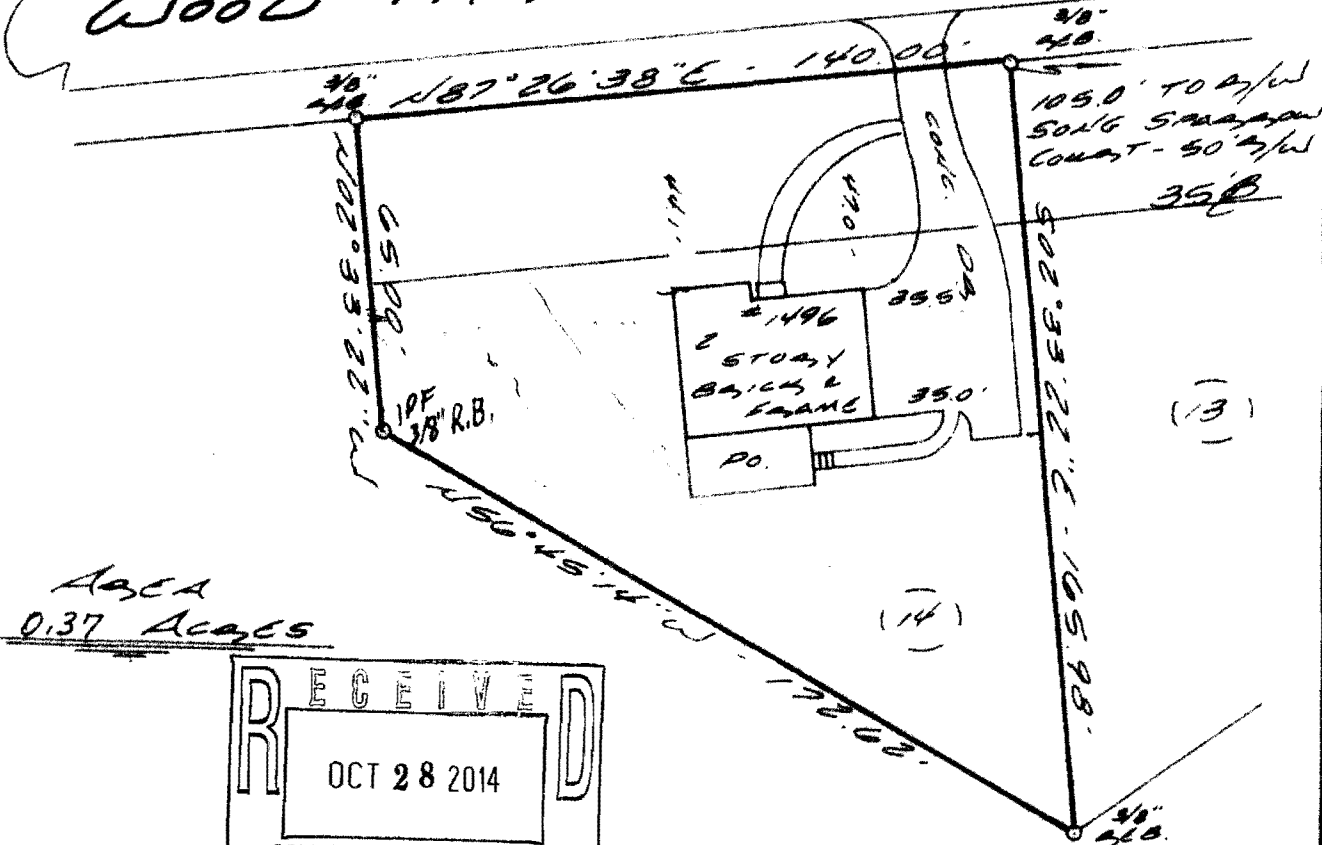


V-5  
(2015)

WOOD THORNSH WAY - 50' R/W

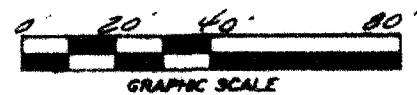


Area  
0.37 Acres

RECEIVED  
OCT 28 2014  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

I HAVE THIS DATE, EXAMINED THE  
TIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED LOT (SADP)  
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT MAY BE BASED ON A  
RECORDED PLAT FROM IRON PINS  
REFERENCED ON SAID PLAT FOR  
CLOSURE TIE IN.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSURE ERROR OF ONE FOOT IN 50,000 FEET AND AN  
ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT, AND WAS  
ADJUSTED USING GRANDALL RULE. THIS MAP OR PLAT HAS  
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-  
ATE WITHIN ONE FOOT IN 40,000 FEET.

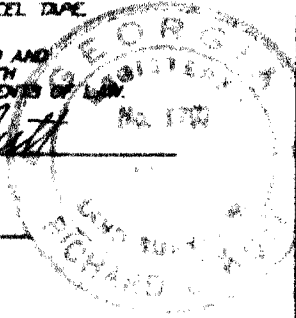
EQUIPMENT USED:  
TOPCON 6TS-R(B) & TRANSIT W/100' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND  
HAS BEEN PREPARED IN CONFORMITY WITH  
THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Richard E. North

**KENCO.**  
SURVEYING CO., INC.

P.O. BOX 762  
SMYRNA, GEORGIA 30081  
(404) 425-6824



**SURVEY FOR:**

Carol W. Engelbeast  
Mary Kathleen Engelbeast

LOT 14, BUCK A UNIT III	REVISIONS:
CHESTNUT SPRING	
LAND LOT 843	
16th DISTRICT 208 SECT.	CC
COBB COUNTY, GEORGIA	DRINK DE
PLAT BOOK 70, PG. 68	CPROD.
DATE: 4/15/93 SCALE: 1" = 40'	JOB # 605
	B/A

**APPLICANT:** Carleton Engelbert

**PETITION No.:** V-5

**PHONE:** 770-971-9227

**DATE OF HEARING:** 01-14-2015

**REPRESENTATIVE:** Carleton Engelbert

**PRESENT ZONING:** R-15

**PHONE:** 770-971-9227

**LAND LOT(S):** 843

**TITLEHOLDER:** Carl W. Engelbert and Mary Kathleen Engelbert

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Wood Thrush Way, east of Kinglet Lane (1496 Wood Thrush Way).

**SIZE OF TRACT:** 0.37 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 20 feet.

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

**BOARD OF APPEALS DECISION**

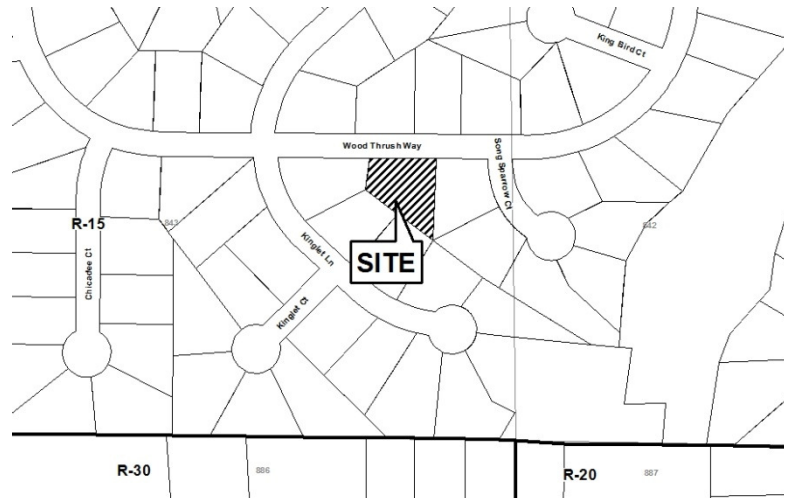
APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Carleton Engelbert

**PETITION No.:** V-5

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Building permit required.

**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 or letter of completion 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:** Proposed fully enclosed four-season porch will replace existing screened porch on the same footprint. No apparent adverse stormwater management issues 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.

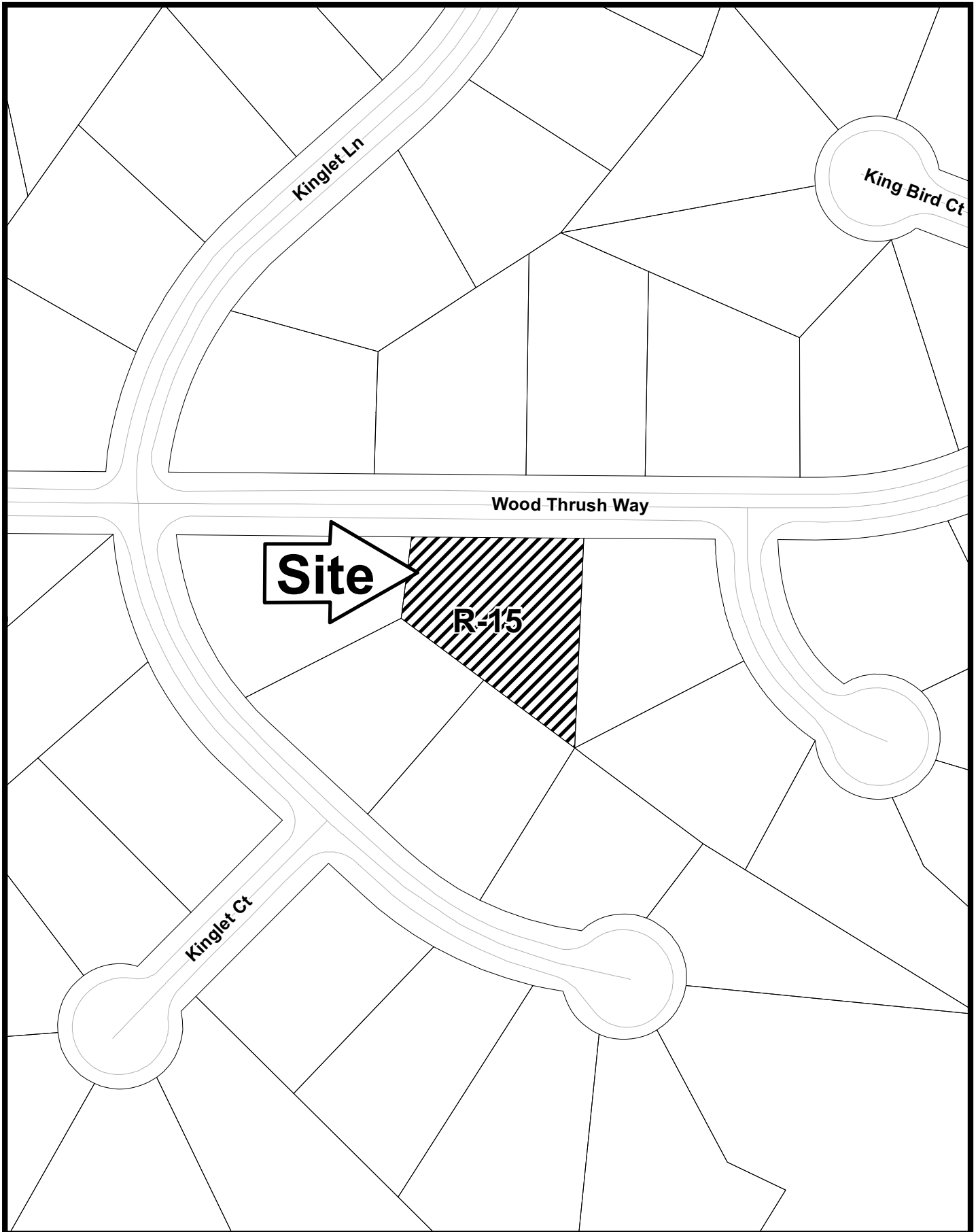
**SEWER:** No conflict.

**APPLICANT:** Carleton Engelbert      **PETITION No.:** V-5

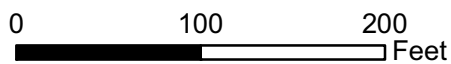
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

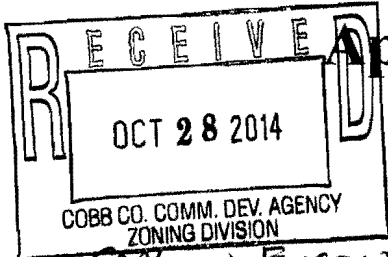
# V-5



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-5  
Hearing Date: 1-14-15

Applicant CARLETON ENGELBERT Phone # 770-971-9227 E-mail CENGELBERT@Bellsouth.net  
CARLETON ENGELBERT Address 1496 Wood Thrush Way, Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

Carleton Engelbert Phone # 770-971-9227 E-mail CENGELBERT@Bellsouth.net  
(representative's signature)

Mary Kathleen Engelbert  
Mary Kathleen Engelbert  
My commission expires: JAN 03, 2017

MIRTA LAWES  
Notary Public  
Cobb County State of Georgia  
Signed, sealed and delivered in presence of:  
Mirta Lawes  
My Commission Expires Jan 3, 2017  
MIRTA LAWES Notary Public

Titleholder CARLETON ENGELBERT Phone # 770-971-9227 E-mail CENGELBERT@Bellsouth.net  
Signature Carleton Engelbert Address: 1496 Wood Thrush Way, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

MARY KATHLEEN ENGELBERT  
Mary Kathleen Engelbert  
My commission expires: JAN 03, 2017

MIRTA LAWES  
Notary Public  
Cobb County State of Georgia  
Signed, sealed and delivered in presence of:  
Mirta Lawes  
My Commission Expires Jan 3, 2017  
MIRTA LAWES Notary Public

Present Zoning of Property R-15  
Location 1496 Wood Thrush Way  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 843 District 16 Size of Tract .37 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).

WE NEED A TEN FOOT VARIANCE FROM THE CORNER OF THE EXISTING PORCH TO NEIGHBORS FENCE. THE CURRENT DISTANCE IS 20 FEET WHILE THE ZONE REQUIRES 30 FEET. WE ARE REPLACING AN EXISTING PORCH WHICH WAS BUILT 30 YEARS AGO WITH A MORE PERMANENT STRUCTURE OF THE SAME SIZE.

List type of variance requested: REQUESTING A TEN (10) FOOT VARIANCE.