
and Robbin Hester

DISTRICT: 19

PROPERTY LOCATION: On the west side of Old

SIZE OF TRACT: 1.63 acres

Villa Rica Road, across from Bagley Forest Drive

COMMISSION DISTRICT: 4

(3060 Old Villa Rica Road).

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 720 square foot home office/storage) to the side of the primary building; and 2) waive the side setback for an accessory structure over 650 square feet (approximately 720 square foot home office/storage) from the required 100 feet to 32 feet adjacent to the northern property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Kenneth Hester

PETITION No.: _____

V-92

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Issued notice of violation for building without a permit on 02-27-14.

SITE PLAN REVIEW: There are three dwellings on one lot. This property must be subdivided to provide one dwelling per lot, which will in turn require additional variances.

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: No comment.

WATER: No conflict.

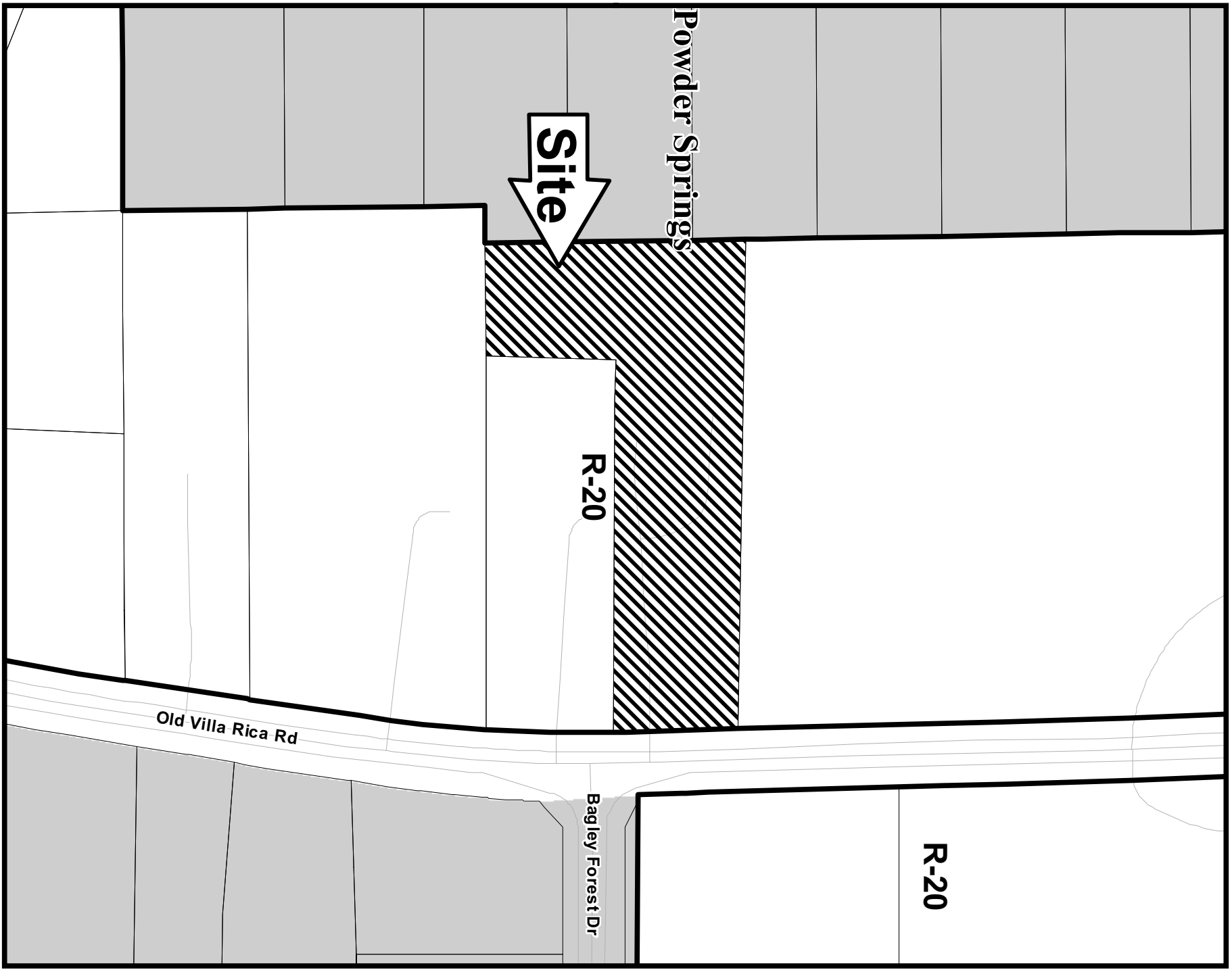
SEWER: No conflict.

APPLICANT: Kenneth Hester

PETITION No.: V-92

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-92



Powder Springs

Site

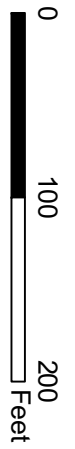
R-20

R-20

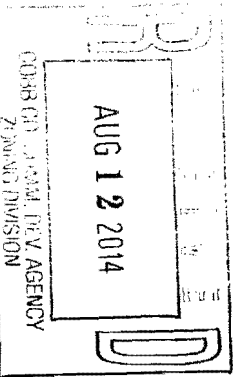
Old Villa Rica Rd

Bagley Forest Dr

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. _____
Hearing Date: _____

Applicant Kenneth Hester Phone # 478-283-8622 E-mail KHester@820.comcast.net
Address 3060 Old Villa Rica Rd Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

Kenneth Hester Phone # 478-283-8622 E-mail KHester@820.comcast.net
(representative's signature)

My commission expires: _____
J.L. Bowman
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires 11/19/2016
Signed, sealed and delivered in presence of:
Notary Public

Titleholder Kenneth Hester Phone # 478-283-8622 E-mail KHester@820.comcast.net
Signature Kenneth Hester Address: 3060 Old Villa Rica Rd Powder Springs GA 30127
(attach additional signatures, if necessary) (street, city, state and zip code)
J.L. Bowman
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires 11/19/2016
Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property Residential
Location 3060 Old Villa Rica Rd Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 483 District 19 Size of Tract 1.432 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).
Building placed there because most level spot other places would cause excessive grading.

List type of variance requested: _____