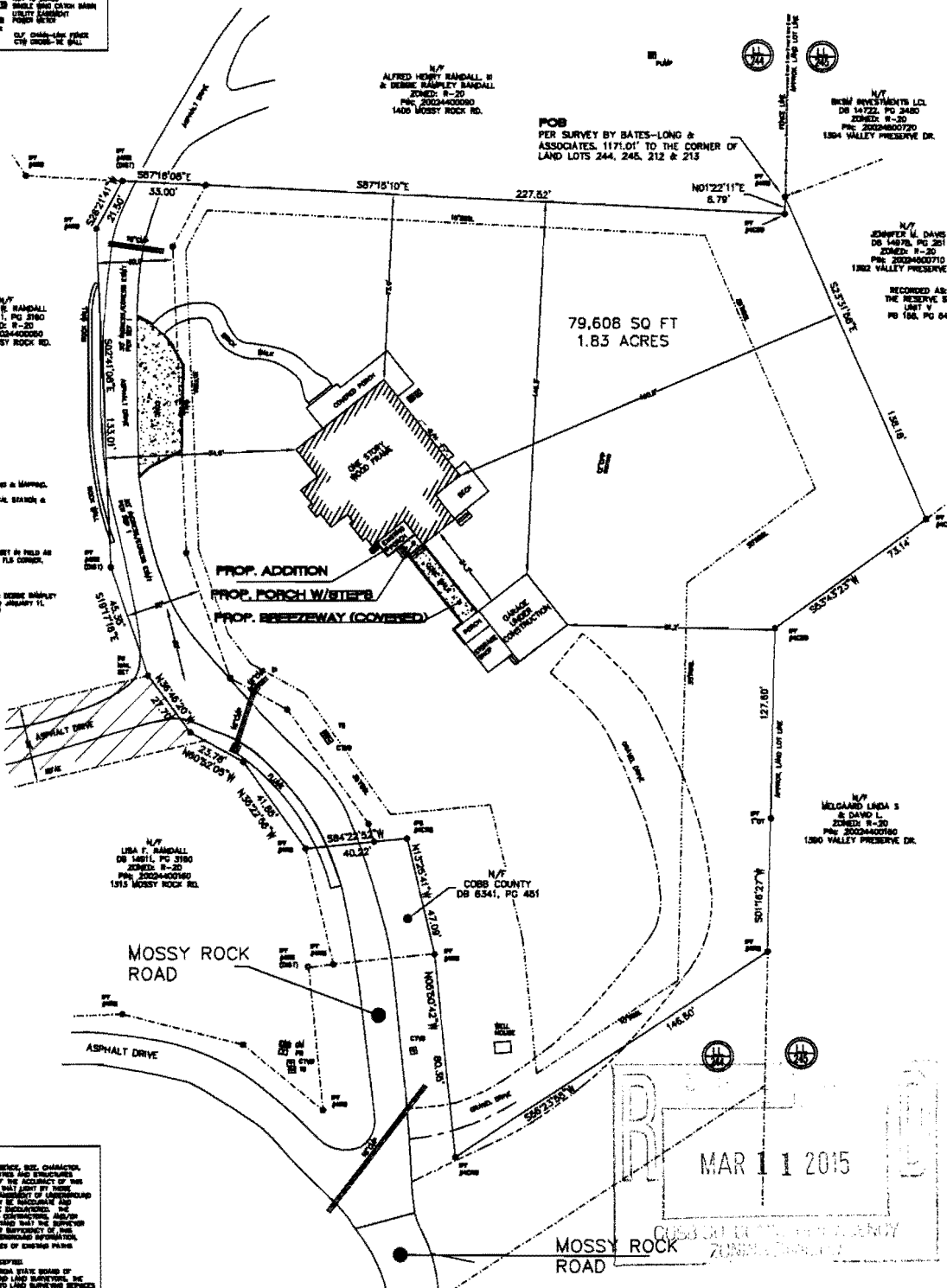


V-73
(2015)

PROPOSED VARIANCE TO ALLOW FOR A COVERED BREAKWAY
TO BE OVER 20' FROM MAIN DWELLING. (64.2')

LEGEND

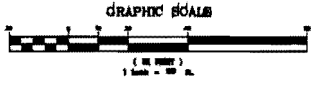
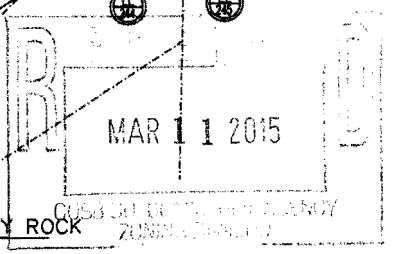
BOUNDARY SURVEY	CONCRETE	ASPHALT DRIVE
...



ZONING/RECORDING
R-20 ZONING
RECORDED AS:
PLAT 157

SURVEY NOTES
1. BOUNDARY SURVEY BY PROVISION SURVEYING & MAPPING, INC. DATE OF SURVEY 02/27/2015.
2. ELECTRIC METER, SPECIAL ELECTRIC TOWER, SIGNAGE & ADJACENT DRIVE, 2 SECTIONS PER ANGLE.
3. PROPOSED 4.5'x17.0' PLAT CLEARANCE 4.5'x17.0'
4. ALL PROPERTY CORNERS FOR THIS TO BE SET IN FIELD AS 1/2" (1/4" FROM THE TOP CORNER) 1/4" CORNER, 1/4" OF UNLESS OTHERWISE SHOWN.
5. SURVEY FOR ALFRED HEWITT RANDALL, II & DEBBIE KIMBLE RANDALL, N/W 1487B, PG 281 ZONED: R-20 PLS. 20024400710 1302 VALLEY PRESERVE DR.

GENERAL NOTES
1. SURVEYOR GUARANTEES THE SERVICE PROVIDED, BUT CHARACTER AND LOCATION OF EXISTING IMPROVEMENTS, UTILITIES AND STRUCTURES IS SUBJECT TO THE ACCURACY OF THE RECORDING AND IT SHALL BE THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE LOCATION AND EXISTENCE OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE SURVEYOR HAS EMPLOYED HIS CONDUCT, THE CONDUCTING AND/OR THE CLIENT SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY UTILITIES OR STRUCTURES.
2. SURVEY-DATA IS BASED ON UNDEVELOPED EXISTING PLANS OF RECORD, UNLESS OTHERWISE NOTED.
3. ALL MATTERS PERTAINING TO THIS ARE RESERVED.
4. PERMIT TO PLACE 1/4" AND 1/2" OF THE GENERAL STATE BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, INC. SHALL BE OBTAINED PRIOR TO CONSTRUCTION. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LAND SURVEYOR AND IS NOT A GUARANTEE OF QUALITY, DATES EXPRESSED OR IMPLIED.
5. THIS PLAT INCLUDES THE PLAT MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LAND SURVEYOR AND IS NOT A GUARANTEE OF QUALITY, DATES EXPRESSED OR IMPLIED.
6. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LAND SURVEYOR AND IS NOT A GUARANTEE OF QUALITY, DATES EXPRESSED OR IMPLIED.



SHEET 1 OF 1



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY A SURVEYOR WHO HAS BEEN LICENSED BY THE STATE OF GEORGIA AND IS A MEMBER OF THE SURVEYING PROFESSION. THE SURVEYOR HAS EMPLOYED HIS CONDUCT, THE CONDUCTING AND/OR THE CLIENT SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY UTILITIES OR STRUCTURES.

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9905
www.frontlinesurveying.com

PLAT OF SURVEY FOR		THOMAS K. RANDALL		DATE	02/27/15
LAND LOT 244		20th DISTRICT		2nd SECTION	COBB COUNTY, GEORGIA
LOT	BLOCK	SHR	SECTION	RECORD	DATE
I HAVE THIS DATE EXAMINED THE FINAL OFFICIAL FLOODED HAZARD MAP AND FOUND THAT IT SHOWS FLOODING ONLY IN THE SPECIFIC AREAS SHOWN OR NOTED IN AN AREA NAMED SPECIAL FLOOD HAZARD.					
MAP 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20					

APPLICANT: Thomas K. Randall

PETITION No.: V-73

PHONE: 678-360-1037

DATE OF HEARING: 05-13-2015

REPRESENTATIVE: Thomas K. Randall

PRESENT ZONING: R-20

PHONE: 678-360-1037

LAND LOT(S): 244, 245

TITLEHOLDER: Thomas Kell Randall

DISTRICT: 20

PROPERTY LOCATION: At the northern terminus of Mossy Rock Road, north of Patriots Way (1314 Mossy Rock Road).

SIZE OF TRACT: 1.83 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: To allow an attached garage to be more than 25 feet from the primary structure (34.2 feet).

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Thomas K. Randall

PETITION No.: V-73

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 plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case. 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: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

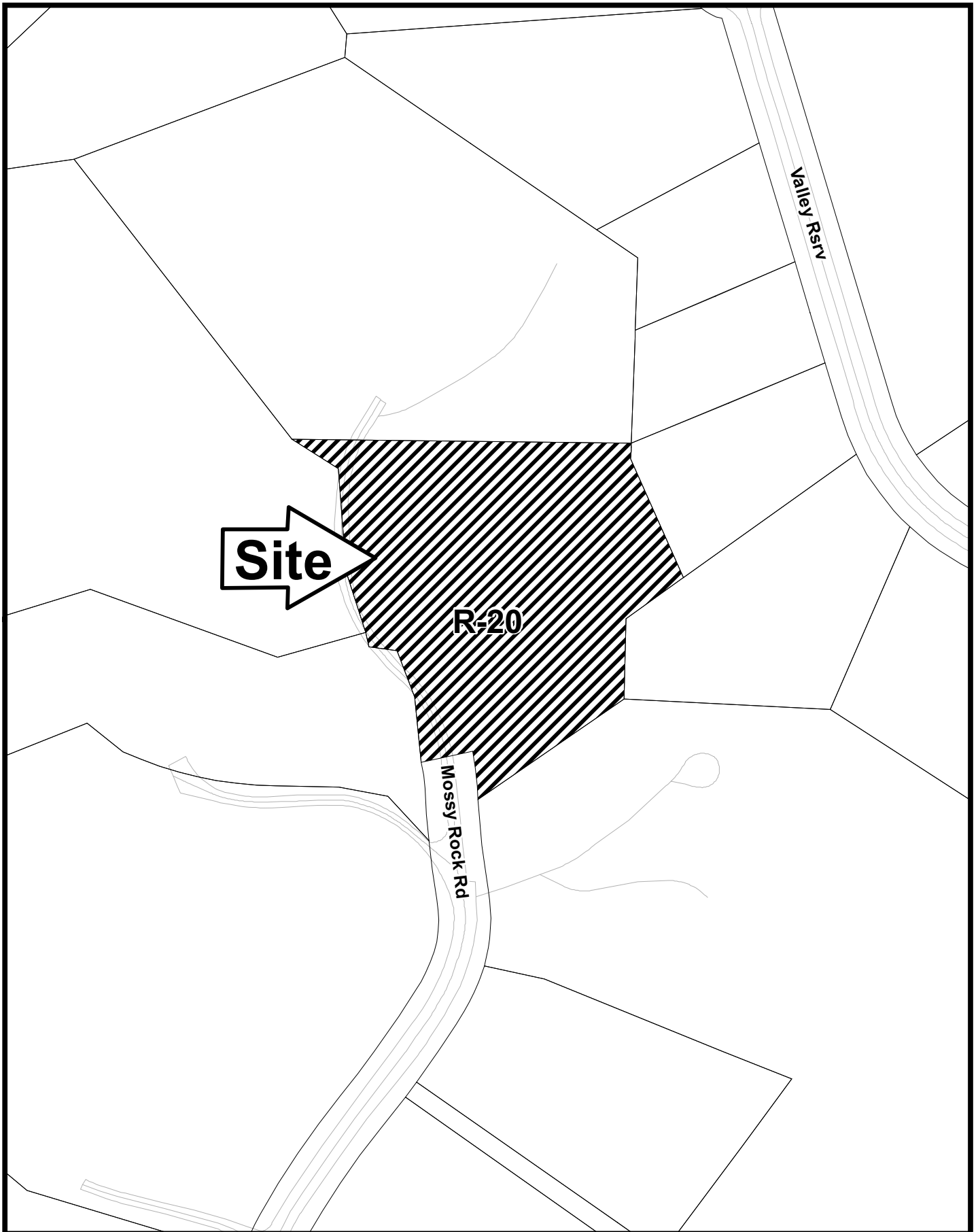
SEWER: No conflict.

APPLICANT: Thomas K. Randall

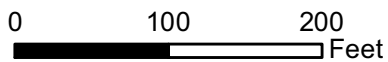
PETITION No.: V-73



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.

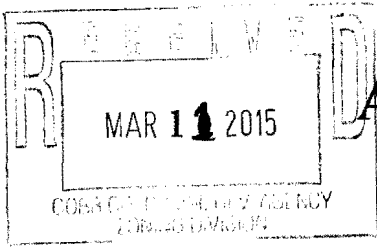
V-73



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)

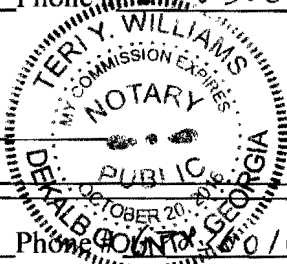
Application No. V-73
Hearing Date: 5-13-15

Applicant Thomas K Randall Phone # 6783601037 E-mail tkrandall@bellsouth.net

Thomas K Randall Address 1314 Mossy Rock Rd Kennesaw GA 30152
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 6783601037 E-mail tkrandall@bellsouth.net
(representative's signature)

My commission expires: 10/20/16

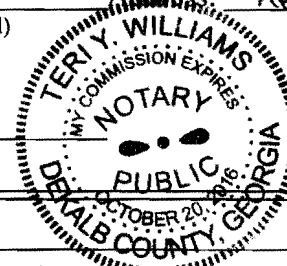


Signed, sealed and delivered in presence of:
Judy Williams 3/10/15
Notary Public

Titleholder Thomas K Randall Phone # 6783601037 E-mail tkrandall@bellsouth.net

Signature [Signature] Address: 1314 Mossy Rock Rd Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/20/16



Signed, sealed and delivered in presence of:
Judy Williams 3/10/15
Notary Public

Present Zoning of Property R-20

Location 1314 Mossy Rock Rd Kennesaw GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 244 District 20th Size of Tract 1.83 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 attached letter -

List type of variance requested: Allow for covered breezeway between house and carport, ~24 feet in length (over 25 feet)

V-73
(2015)
Exhibit

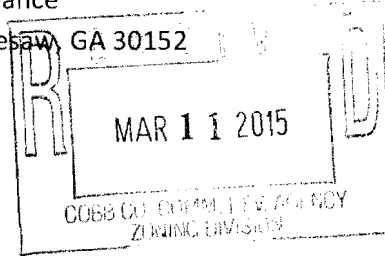
March 10, 2015

Request for Variance

1314 Mossy Rock Rd Kenesaw, GA 30152

To: Cobb County Zoning/Community Development

Greetings,



I am requesting a variance to allow for my carport (under construction) to be connected to my home by covering the concrete walk with ~34 foot breezeway. It is my firm belief this is an aesthetically advantageous addition and will enhance the value of my home/property further than if the connecting structure is not allowed to be constructed. I believe the variance request (for greater than 25 feet distance) and placement of the carport at that distance is in keeping with the topography of the lot and the layout of the woods and landscaping both present and desired, and that placing the structure a less than 25 feet quite simply would not have fit with the design of the house and lay of the land and yard. Lack of approval of the variance would constitute a significant hardship in terms of reducing the value that the project would otherwise bring. I have also discussed the project with each of my neighbors, secured their signatures, and they are all very desirous of seeing the covered breezeway portion allowed. Please feel to contact any and all of them.

I am a lifelong Cobb County resident, and in 1989/1990 my (late) wife and I built our home located on Mossy Rock road. We have raised 5 kids here. And in 2009 we contracted for architectural plans for a carport attached via covered breezeway, creating the potential for a structure complementing the house and, along with the breezeway, space for a nice courtyard area. The location is on property adjacent to but not part of The Reserve subdivision. We are out parcels in that sense. I am on 1.83 acres and adjacent to other similar family owned lots and Reserve lots. At the time we originally built we did not have the money for a garage, and we have parked in an open air parking court long the drive for these years.

A couple of months ago I was issued building permits 2014-009995 for the house addition and 2015-000321 for the carport/storage room. At that time we were told that the project (addition of mud room, half bath, and porch to the house, and carport/store room in the back yard) could commence other than the connecting structure, which would have to wait for a variance approval.

Thank you for your time and consideration. Please feel free to contact me with any questions or if a site visit or review of plans in my presence would be desired. One note about the survey provided with this application: I do plan to pave the new driveway. (it is shown in its present gravel state) and of course will stay within property lines.

Thank you,

Thomas Randall

678-360-1037 or 404-374-0461 cells