

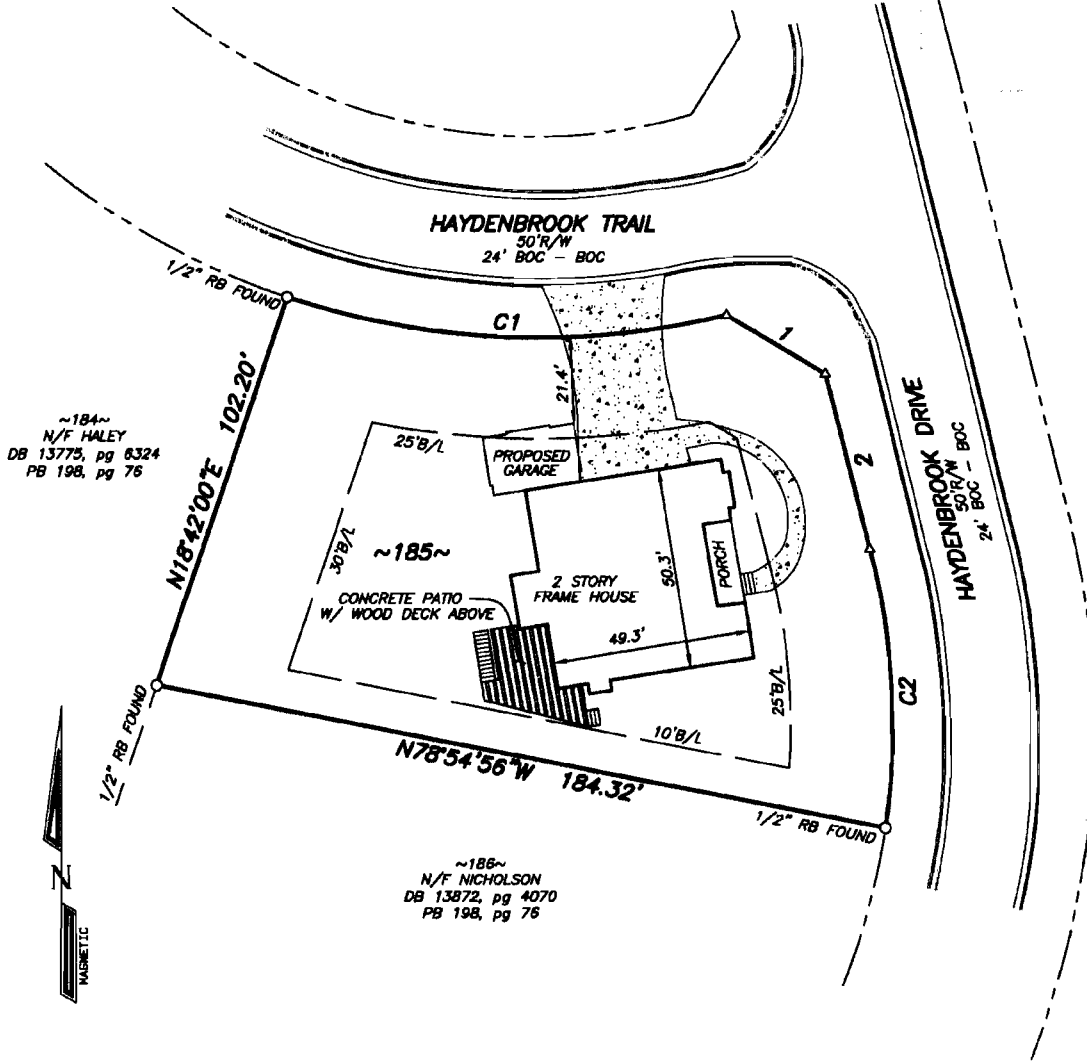
V-120
(2014)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	184.31'	110.89'	109.39'	S87°36'11"E
C2	179.95'	70.00'	69.96'	S02°57'22"E

EXISTING IMPERVIOUS AREA: 24.3%
PROPOSED IMPERVIOUS: 26.3%

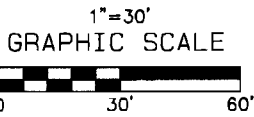
LINE	BEARING	DISTANCE
1	S59°00'00"E	28.33'
2	S14°06'00"E	44.96'

OCT - 9 2014



~184~
N/F HALEY
DB 13775, pg 8324
PB 198, pg 76

~186~
N/F NICHOLSON
DB 13872, pg 4070
PB 198, pg 76



THE DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF BETTER THAN 1:27,450 AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:131,620 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

1971 HAYDENBROOK TRAIL
ACWORTH, GA 30101

AREA
17,378 SQ FT
0.40 ACRES



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759

F.I.A. OFFICIAL FLOOD HAZARD MAP COMMUNITY NUMBER 130062 PAGE 0014 G, DATED 12/18/08 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:
BOOK 198, PAGE 78

ALL MATTERS OF TITLE ARE EXCEPTED.

____ SURVEY FOR: ____

**GRANT J. SMITH &
SHANNON C. SMITH**

BROOKSTONE		
LOT- 185	P.D. 1	UNIT XXIII
LAND LOT- 194		
DISTRICT- 20th		SECTION- 2nd
COUNTY- COBB		STATE- GEORGIA
DATE- JULY 18, 2014		SCALE 1"= 30'
REVISED-	B KR29-14	

APPLICANT: Shannon C. Smith

PETITION No.: V-120

PHONE: 770-919-1569

DATE OF HEARING: 12-10-2014

REPRESENTATIVE: Shannon C. Smith

PRESENT ZONING: PD

PHONE: 678-471-5245

LAND LOT(S): 194

TITLEHOLDER: Grant J. Smith and Shannon C. Smith

DISTRICT: 20

PROPERTY LOCATION: At the southwest corner of Haydenbrook Drive and Haydenbrook Trail (1971 Haydenbrook Trail).

SIZE OF TRACT: 0.40 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the major side setback from the required 25 feet to 21.4 feet adjacent to the north property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Shannon C. Smith

PETITION No.: V-120

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: Roof downspouts for new garage must be discharged down driveway to the street.

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: Shannon C. Smith

PETITION No.: V-120

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-120



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

0 100 200 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

OCT - 9 2014

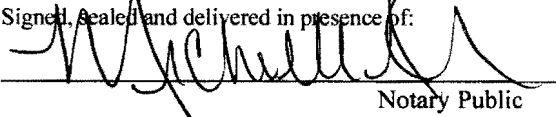
(type or print clearly)

Application No. V-120
Hearing Date: 12-10-14

Applicant Shannon C. Smith Phone # 770 919-1569 E-mail ShannonCCSmith@yahoo.com
Shannon C. Smith Address 678 471-5245
1971 Haydenbrook Trail NW Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

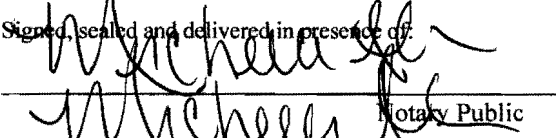
Shannon C. Smith Phone # 678-471-5245 E-mail ShannonSmith@yahoo.com
(representative's signature)

My commission expires: 8/2016

Signed, sealed and delivered in presence of:

 Notary Public

Holder + Shannon C. Smith Phone # 678-471-5245 E-mail _____
 Address: 1971 Haydenbrook Trail NW
(street, city, state and zip code) Acworth 30101

My commission expires: _____

Signed, sealed and delivered in presence of:

 Notary Public

Present Zoning of Property PRD
 Location 1971 Haydenbrook Trail NW (Haydenbrook Trail & Haydenbrook Drive)
(street address, if applicable; nearest intersection, etc.)
 Land Lot(s) 194 District 20th Size of Tract .40 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.
With the property being a corner lot there is no place to construct the detached garage w/out encroaching into setback. We are requesting the minimum necessary.

List type of variance requested: Encroach into setback by 3'