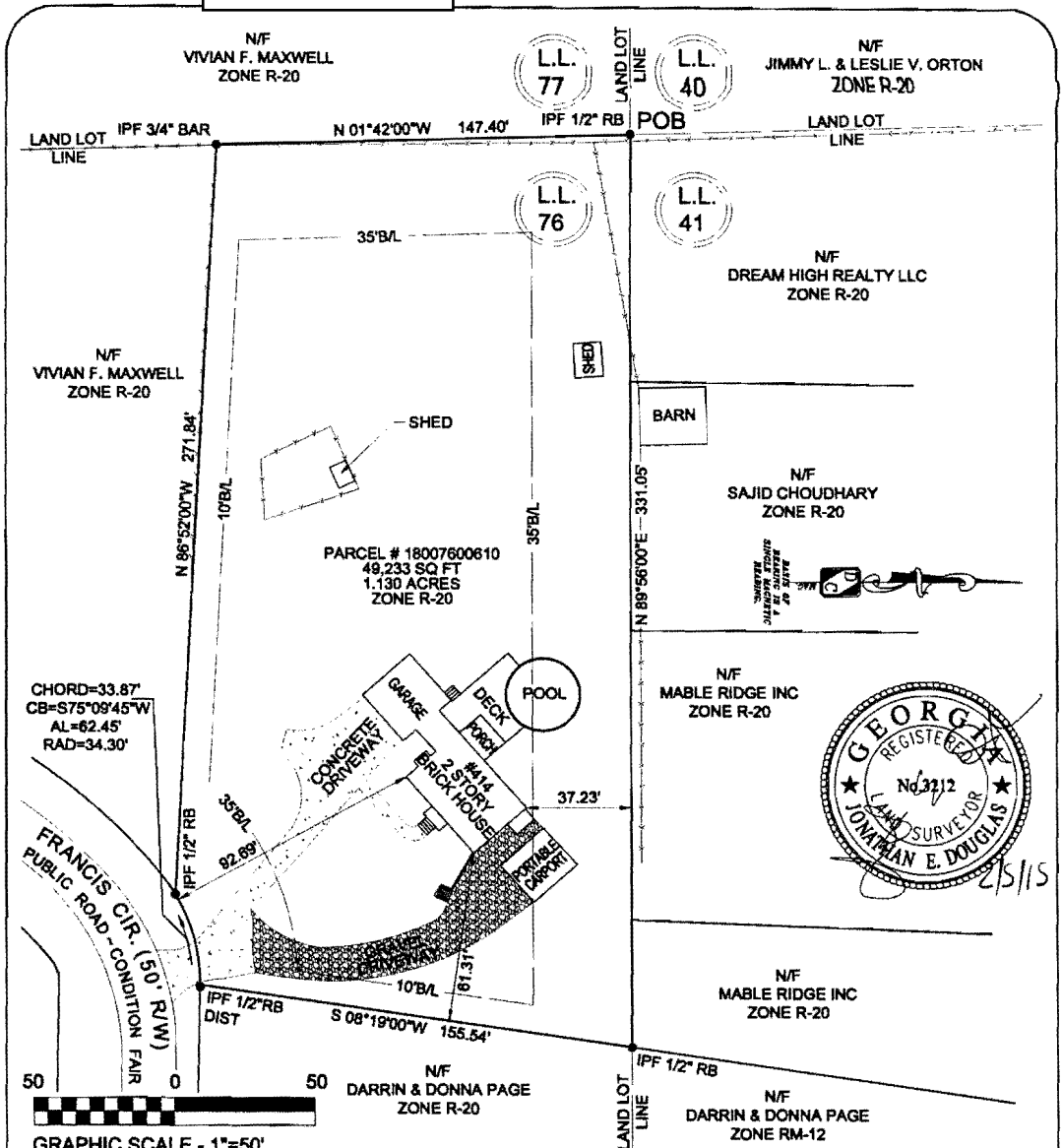


V-82
(2015)



CHORD=33.87'
CB=S75°09'45"W
AL=62.45'
RAD=34.30'

GRAPHIC SCALE - 1"=50'
SURVEYORS CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 25,988 FEET, AND ANGULAR ERROR OF 0 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NOME METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION GEOMAX ZOOM80 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION IN THIS PLAT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 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. 15-6-87.

J. E. Douglas
JONATHAN E. DOUGLAS, R.L.S. #3212
2/5/15
DATE

FLOOD NOTE:

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #13067C0212 H LAST REVISED MARCH 4, 2013.

SURVEY REFERENCE:

1. WARRANTY DEED FOR PHILLIP WALLACE, DEED BOOK 14,812 PAGES 384-388, COBB COUNTY RECORDS, DATED MAY 29, 2008.

SITE NOTES:

ZONING: R-20
TOTAL SITE AREA: 49,233 SQ FT / 1.130 ACRES
BUILDING SETBACKS: 35' FRONT, 10' SIDE, 35' REAR

DOUGLAS CONSULTING LLC
248 Gilliam Ct.
Locust Grove, GA 30248
Boundary, Topographic, Mortgage, & ALTA Surveys
Subdivisions, Land Planning, Construction Layout, & Custom Floorplans
Call (770)344-5567
Office (770)288-2117
Fax (770)288-2117
douglasconsulting@earthlink.net

SURVEY FOR:
PHILLIP WALLACE
414 FRANCIS CIRCLE
CITY OF MABLETON
LAND LOT 76, 18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

CHECKED: JED
DRAWN: JED
SCALE: 1"=50'
FIELD DATE: 02-05-2015
DWG. DATE: 02-05-2015
JOB NO.: 414 FRANCIS

APPLICANT: Phillip Wallace **PETITION No.:** V-82
PHONE: 404-384-1239 **DATE OF HEARING:** 05-13-2015
REPRESENTATIVE: Phillip Wallace **PRESENT ZONING:** R-20
PHONE: 404-384-1239 **LAND LOT(S):** 76
TITLEHOLDER: Phillip Wallace **DISTRICT:** 18
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 1.10 acres
Francis Circle, west of Garner Road **COMMISSION DISTRICT:** 4
(414 Francis Circle).

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet.

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

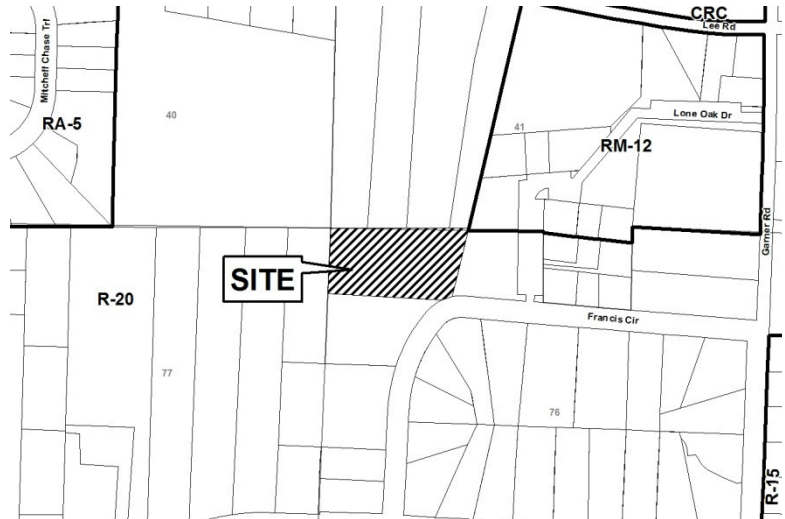
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Phillip Wallace **PETITION No.:** V-82

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. Carport does not appear to be used as primary vehicular storage.

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 for V-70 –V-85.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

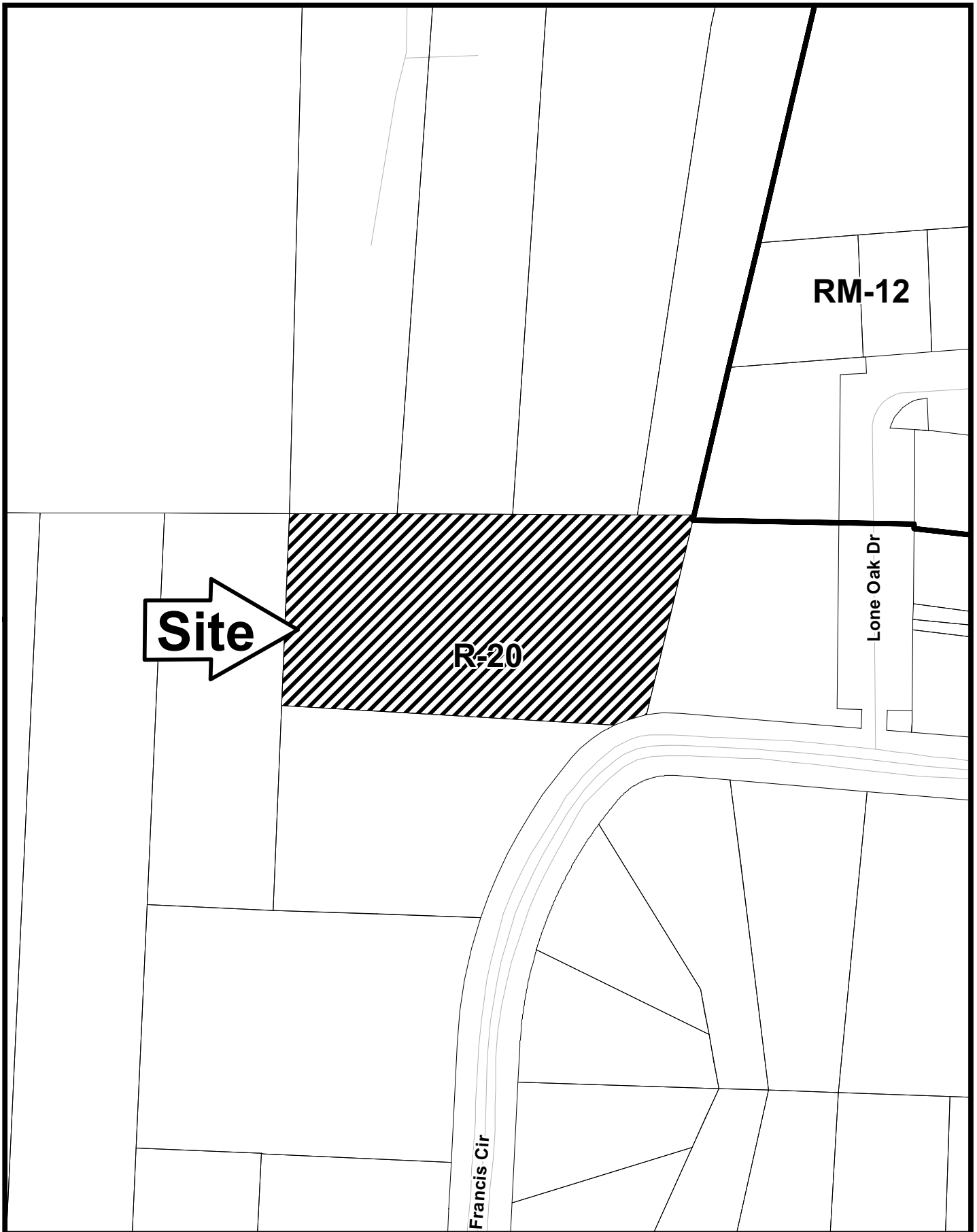
WATER: No conflict.

SEWER: No conflict.

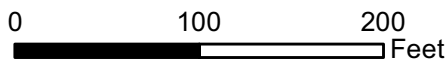
APPLICANT: Phillip Wallace **PETITION No.:** V-82



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.

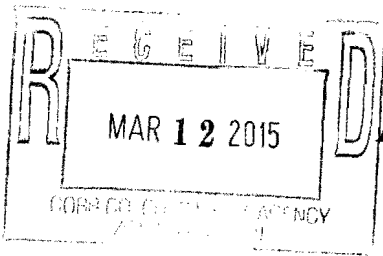
V-82



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



-  City Boundary
-  Zoning Boundary



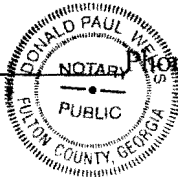
Application for Variance Cobb County

(type or print clearly)

Application No. V-82
Hearing Date: 5-13-15

Applicant Phillip Wallace Phone # 404 384 1239 E-mail PhillipWall@ymail.com
Phillip Wallace Address 414 mableton sw, mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

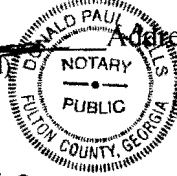
[Signature] Phone # 404 384 1239 E-mail PhillipWall@ymail.com
(representative's signature)



Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder Phillip Wallace Phone # 404 384 1239 E-mail PhillipWall@ymail.com
Signature [Signature] Address: 414 francis cir sw mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Present Zoning of Property Residential

Location 414 francis cir sw mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0076 District 18 Size of Tract 1.1 acre 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 1.1 acre 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).

The house is located close to the property line and the car port in question is 5' from property line, but if placed behind the house would cross the property. The gravel driveway in question is used by the sewer inspectors annually to get to the easement that runs behind the property. If a lawn was placed where the gravel is located it would be trampled by sewer bio cat.

List type of variance requested:
I wish to have the gravel driveway grandfathered in and the parking car port to remain as it was when the house was purchased!