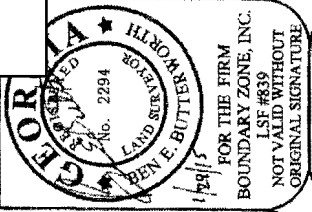




NORTH  
PER PB 58, PG 192  
SCALE: 1"=30'

**BOUNDARY SURVEY**  
PREPARED FOR: THOMAS D. SMITH  
LOT 11 AND A PORTION OF LOT 12, BLOCK B,  
WESTFIELD SUBDIVISION, UNIT TWO,  
999 & 1000,  
2ND SECTION,  
GEORGIA - 1/28/15



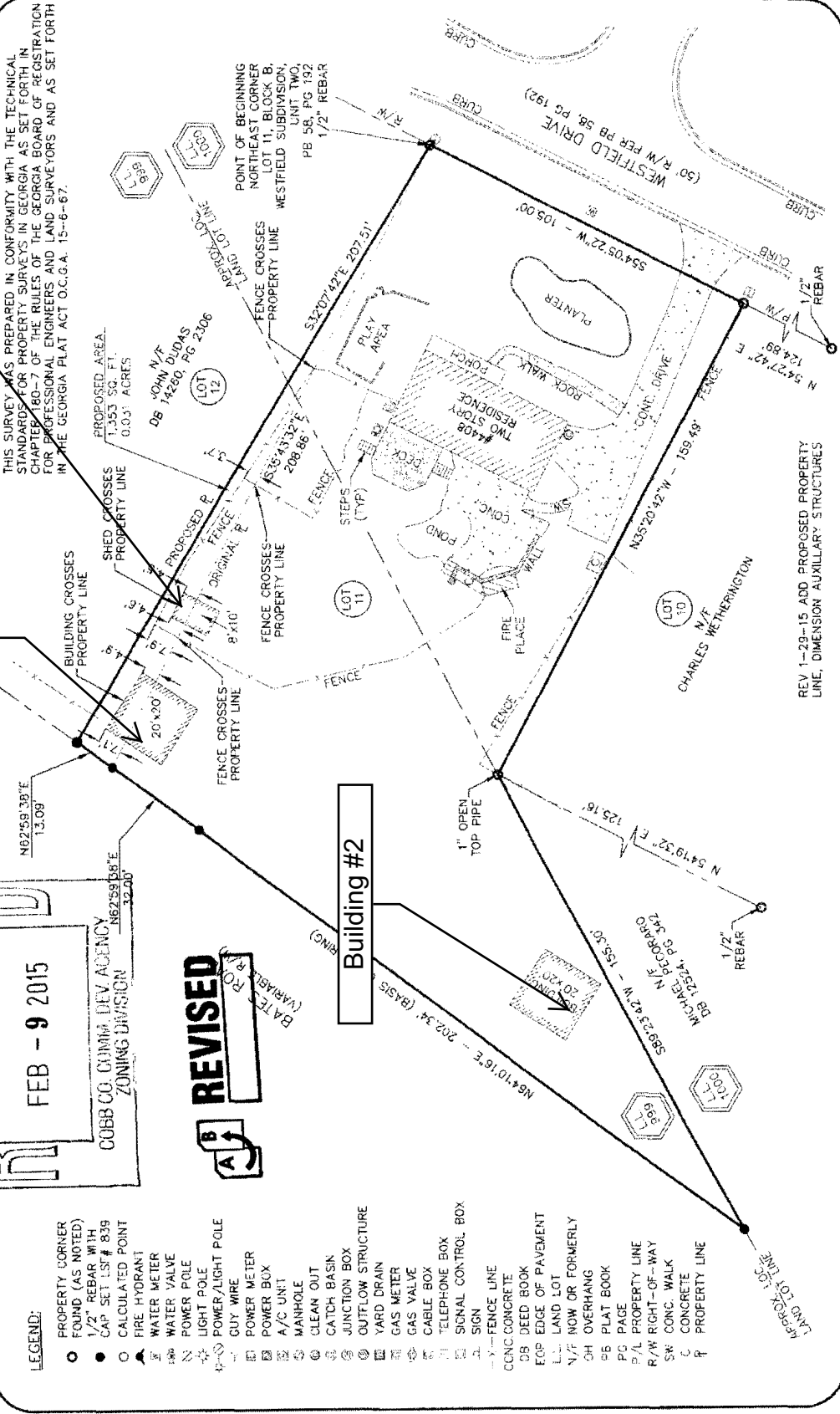
FOR THE FIRM  
**BOUNDARY ZONE, INC.**  
LSF #830  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

PROJECT  
1579001  
SHEET  
1 OF 1

Building #3

Building #1

Building #2



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REV 1-29-15 ADD PROPOSED PROPERTY LINE, DIMENSION AUXILIARY STRUCTURES

TOTAL AREA: 0.619 ACRES / 26,964 SQUARE FEET.  
BOUNDARY REFERENCE: DEED BOOK 14304, PAGE 5343 & PLAT BOOK 58, PAGE 192.  
FIELDWORK PERFORMED ON 1/27/15.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 417,851 FEET.  
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,854 FEET, AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON. PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.  
© COPYRIGHT 2015 - BOUNDARY ZONE, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



GRAPHIC SCALE - IN FEET

**FEB - 9 2015**  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**REVISED**

- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
  - 1/2" REBAR WITH CAP SET LSF # 839
  - CALCULATED POINT
  - ▲ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ POWER POLE
  - ⊕ LIGHT POLE
  - ⊕ POWER/LIGHT POLE
  - ⊕ GUY WIRE
  - ⊕ POWER METER
  - ⊕ POWER BOX
  - ⊕ A/C UNIT
  - ⊕ MAINHOLE
  - ⊕ CLEAN OUT
  - ⊕ CATCH BASIN
  - ⊕ JUNCTION BOX
  - ⊕ OUTFLOW STRUCTURE
  - ⊕ YARD DRAIN
  - ⊕ GAS METER
  - ⊕ GAS VALVE
  - ⊕ CABLE BOX
  - ⊕ TELEPHONE BOX
  - ⊕ SIGNAL CONTROL BOX
  - ⊕ SIGN
  - X- FENCE LINE
  - CGNC CONCRETE
  - DB DEED BOOK
  - ⊕ EDGE OF PAVEMENT
  - L.V. LAND LOT
  - N/F NOW OR FORMERLY
  - OH OVERHANG
  - CB PLAT BOOK
  - PG PAGE
  - P/L PROPERTY LINE
  - R/W RIGHT-OF-WAY
  - SW CONC. WALK
  - C CONCRETE
  - † PROPERTY LINE

V-46  
(2015)

**APPLICANT:** Thomas D. Smith  
**PHONE:** 404-538-1769  
**REPRESENTATIVE:** Thomas D. Smith  
**PHONE:** 404-538-1769  
**TITLEHOLDER:** Thomas D. Smith  
**PROPERTY LOCATION:** On the north side of  
Westfield Drive, north of Williamsburg Court  
(4408 Westfield Drive).

**PETITION No.:** V-46  
**DATE OF HEARING:** 04-01-2015  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 999, 1000  
**DISTRICT:** 19  
**SIZE OF TRACT:** 0.62 acre  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure under 650 square feet (400 square foot building #1) from the required 10 feet adjacent to the northern side property line to 5 feet and from the required 35 feet adjacent to the rear property line to 8 feet; 2) waive the setbacks for an accessory structure under 650 square feet (400 square foot buiding #2) from the required 10 feet adjacent to the southern side property line to 2 feet and from the required 35 feet adjacent to the rear property line to 13 feet; and 3) waive the side setback for a building under 144 square feet (building #3) from 5 feet to 4.5 feet.

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

**BOARD OF APPEALS DECISION**

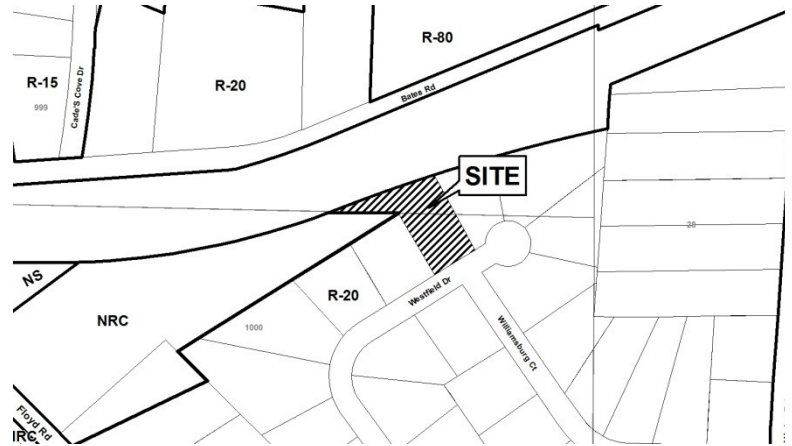
APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Thomas D. Smith

**PETITION No.:** V-46

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No apparent adverse stormwater management issues were observed for these existing structures.

**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.

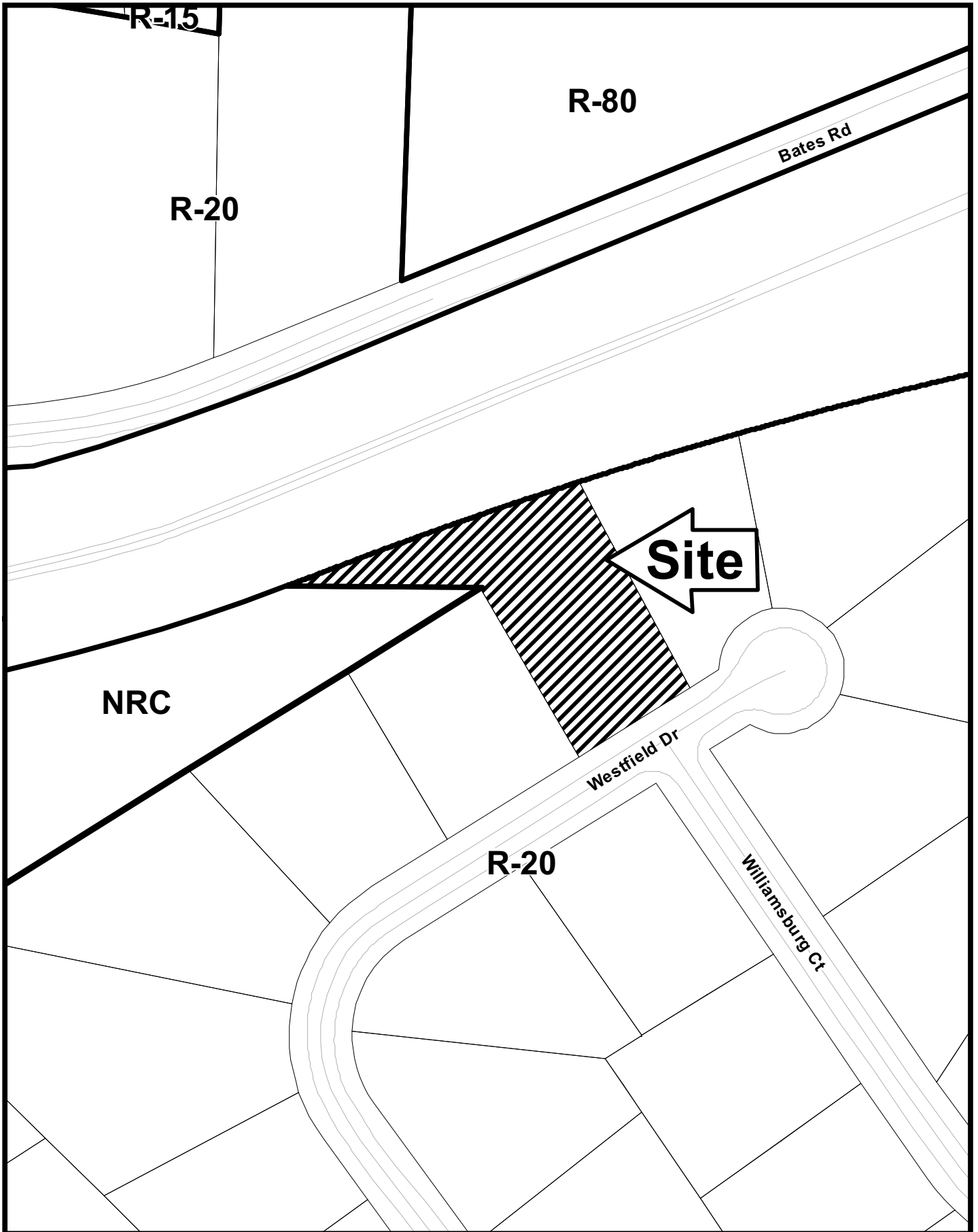
**SEWER:** No conflict.

**APPLICANT:** Thomas D. Smith                      **PETITION No.:** V-46

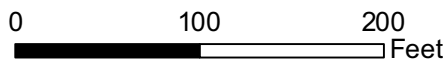
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-46



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

JAN 29 2015

(type or print clearly)

Application No. V-46  
Hearing Date: 4-1-15

Applicant Thomas D. Smith Phone # (404)538-1769 E-mail Mailtommysmith@gmail.com

Thomas D. Smith Address 4408 Westfield Dr. Mableton GA 30126  
(representative's name, printed) (street, city, state and zip code)

Thomas D. Smith Phone # (404)538-1769 E-mail Mailtommysmith@gmail.com  
(representative's signature)

My commission expires: August 25, 2017

Notary Public  
MISTY L. GOODMAN  
MY COMMISSION EXPIRES AUGUST 25, 2017  
COBB COUNTY, GEORGIA  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Thomas D. Smith Phone # (404)538-1769 E-mail Mailtommysmith@gmail.com

Signature Thomas D. Smith Address 4408 Westfield Drive Mableton Ga 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 25, 2017

Notary Public  
MISTY L. GOODMAN  
MY COMMISSION EXPIRES AUGUST 25, 2017  
COBB COUNTY, GEORGIA  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property R20

Location 4408 Westfield Drive Mableton Ga 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 999 + 1000 District 19th Size of Tract 0.619 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).

Inside Distance from Septic Lines

List type of variance requested: Setbacks for accessory structure