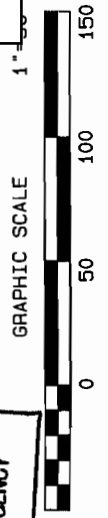


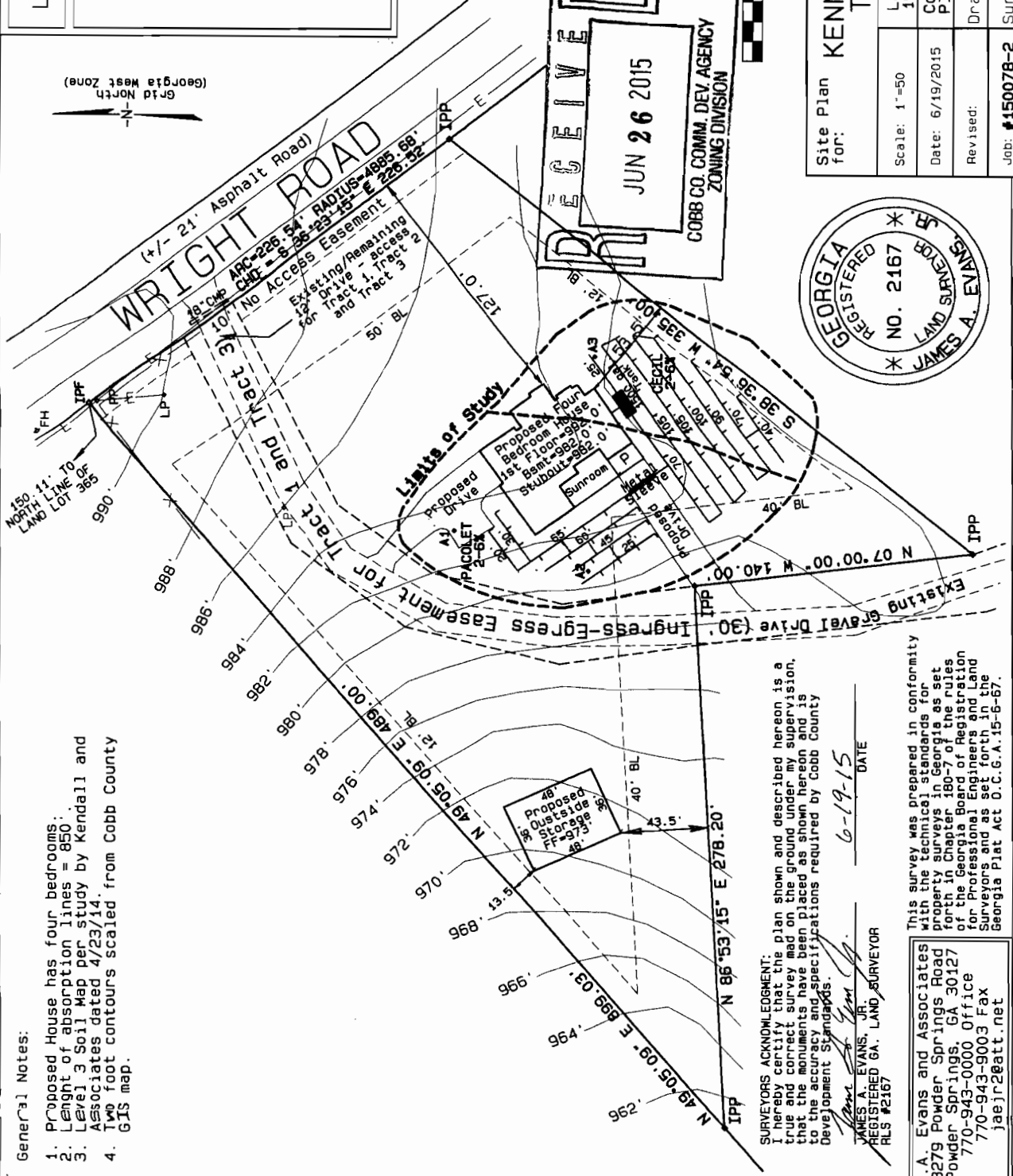
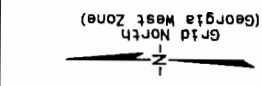
V-112
(2015)

5577 Wright Road
Tract 2
2.000 Acres
87,120 sq. ft.



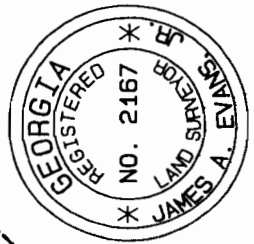
Site Plan for:	KENNETT EARL BENNETT and TRACY DIANE BENNETT		
Scale:	1"=50	Land Lot 365	19th District, 2nd Section
Date:	6/19/2015	Cobb County, Georgia	Plat Book 274, Page 189
Revised:		Drawn By:	Daniel Lee Branham, Sr.
Job:	#150078-2	Surveyor:	James A. Evans, Jr., GA. RLS #2167

150078-2



- General Notes:
1. Proposed House has four bedrooms.
 2. Length of absorption lines = 850'.
 3. Level 3 Soil Map per study by Kendall and Associates dated 4/23/14, from Cobb County GIS map.
 4. Two foot contours scaled from Cobb County GIS map.

RECEIVED
JUN 26 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SURVEYORS ACKNOWLEDGMENT:
I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, and that the monuments have been placed as shown hereon and is to the accuracy and specifications required by Cobb County Development Standards.

James A. Evans, Jr.
JAMES A. EVANS, JR.
REGISTERED GA. LAND SURVEYOR
RLS #2167
DATE: 6-19-15

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 Professional Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

J.A. Evans and Associates
3279 Powder Springs Road
Powder Springs, GA 30127
770-943-0000 Office
770-943-9003 Fax
jaejr2@aatt.net

APPLICANT: Kenneth and Tracy L. Bennett

PETITION No.: V-112

PHONE: 770-778-9054

DATE OF HEARING: 09-11-2015

REPRESENTATIVE: Kenneth E. Bennett

PRESENT ZONING: R-30

PHONE: 770-778-9054

LAND LOT(S): 365

TITLEHOLDER: Tracy Luttrell Bennett and Kenneth E. Bennett

DISTRICT: 19

PROPERTY LOCATION: On the west side of

SIZE OF TRACT: 2 acres

Wright Road, west of Corner Road

COMMISSION DISTRICT: 1

(5577 Wright Road).

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (proposed 1,728 square foot storage building) from the required 100 feet to 13 feet adjacent to the northwestern side and to 43 feet adjacent to the rear property line.

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

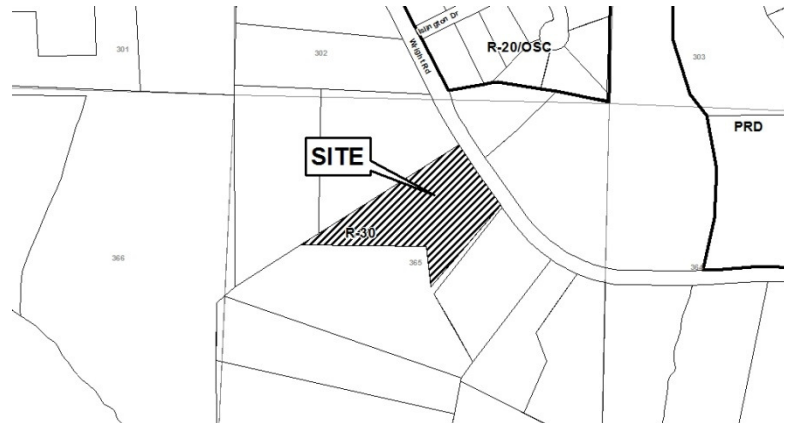
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Kenneth and Tracy L.
Bennett

PETITION No.: V-112

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 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 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.

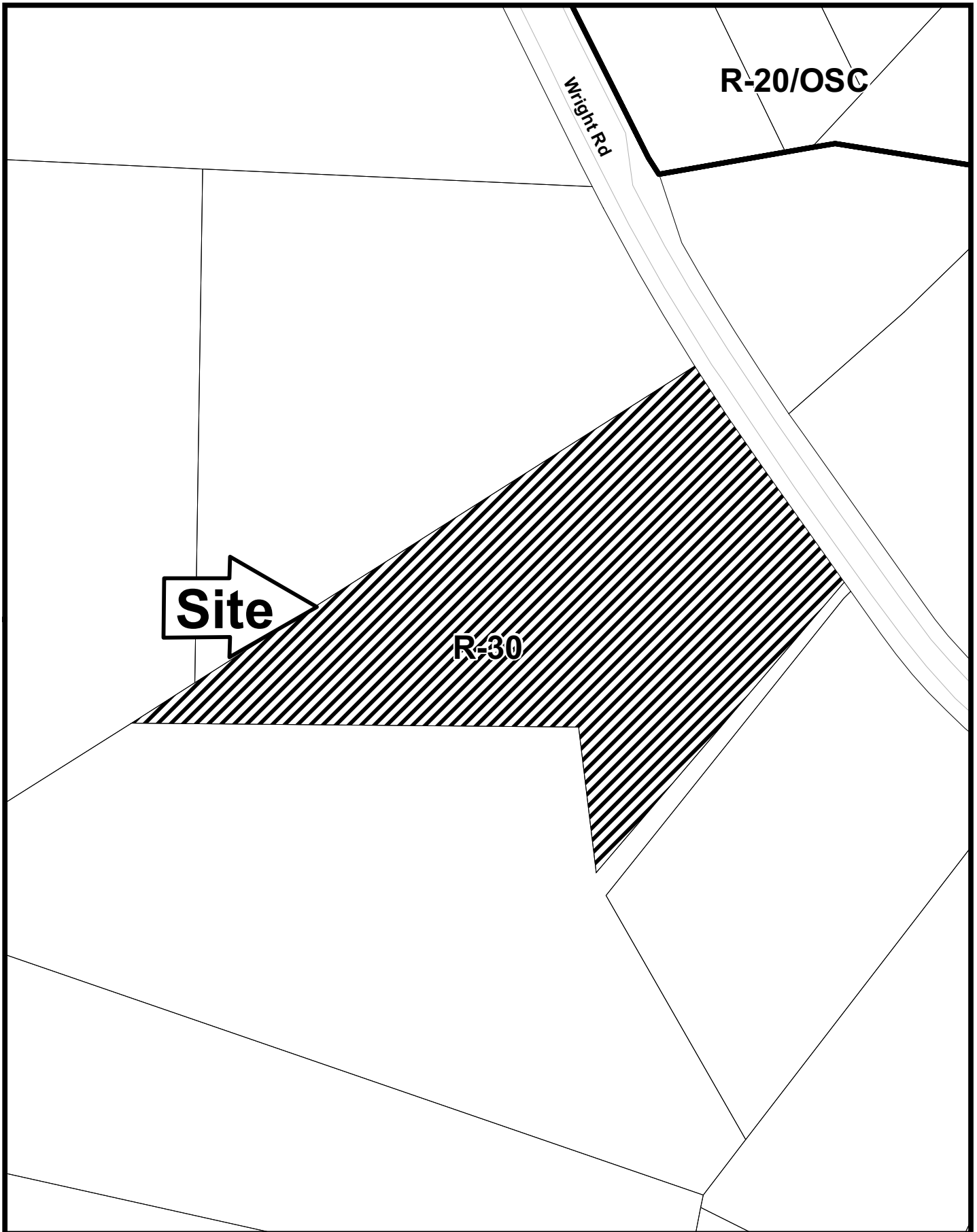
SEWER: No conflict.

APPLICANT: Kenneth and Tracy L.
Bennett

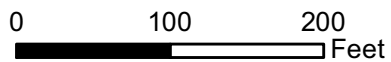
PETITION No.: V-112



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.

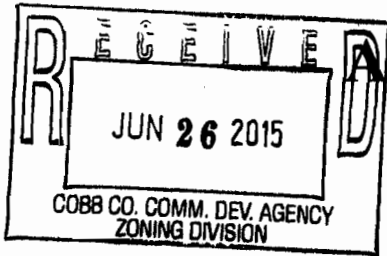
V-112



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



-  City Boundary
-  Zoning Boundary



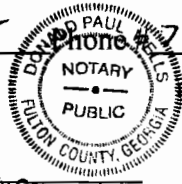
Application for Variance Cobb County

(type or print clearly)

Application No. V-112
Hearing Date: 9-11-15

Applicant Kenneth E & Tracy L. Bennett Phone # 770-778-9054 E-mail tdbennett@bellsouth.net
Kenneth E Bennett
Tracy L. Bennett Address 5577 Wright Road Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

Kenneth E Bennett Phone # 770-778-9054 E-mail tdbennett@bellsouth.net
(representative's signature)

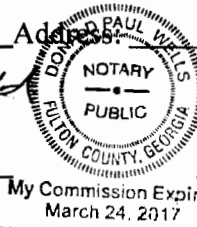


Signed, sealed and delivered in presence of:
Donald Paul Pugh
Notary Public

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

Titleholder Kenneth E & Tracy L. Bennett Phone # 770-778-9054 E-mail _____

Signature Kenneth E Bennett Address _____
(attach additional signatures, if needed) (street, city, state and zip code)
Tracy L. Bennett



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

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

Present Zoning of Property R-30

Location 5577 Wright Road Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 365 District 19th Size of Tract 2 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).

Due to the shape of the property, we are
requesting a setback variance for a 48' X 36'
storage building

List type of variance requested: Setback variance from 100 to 13.5 on
the side and from 100ft to 43.5ft on back corner