

EQUIPMENT USED = TOPCON CTS TOTAL STATION  
 ALL MATTER OF TITLE ARE EXCEPTED. THIS SURVEY  
 IS SUBJECT TO ALL LEGAL EASEMENTS AND  
 RIGHTS-OF-WAY, PUBLIC OR PRIVATE  
 A. PORTION OF THIS PROPERTY IS LOCATED WITHIN  
 A FLOOD PRONE AREA PER FIRM PANEL #:  
 13067 C 0331 G, DATED DEC 16, 2008

**SITE DATA**

1. EXISTING ZONING: R-30
2. SITE AREA: 0.44 Ac +/-
3. PROPOSED VARIANCE: WAIVE SIDE BSL  
 ALONG NORTHERN PROPERTY LINE  
 FROM 12 TO 4', ABUTTING THE  
 ROGERS PROPERTY, AS SHOWN.

**REFERENCE MATERIAL**

1. QUIT CLAIM DEED  
 DB. 13471, PG. 5661  
 COBB COUNTY RECORDS.
2. WARRANTY DEED  
 DB. 14892, PG. 741  
 AFORESAID RECORDS.
3. PLAT OF PROPERTY OF C.M. BISHOP  
 RECORDED IN PB. 3, PG. 161  
 AFORESAID RECORDS.

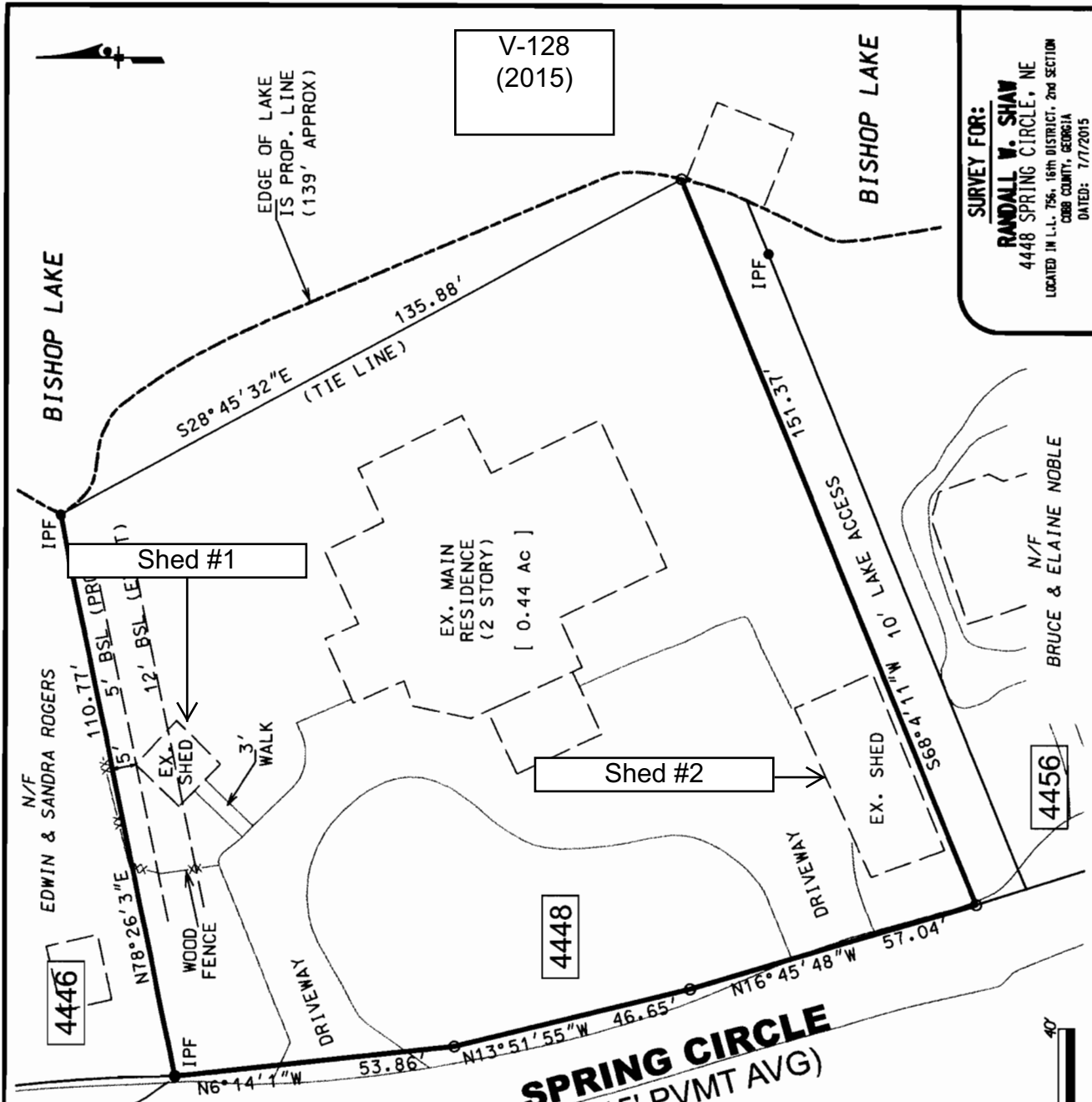


**ROGER S. LEE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 1145 / 7937 HWY 92  
 WOODSTOCK, GA 30188  
 PHONE 770-553-9984



**COBB COUNTY COMM. DEV. AGENCY  
 ZONING DIVISION**  
**JUL 22 2015**

**SPRING CIRCLE  
 (15' PVMT AVG)**



**SURVEY FOR:**  
**RANDALL V. SHAW**  
 4448 SPRING CIRCLE, NE  
 LOCATED IN L.L. 756, 16th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA  
 DATED: 7/7/2015

**V-128  
 (2015)**

**TYPE OF VARIANCE:** 1) Allow an accessory structure (existing approximately 132 square foot shed #1 and existing approximately 592 square foot shed #2) in front of the primary structure; 2) waive the side setback for an accessory structure under 650 square feet (existing shed #2) from the required 12 feet to one foot adjacent to the south property line; 3) waive the front setback for an accessory structure under 650 square feet (existing shed #2) from the required 45 feet to 10 feet; and 4) waive the rear setback (existing residence) from the required 40 feet to approximately 30 feet adjacent to the lake.



**APPLICANT:** Randall Shaw **PETITION No.:** V-128

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Issued notice of violation on 3-26-2015 for construction without Environmental Health approval (septic tank lot) and in violation of Zoning Ordinances. Shed number 2 also does not appear to have been permitted. If approved to remain permit and inspections are required.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion 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 comment regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

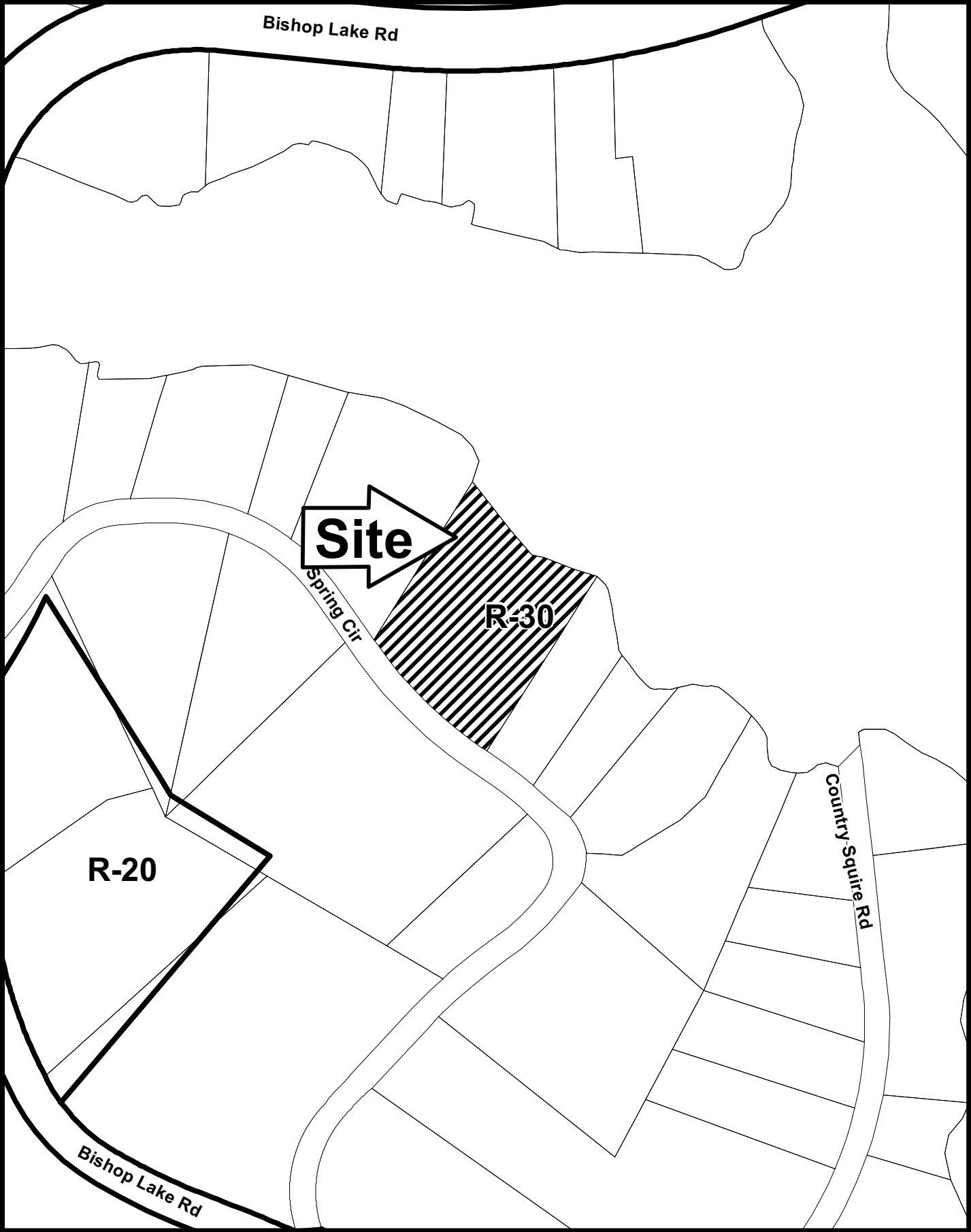
**SEWER:** No conflict.

**APPLICANT:** Randall Shaw **PETITION No.:** V-128

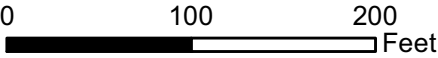
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

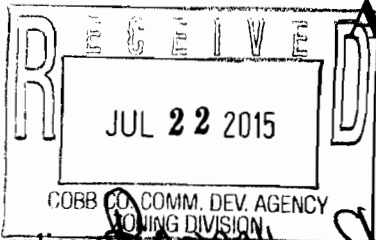
# V-128



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-128  
Hearing Date: 10-1-15

Applicant RANDALL SHAW Phone # 770 974 6907 E-mail BARB PUB @ Bellsouth.net  
(representative's name, printed) Address 4448 Spring Cir  
(street, city, state and zip code)

Randall Shaw Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



My commission expires: \_\_\_\_\_ My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells  
Notary Public

Titleholder RANDALL SHAW Phone # 770 974 6907 E-mail BARB PUB @ Bellsouth.net  
Signature Randall Shaw Address 4448 Spring Circle  
(attach additional signatures, if needed) (street, city, state and zip code)

Randall Shaw



My commission expires: \_\_\_\_\_ My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells  
Notary Public

Present Zoning of Property R-30

Location 4448 Spring Cir  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16th 2nd Section Size of Tract .44 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).

House is on lake, no area to put shed other than side of yard.

List type of variance requested: Variance to Keep Shed at side of house