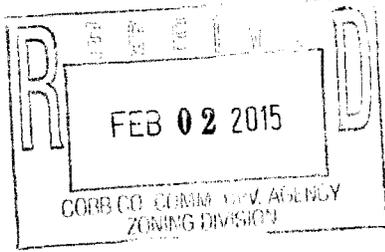


V-47
(2015)



MAGNETIC

AREA = 0.3445 A
3356 RIDGECREST DRIVE



PANEL NO. 1306720094 H
LOCATION COBB ZONE V X

SURVEY FOR:

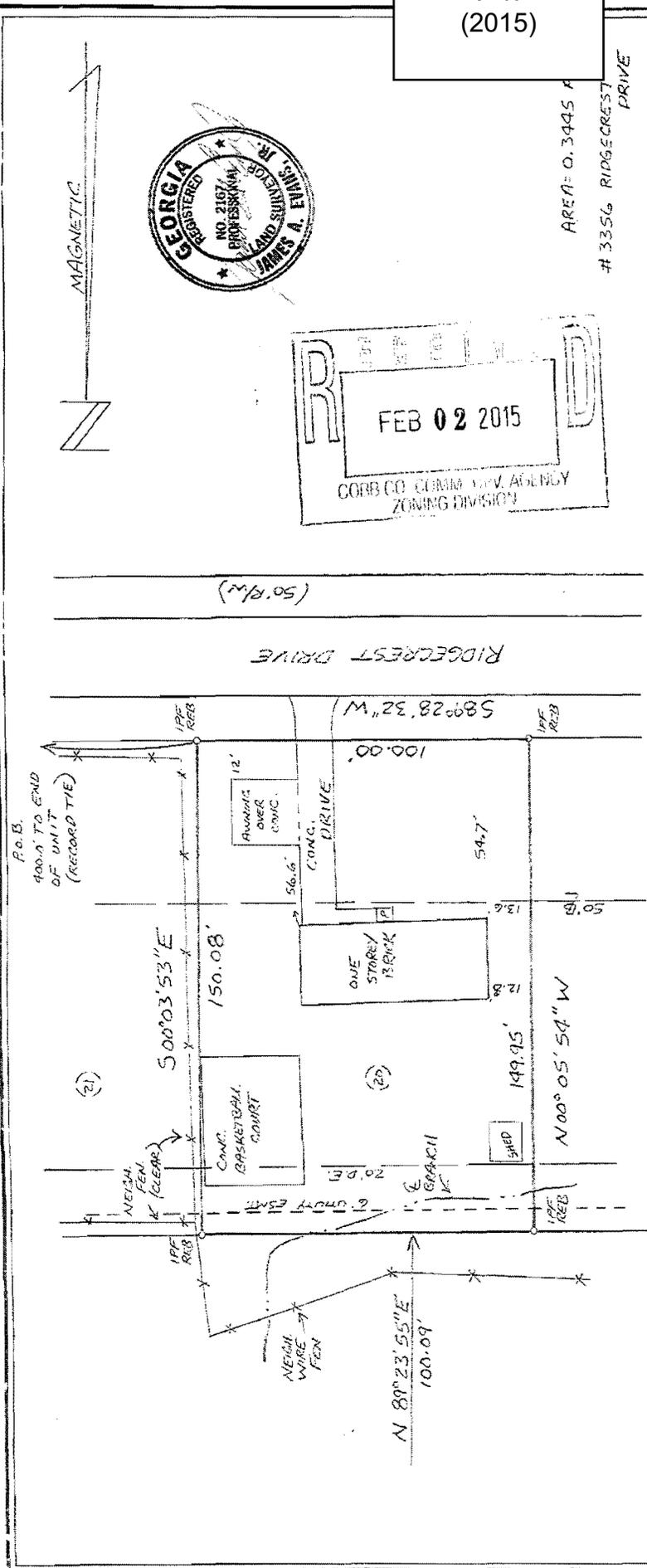
KEYAWNA WARD
CAVIN WARD

REVISIONS	
LOT 20	BLK. "A" UNIT TWO
	RIDGEVIEW
LAND LOT	6446
DISTRICT	1971 SECTION 2ND
	CDRBB COUNTY, GEORGIA
PLAT BOOK	56 PAGE 34
DATE:	1-15-15 SCALE: 1" = 30'
	12-15

I HAVE THIS DATE, EXAMINED THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED AND I AM OF THE OPINION THAT THE SAME IS CORRECT AND ACCURATE TO THE DEGREE OF ACCURACY PERMITTED BY THE ACTS OF PARLIAMENT AND THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 47-5-67.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED BY ME AND I AM OF THE OPINION THAT THE SAME IS CORRECT AND ACCURATE TO THE DEGREE OF ACCURACY PERMITTED BY THE ACTS OF PARLIAMENT AND THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 47-5-67.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-6000



AR 1006

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for the Professions, Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 47-5-67.

APPLICANT: Calvin and Keiyawna Ward
PHONE: 678-600-6155
REPRESENTATIVE: Calvin and Keiyawna Ward
PHONE: 404-625-9630
TITLEHOLDER: Keiyawna Ward and Calvin Ward
PROPERTY LOCATION: On the north side of
Ridgecrest Drive, west of Valley View Drive
(3356 Ridgecrest Drive).

PETITION No.: V-47
DATE OF HEARING: 04-01-2015
PRESENT ZONING: R-15
LAND LOT(S): 646
DISTRICT: 19
SIZE OF TRACT: 0.34 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (car awning) to be located in front of principal structure (unattached); 2) waive the front setback for an accessory structure over 144 square feet from the required 35 feet to 12 feet; 3) waive the setback for an accessory structure (basketball court) from the required 10 feet to zero feet adjacent to the east property line and from the required 30 feet to 12 feet adjacent to the north property line; and 4) waive the setback for an existing tool shed (second accessory structure) from the required 5 feet to 3 feet.

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

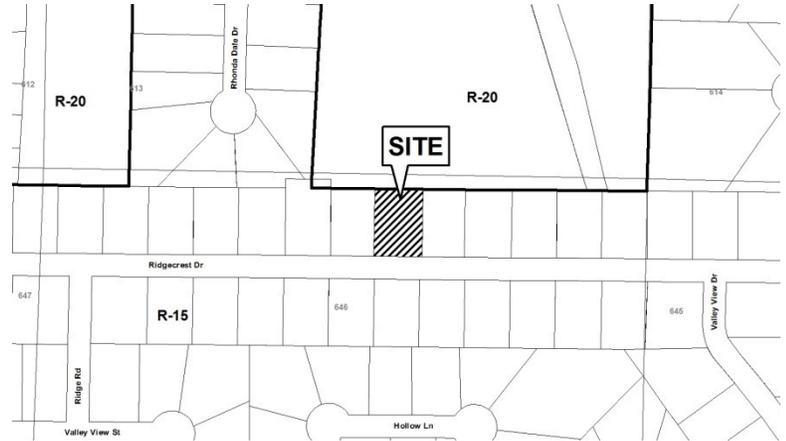
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Calvin and Keiyawna Ward **PETITION No.:** V-47

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: The channel located along the rear of the lot is delineated on the County's Stream Buffer Map. If this channel is indeed considered waters of the state then a buffer variance will be required.

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.

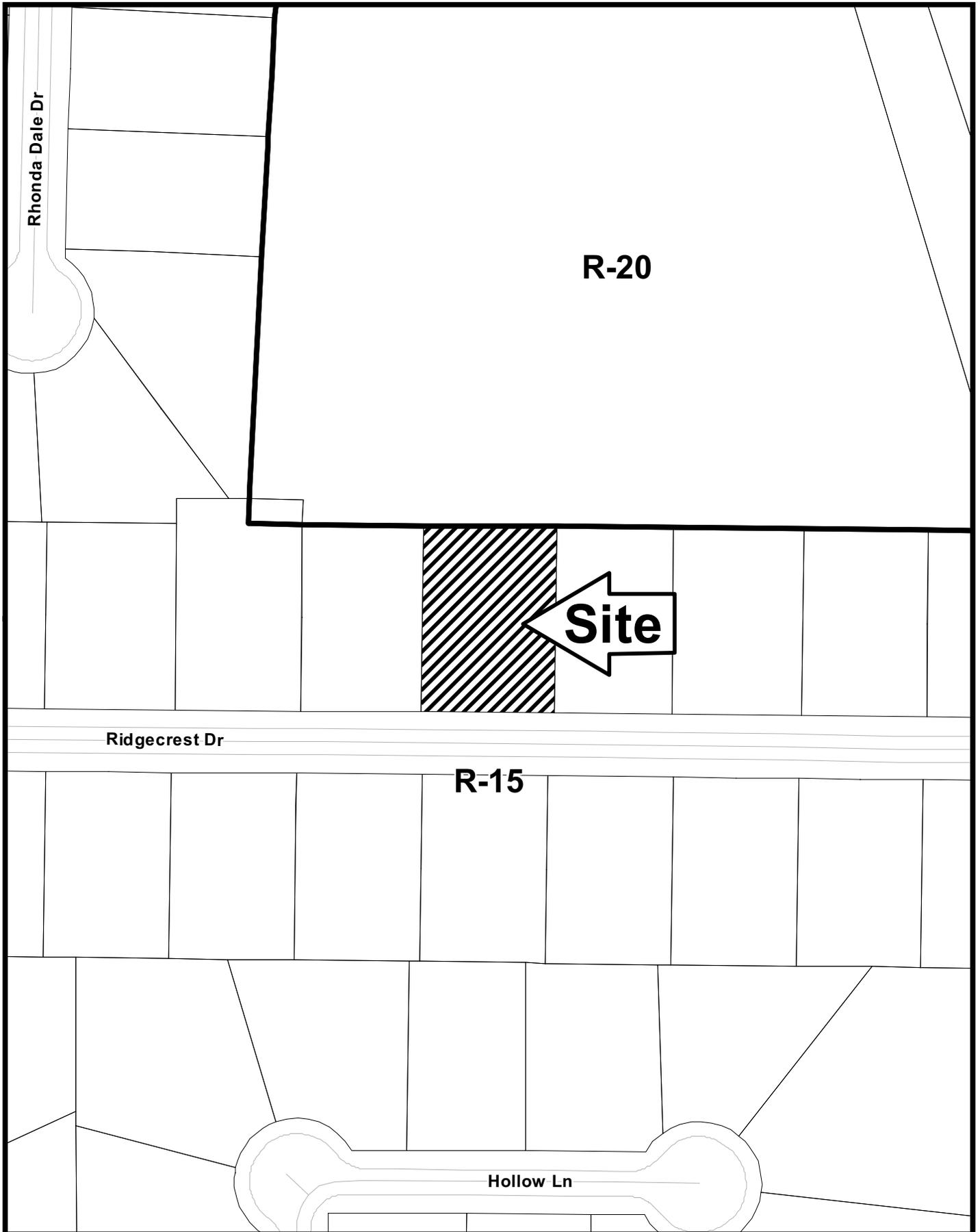
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Calvin and Keiyawna Ward **PETITION No.:** V-47

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-47

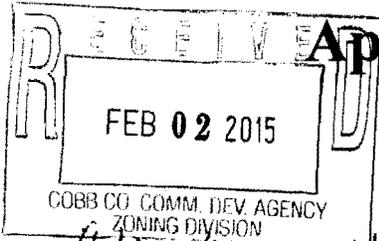


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. U-47
Hearing Date: 4-1-15

Applicant Calvin + Kelyawna Ward Phone # 678-600-6155 E-mail calvinward2002@yahoo.com

Calvin + Kelyawna Ward Address 3356 Ridgecrest dr Powder Springs Ga 30127
(representative's name, printed) (street, city, state and zip code)

Kelyawna Ward Phone # 404-625-9630 E-mail KRC70@hotmail.com
(representative's signature)

My commission expires: Aug 5, 2017

Signed, sealed and delivered in presence of:

Sheree L. Camp
Notary Public

Titleholder Calvin + Kelyawna Ward Phone # 678-600-6155 E-mail calvinward2002@yahoo.com

Signature Calvin Ward Address: 3356 Ridgecrest dr Powder Springs GA, 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 5, 2017

Signed, sealed and delivered in presence of:

Sheree L. Camp
Notary Public

Present Zoning of Property 3356 Ridgecrest dr Powder Springs Ga

Location 3356 Ridgecrest dr Powder Springs Ga 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 646 / 20 District 19th Size of Tract _____ 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).

In 2001 Calvin + Kelyawna purchase our home @ 3356 Ridgecrest dr our garage was apart of our home and there before we purchase our home. The previous home owner installed the garage. We had our property surveyed, before buying and no one said that our property was in violation. We have been living in our home for fourteen years and NO one has

List type of variance requested: ever said anything about us being out of code. Our Garage Property is very professionally done and looks great and brings value to our home Calvin + Kelyawna are hard working ppl loving family raising our 3 daughter 16,13,10 we do not have any money to more, keep or pay any fines. I am a great person in our Community who never been in any trouble and fun not afford ticket fines jail time

Revised: March 5, 2013

for a problem that was here before we purchased our home

I'm asking to be Grandfathered In to keep our Garage our Home was build in 1971-1972 Thank for you help.

