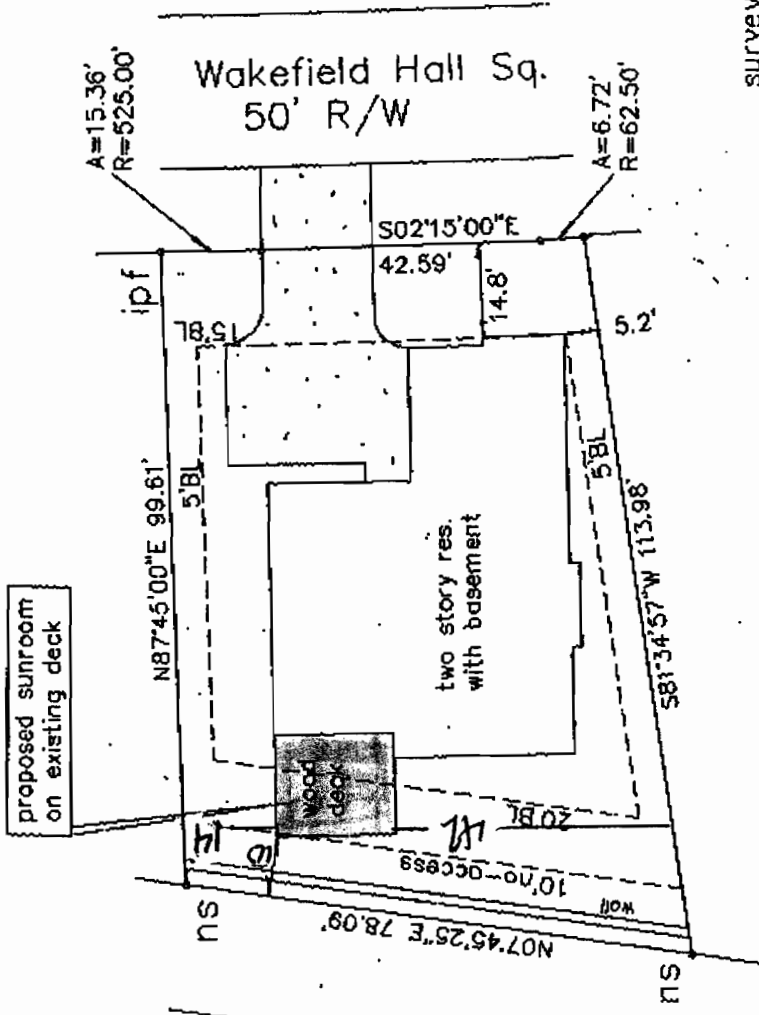


NO PORTION OF THIS PROPERTY LIES WITHIN A FEDERALLY DESIGNATED 100 year flood zone

Atlanta Road SR 3 R/W varies

61' b-d



survey for

# Angelle Hammond

## LEGEND

- IP=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- WH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=--FENCE
- SC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PR=POWER BOX
- CM=GAS METER
- SSE=SANITARY SEWER ESM/T
- DE=DRAINAGE ESM/T
- ESM/T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- D=DROP INLET
- J=JUNCTION BOX
- LL=LAND LOT LINE

MAC



GRAPHIC SCALE IN

V-86  
(2015)

### JOHNSON SURVEYING

4545 River Parkway  
Unit "13-M"  
Atlanta Ga. 30339  
678-557-1449

Land Lot 744  
District 17, Sec. 2  
Cobb County, Ga.  
Wakefield Estates  
Lot 57  
3848 Wakefield Hall Sq.

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000+ FEET

EQUIPMENT USED: TOPCON GTS-2



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED

*Jeffrey J. Johnson*  
Jeffrey J. Johnson

JEFFREY J JOHNSON R.L.S. 2505

DATE: 4-2-2015

SCALE: 1"=50'

JOB NO: 15-40

**APPLICANT:** Angelle Hammond

**PETITION No.:** V-86

**PHONE:** 678-296-0276

**DATE OF HEARING:** 06-10-2015

**REPRESENTATIVE:** Thomas Ingram

**PRESENT ZONING:** RA-5

**PHONE:** 678-296-0276

**LAND LOT(S):** 744

**TITLEHOLDER:** Anthony Peoples and Angelle Hammond

**DISTRICT:** 17

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

**SIZE OF TRACT:** 0.17 acre

Wakefield Hall Square, east of Atlanta Road

**COMMISSION DISTRICT:** 2

(3848 Wakefield Hall Square).

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 20 feet to zero feet; 2) waive the front setback from the required 15 feet to 14 feet; and 3) increase allowable impervious surface from 40% to 52% (existing).

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

**BOARD OF APPEALS DECISION**

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** Angelle Hammond

**PETITION No.:** V-86

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. 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. The elevated sunroom is located over an existing concrete patio.

**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.

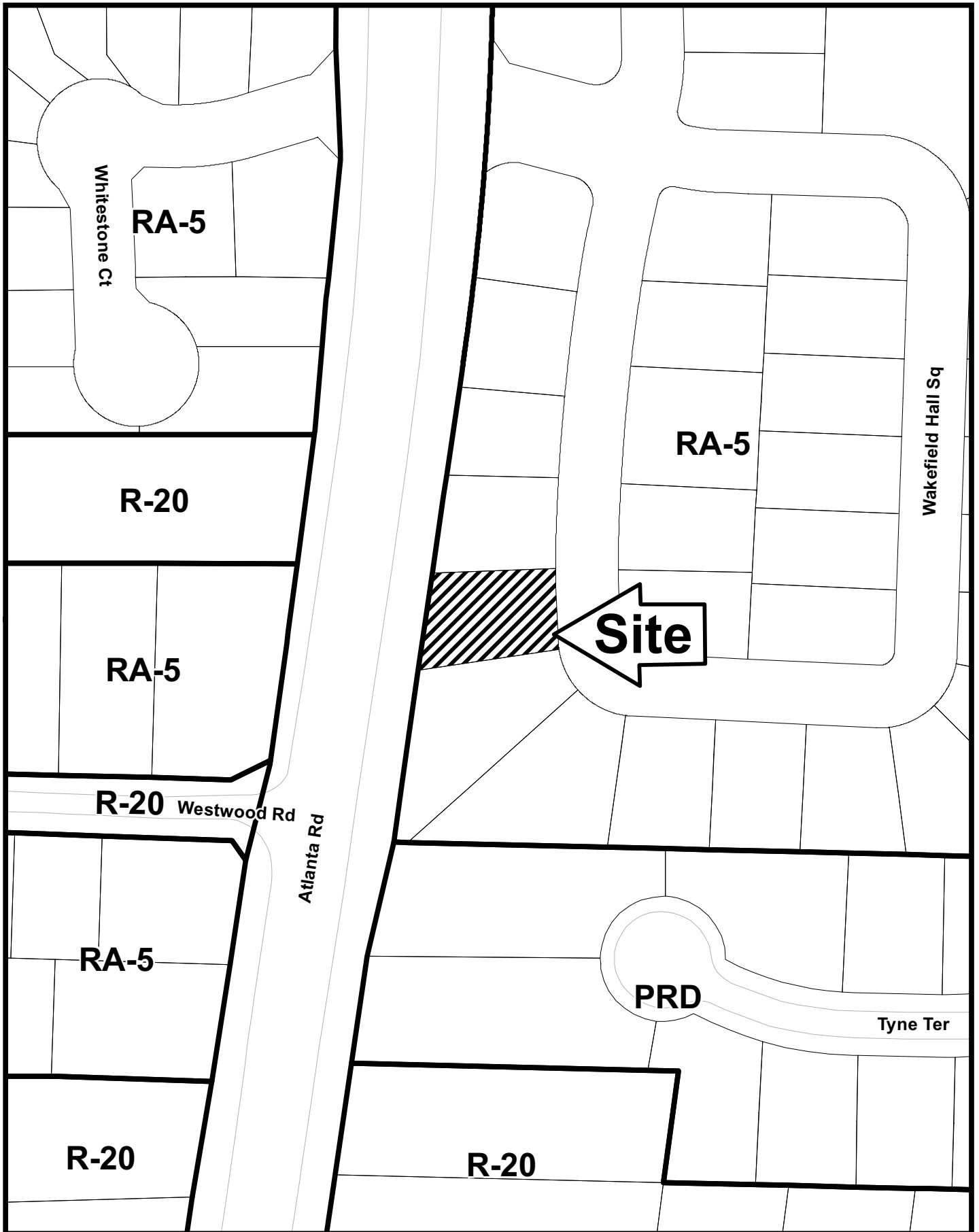
**APPLICANT:** Angelle Hammond

**PETITION No.:** V-86

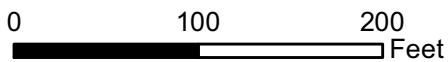
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

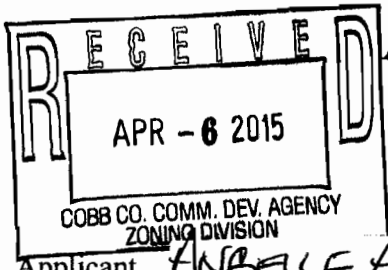
# V-86



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-86  
Hearing Date: 6-10-15

Applicant ANGELLE HAMMOND Phone # 678-296-0276 E-mail THOM@DCENCLOSURES.COM

THOMAS INGRAM Address 2021 BAKER CT. KENNESAW GA  
(representative's name, printed) (street, city, state and zip code) 30144

Thomas Ingram Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

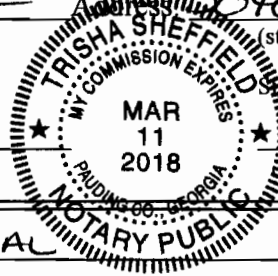


Signed, sealed and delivered in presence of: Trisha Sheffield  
Notary Public

My commission expires: \_\_\_\_\_

Titleholder ANGELLE HAMMOND Phone # 678-296-4081 E-mail \_\_\_\_\_

Signature [Signature] Address 3848 WAKEFIELD HALL SQ - SMYRNA, GA  
(Attach additional signatures, if needed) (street, city, state and zip code) 30080



Signed, sealed and delivered in presence of: Trisha Sheffield  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property RESIDENTIAL

Location 3848 WAKEFIELD HALL SQ - SMYRNA, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17 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 REAR SET BACK

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).

CAN NOT USE REAR DECK BECAUSE OF SUN & BEING BOTHERED BY INSECTS. BY BUILDING A SUNROOM ON THE DECK WOULD ALLOW THE HOMEOWNER TO ENJOY THE DECK WITHOUT HAVING THE SUN BEATING DOWN ON THEM & WITHOUT BEING BOTHERED BY INSECTS.

List type of variance requested: WOULD LIKE TO REDUCE THE REAR SET BACK FROM 20' TO ZERO.