

THIS PROPERTY IS NOT LOCATED WITHIN
A 100 YEAR FLOOD ZONE ACCORDING TO
COBB COUNTY F.I.R.M., PANEL 0089 G
COMMUNITY #130052 DATED: DEC. 16, 2008

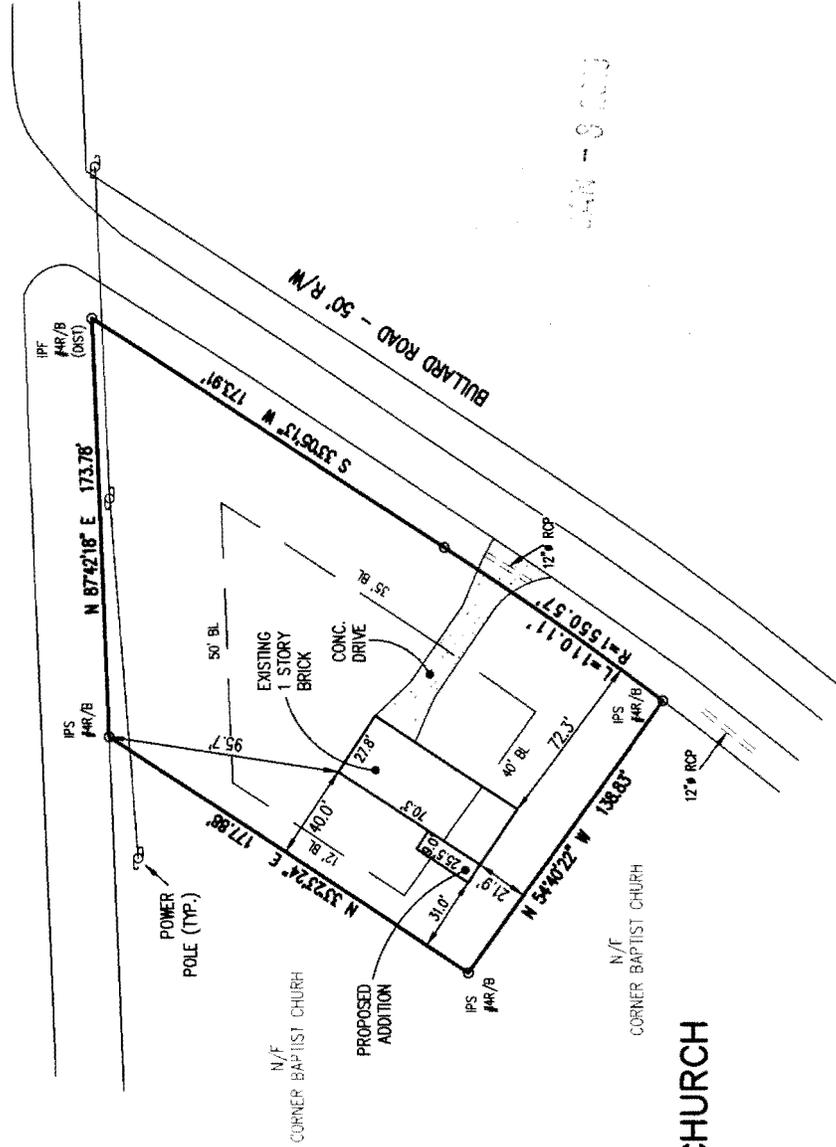
V-44
(2015)

VARIANCE:
TO ADD ADDITION ON THE BACK OF
THE HOUSE THAT HAS AN EXISTING
BUILDING LINE SETBACK ENCROACH



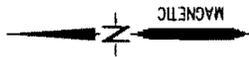
Centerline Surveying Systems, Inc.
1531 ROSWELL ROAD, SUITE 206, MARIETTA, GA 30062
PHONE: (770) 565-1655 FAX: (770) 565-1879
1114022-V

MACLAND ROAD - 80' R/W



TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:100,000+
MAGNETIC BEARING ROTATED TO
MATCH REFERENCE PLAT.
ALL MATTERS OF TITLE EXCEPTED.

TOTAL AREA:
32,670 SF - 0.75 ACRES



CURRENT ZONING:
R-30

PROPERTY ADDRESS:
2250 BULLARD ROAD
POWDER SPRINGS, GEORGIA 30073

VARIANCES PLAT FOR:

CORNER BAPTIST CHURCH

LOCATED IN LAND LOT 453
IN THE 19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50' DATE: DEC. 15, 2014



APPLICANT: A Shore Thing One, LLC

PETITION No.: V-44

PHONE: 770-429-1499

DATE OF HEARING: 03-11-2015

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-30

PHONE: 770-429-1499

LAND LOT(S): 453

TITLEHOLDER: A Shore Thing One, LLC

DISTRICT: 19

PROPERTY LOCATION: On the southwest corner of Macland Road and Bullard Road (2250 Bullard Road).

SIZE OF TRACT: 0.75 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 20 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: A Shore Thing One, LLC **PETITION No.:** V-44

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: No adverse stormwater management impacts 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: The subject property is within the Macland Road Design Guidelines.

CEMETERY PRESERVATION: No comment.

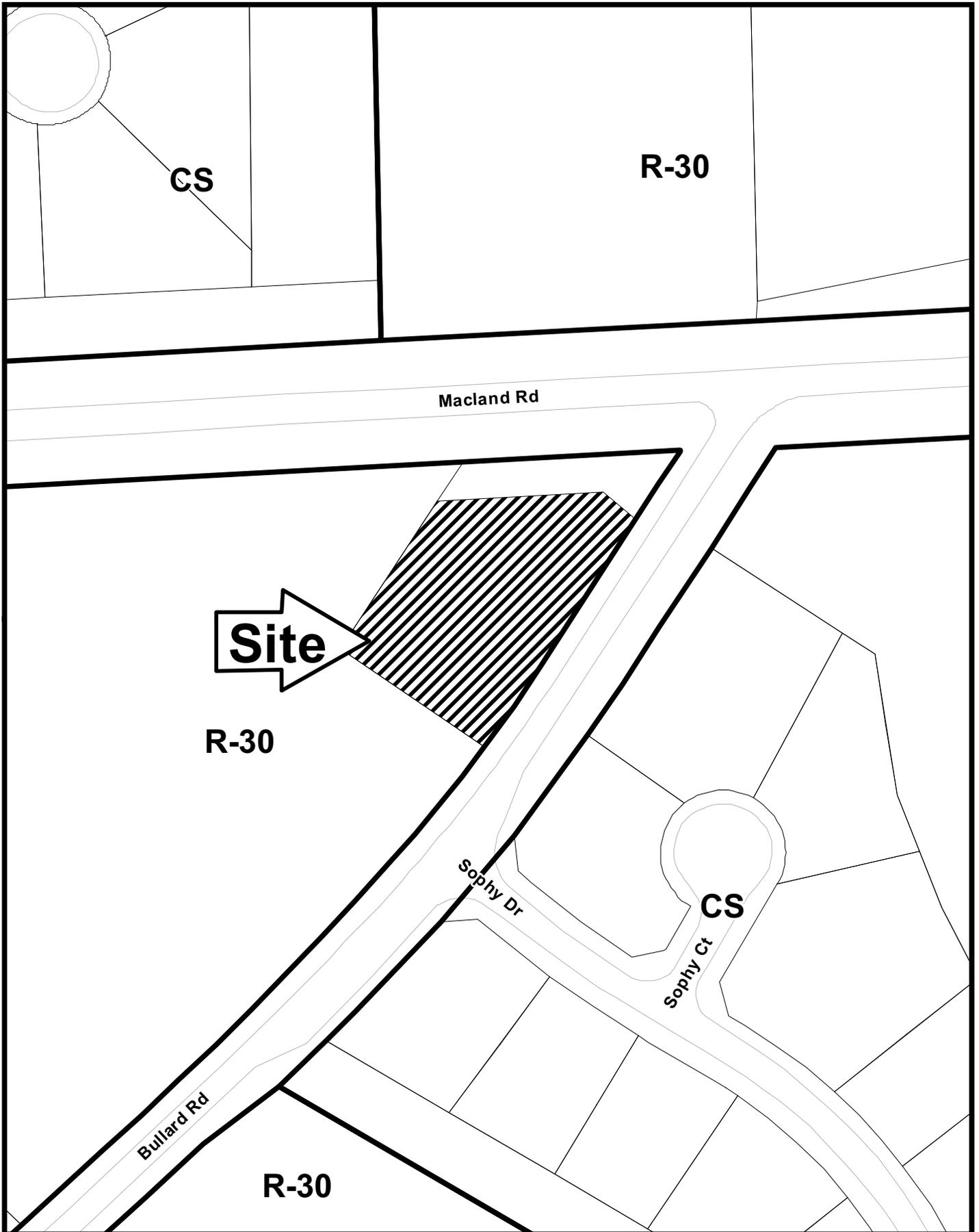
WATER: No conflict.

SEWER: No conflict.

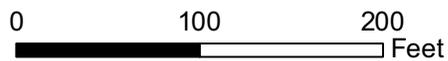
APPLICANT: A Shore Thing One, LLC **PETITION No.:** V-44

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.

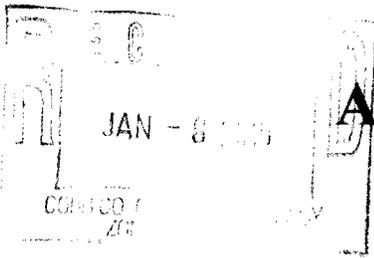
V-44



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- 44 (2015)
Hearing Date: 03/11/2015

Applicant A Shore Thing One, L.L.C. Phone # _____ E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of

[Signature]
Notary Public
COBB COUNTY

Titleholder A Shore Thing One, L.L.C. Phone # _____ E-mail _____
Signature BY: Teri V. Neal Address: Post Office Box 342
(attach additional signatures, if needed) Powder Springs, GA 30127
Teri V. Neal, Manager (street, city, state and zip code)

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of

[Signature]
Notary Public
COBB COUNTY

Present Zoning of Property R-30
Location 2250 Bullard Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 453 District 19th Size of Tract 0.75 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).

See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: Reduction of required minimum rear setback from forty (40) feet to twenty (20) feet. (See § 134-196(4)(d)).

V-44
(2015)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 44 (2015)
Hearing Date: March 11, 2015

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: A Shore Thing One, L.L.C.

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a reduction of the minimum rear setback from the required forty (40) feet, as set forth under the R-30 zoning classification, to twenty (20) feet for property located at the intersection of the southerly side of Macland Road and the northwesterly side of Bullard Road, Land Lot 453, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"), and being known as 2250 Bullard Road. The Subject Property has an existing one-story, single-family residence located on the 0.75 acre tract. The Property is a corner lot at the intersection of Macland Road and Bullard Road; therefore, the front setback is measured from Macland Road, even though the front of the residence faces Bullard Road. By calculating the front setback from Macland Road, the proposed addition beginning at the rear corner and extending to the side of the residence, would encroach into the defined forty (40) foot rear setback. If the setbacks for the Property were calculated from Bullard Road, the requested variance would be unnecessary. The variance requested herein is not substantial and would allow for enhancement to the existing residence. The remaining setbacks and minimum lot requirements for the Subject Property meet or exceed the minimum requirements as set forth in the Cobb County Zoning Ordinance.