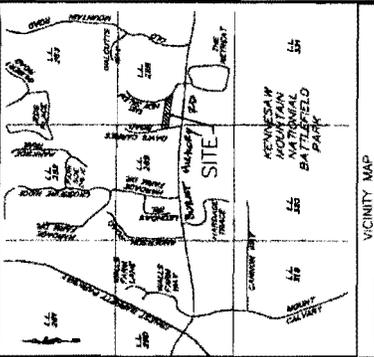


V-77  
(2015)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	97.65'	225.00'	27.48.32"	96.65'	N17.40.27"W
C2	27.28'	466.57'	3.71.02"	27.28'	S38.13.18"E
C3	37.71'	135.00'	16.00.20"	37.58'	S28.32.40"E

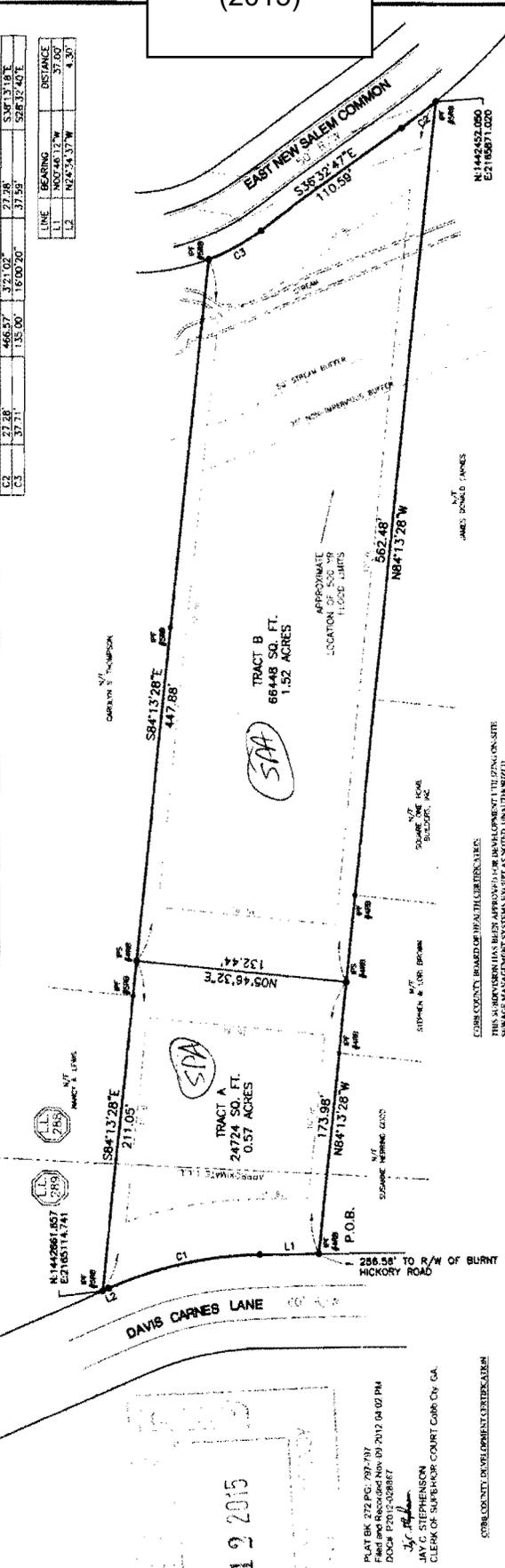
  

LINE	BEARING	DISTANCE
L1	N00.48.17"W	37.00'
L2	N22.54.31"W	4.33'

- FIRE APPARATUS ACCESS SHALL MEET THE FOLLOWING:
  - 1) DRIVEWAY MUST HAVE A MINIMUM 12' DRIVING SURFACE WIDTH (CROSS SECTION) WITH MINIMUM FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 10' FROM CENTER OF DRIVEWAY CLEAR
  - 2) MAXIMUM GRADE SHALL NOT EXCEED 10% ANGLE OF DEPARTURE SHALL NOT EXCEED 4.5%
  - 3) DRIVEWAY MUST EXTEND WITHIN 10' OF THE WEST REAR PORTION OF THE STRUCTURE
  - 4) DRIVEWAY IS LIMITED TO 100' MAXIMUM FROM ROADWAY UNLESS AN APPROVED TURN-AROUND RESIDENTIAL C.O.D.R. IS WITHIN AN ISLAND AND SHALL HAVE A 30-FOOT OUTSIDE RADIUS A CLEAR 5' AC WITH AN ISLAND REVERTS TO THE COMMERCIAL STANDARDS, REFER TO www.commercega.gov FOR DIMENSIONS.
  - 5) TURN-AROUND IS TO BE A MINIMUM OF 20' FT WIDE
  - 6) DRIVEWAY MUST SUPPORT 25 TONS (AND OVER)
  - 7) DRIVEWAY MUST BE CLEAR WIDTH AND APPROVED SIGNAGE OPERATING PER 288 C.F.R. (2011)
  - 8) MINIMUM 12' CLEAR WIDTH AND APPROVED SIGNAGE OPERATING PER 288 C.F.R. (2011)
- FIRE HYDRANT ACCESS AND FLOW SHALL MEET THE FOLLOWING:
  - 1) HYDRANT LOCATION WITHIN 50' OF THE MOST REAR PORTION OF THE STRUCTURE
  - 2) FIRE FLOW TEST FROM CLOSEST EXISTING HYDRANT SHALL BE PROVIDED MEETING THE MINIMUM REQUIRED FLOW: 1000 GPM @ 20 PSI.

AN ALTERNATE DEVELOPMENT FOR THE ABOVE HIGH DENSITY, SUBJECT TO APPROVAL BY THE COBB COUNTY FIRE MARSHALS OFFICE IS ONE OF THE FOLLOWING:

- 1) NEPA 3D SPRINKLER SYSTEM
- 2) COMPLETE STRUCTURE FRAMING AND INSULATING MATERIALS TREATED WITH A FIRE RESISTANT FINISH WITH FIRE ALARMS AND SMOKE EXHAUSTING OF 25' ON TEST AND SHOWN TO BE NON-COMBUSTIBLE CONSTRUCTION.
- 3) NON-COMBUSTIBLE CONSTRUCTION (NOTE: STATE ON THE SITE PLAN WHICH OPTION WILL BE UTILIZED)



**SURVEY FOR:**  
**RITA M. PRICHARD**  
 PROJECT #: SPR-2012-00253

LOCATED IN:  
 288 C.F.R.  
 20TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GA

**SOUTHERN SURVEYING & MAPPING COMPANY, INC.**  
 4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066  
 PHONE: (770) 926-7759

DRAWING DATE: 8/20/2012  
 FIELD WORK DATE: 3/27/12  
 SCALE: 1"=50'  
 C. KRIG-12



TOTAL AREA  
 91,172 SQ. FT.  
 2.09 ACRES



NO.	DATE	Cobb County Comments	PKG	BY
1	10/26/12	Cobb County Comments		

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT OR A FULLY AUTHORIZED AGENT THEREOF WHOSE NAME IS SUBSCRIBED HEREIN. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY UNDERSTANDING THAT THE APPROVAL BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-COMMERCIALLY RELATED USES OR EASEMENTS ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN THE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE APPROVAL BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY AND DOES NOT CONVEY TO ANY OTHER PARTY ANY RIGHTS OR INTERESTS RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER, I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

*Rita M. Prichard*  
 PRINTED NAME: Rita M. Prichard  
 DATE: 11-6-12

REGISTERED PLAT LAND SURVEYOR

PRINTED NAME: Thomas M. Giny Jr.  
 DATE: 10-30-12

COBB COUNTY BOARD OF HEALTH OFFICIALS:

THIS PLAT HAS BEEN APPROVED FOR INSTALLATION OF SWAGE MANAGEMENT SYSTEMS AS NOTED UNLESS OTHERWISE SPECIFIED OR FILLING OF LOTS MAY BE UNDER THEIR APPROVAL.

DATED THIS 6th DAY OF April, 2012

*Clayton A. ...*  
 ENVIRONMENTAL HEALTH DIRECTOR, COBB COUNTY BOARD OF HEALTH

COBB COUNTY BOARD OF HEALTH OFFICIALS:

THIS PLAT HAS BEEN APPROVED FOR INSTALLATION OF SWAGE MANAGEMENT SYSTEMS AS NOTED UNLESS OTHERWISE SPECIFIED OR FILLING OF LOTS MAY BE UNDER THEIR APPROVAL.

DATED THIS 6th DAY OF April, 2012

*Clayton A. ...*  
 ENVIRONMENTAL HEALTH DIRECTOR, COBB COUNTY BOARD OF HEALTH

APPROVAL OF INDIVIDUAL SITE PLAN REQUIRED PRIOR TO INSTALLATION OF SWAGE MANAGEMENT SYSTEMS (PER 288 C.F.R. (2011))

APPROVAL OF INDIVIDUAL SITE PLAN INCLUDING ALTERNATIVE ON-SITE SWAGE MANAGEMENT SYSTEM REQUIRED PRIOR TO PERMIT ISSUANCE.

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1/100,000 PARTS PER HUNDRED OF THIS PROJECT WAS A TRIANGULAR PLAT.

- NOTES:
1. PROPERTY ZONED R-20
  2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
  3. SANITATION SYSTEMS SHALL BE IN FLOOD ZONE "C" SHOWN.
  4. SANITATION SYSTEMS SHALL BE INSTALLED WITHIN THE DISTANCE AND LAYOUT OF THESE PLANS.
  5. THESE PLANS ARE TO BE PAID INSIDE COUNTY OFFICE-WAY.
  6. THE PROPERTY SPLIT WILL NOT RECEIVE AN ADDRESS UNTIL DEVELOPED.
  7. THE UNITED STATES POSTAL SERVICE MUST BE CONTACTED IN ORDER TO OBTAIN A POSTAL ADDRESS FOR THE PROPERTY.
  8. ORIGINAL PARCEL NUMBER: 20 0288 0 028 0 (QUADRANT--NW)

MAR 12 2015

PLAT NO. 272 PG. 207-217  
 FILED IN PUBLIC RECORDS ON 03/12/2015 04:02 PM  
 DOOR #2012-028887

*J. K. ...*  
 J. K. ...  
 CLERK OF SUPERIOR COURT COBB CO. GA.

**APPLICANT:** Hugh Stith

**PETITION No.:** V-77

**PHONE:** 404-313-3964

**DATE OF HEARING:** 05-13-2015

**REPRESENTATIVE:** Judson C. Thompson

**PRESENT ZONING:** R-20

**PHONE:** 770-377-8260

**LAND LOT(S):** 288

**TITLEHOLDER:** Hugh D. Stith

**DISTRICT:** 20

**PROPERTY LOCATION:** On the west side of

**SIZE OF TRACT:** 1.52 acres

East New Salem Common, north of Burnt Hickory Road

**COMMISSION DISTRICT:** 1

(Tract B).

**TYPE OF VARIANCE:** 1) An authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source; and 2) allow an accessory structure on a lot without a primary structure (proposed chicken coup).

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

**BOARD OF APPEALS DECISION**

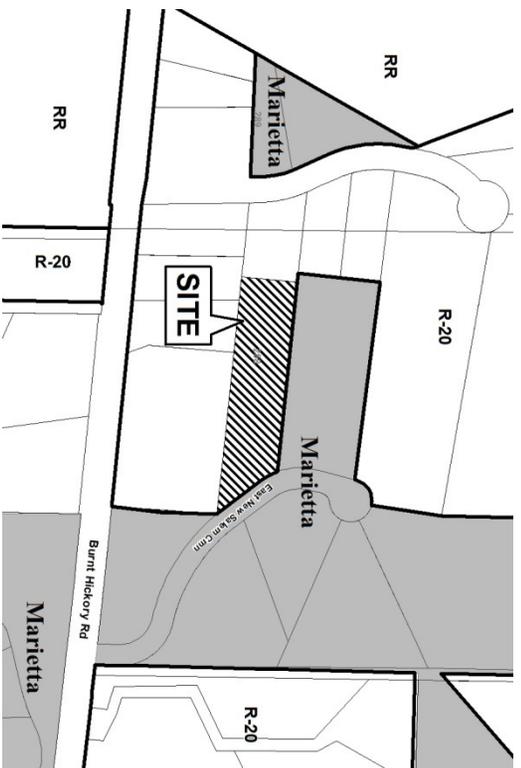
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Hugh Stith

**PETITION No.:**

V-77

\*\*\*\*\*

**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 comment.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land out.

**WATER:** No conflict.

**SEWER:** No conflict.

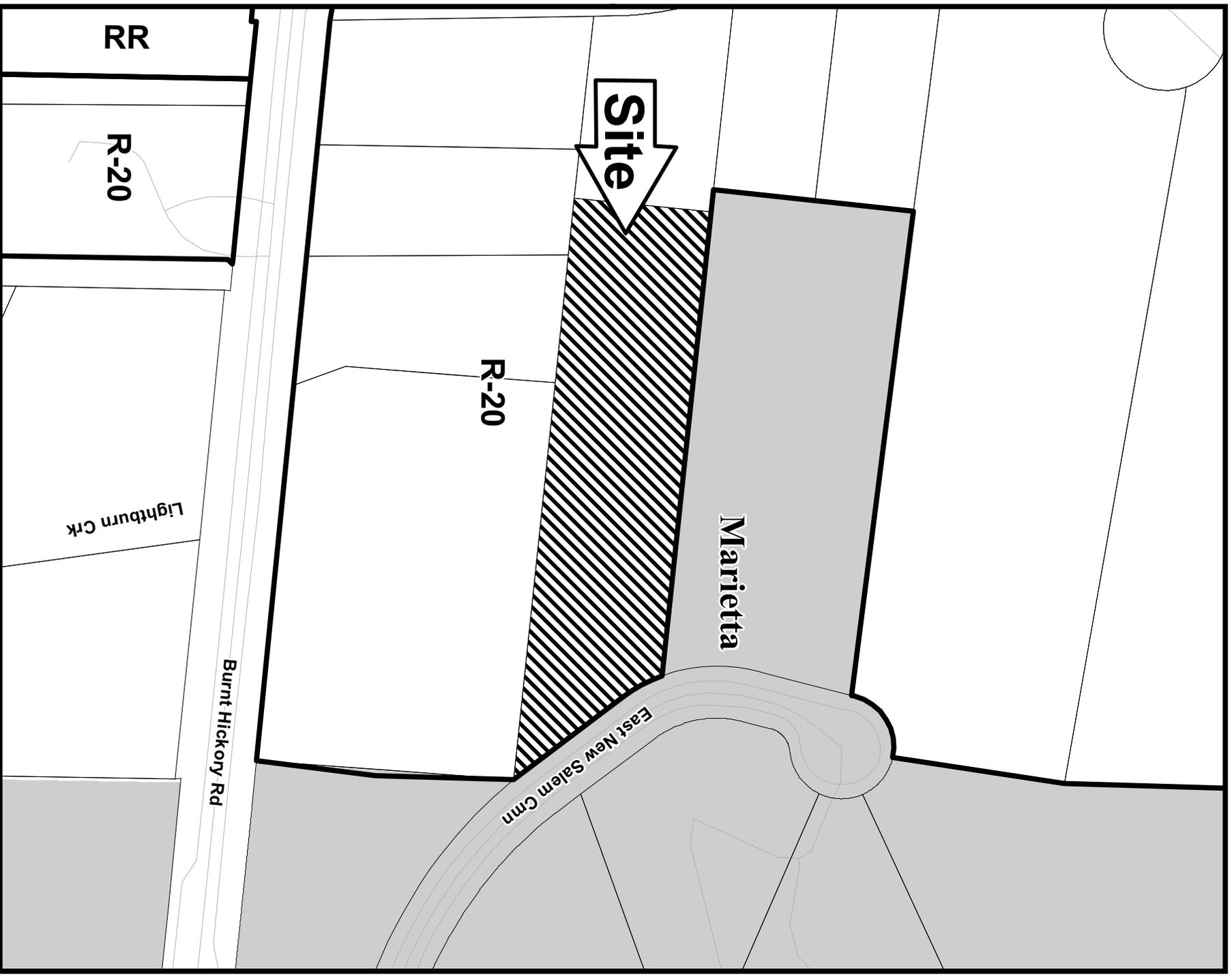
**APPLICANT:** Hugh Stith

**PETITION No.:** V-77

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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.

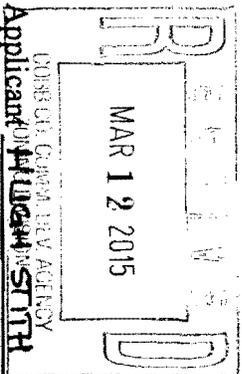
V-77



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-177  
Hearing Date: 5-13-15

Applicant: HUGH STITH Phone # 404 313-3964 E-mail HSTITH@TRACOR-EQUIPMENT.COM

JUDSON C THOMPSON Address 553 E. NEW SATEM COMMON  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 377-8260 E-mail JUDSONC@COMPSON.AT.N  
(representative's signature)

My commission expires: November 4, 2016 Signed, sealed and delivered in presence of: Patricia A. Foglia Notary Public

Titleholder HUGH STITH Phone # 404-313-3964 E-mail HSTITH@TRACOR-EQUIPMENT.COM  
Signature [Signature] Address: 3100 BRADY STATION, ATL GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30339

My commission expires: November 4, 2016 Signed, sealed and delivered in presence of: Patricia A. Foglia Notary Public

Present Zoning of Property R-20

Location EAST NEWSATEM COMMON  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 288 & 289 District ZOT4 Size of Tract 1.5254 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 ARE APPLYING FOR A VARIANCE BASED ON THE LOT SIZE. WE OWN 2 ACRES IN THE CITY AND 1.5254 ACRES IN THE COUNTY WE FEEL WE SHOULD HAVE THE RIGHT TO OWN 3 HENS BASED ON THE FACT THAT OUR ENTIRE FAMILY OWNED PROPERTY IS 3.52 ACRES.

List type of variance requested: \_\_\_\_\_

V-77  
(2015)  
Exhibit

Application No. V-77

Hearing Date: 5-13-15

Applicant's information for requesting backyard chickens

1. How many hens do you propose (no male birds allowed)? 3.
2. Have you mailed a notice of your application and its information to your Homeowners Association (if such exists. Instructions for identifying whether or not Homeowners Associations exist are available for downloading via the Community Development webpage. YES ; NO ; NO HOA .
3. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES  NO .



JUDSON C THOMPSON  
Print Name

County Code adopted by the Board of Commissioners March 11, 2014:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source. Poultry meaning a female pullet or hen of the Gallus gallus domesticus, also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet. In considering whether to authorize the keeping of poultry as provided in this paragraph, the board of zoning appeals shall take into account the impact upon the adjoining property. For the purposes of this section, adjoining shall mean those properties that are directly contiguous and not separated by a public or private roadway. Further, all such applications recommended by the board of zoning appeals for approval shall be subject to the following requirements:

- (a) The poultry shall be kept/ maintained within a fenced area to the rear of the house;
- (b) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
- (c) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
- (d) The poultry shall not cause a nuisance, as defined by State Law;
- (e) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
- (f) The slaughter of any hen on site is strictly prohibited;
- (g) The fee for the variance application shall be \$150.00; renewal fees shall be \$100.00
- (h) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed two years; renewable for up to two year terms thereafter;
- (i) Any Variance approved for Poultry as Pets or Food Source shall be considered by the board of commissioners in accordance with Section 134-271. The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section.

**IMPORTANT NOTE:** The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on March 11, 2014. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC). The Board of Commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section. The BOC determination will take place the following month at the scheduled Zoning Hearing.