

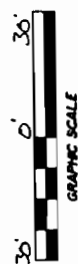
MAGNETIC

P.O.B.  
384.38' TO 50' R/W  
SUTTON DRIVE (RECORDED TIE)

V-135  
(2015)



AREA = 0.3444 ACRE  
# 607 SUTTON WAY



SURVEY FOR:

RANDY SHERVEN  
AMIE SHERVEN

LOT	7	BLK.	UNIT 2	REVISIONS
			SUTTON'S MILL	
			PHASE 2	
			LAND LOT 98	
			DISTRICT 19TH	
			SECTION 2ND	
			COSS	
			COUNTY, GEORGIA	
			PLAT BOOK 102	
			PAGE 98	
			DATE: 6-7-12	
			SCALE: 1" = 30'	
			JOB #	
			CC	
			JAN	
			CHRO	
			206-12	

PANEL NO. 13067CD0084G  
LOCATION COB B  
ZONE 11 X

HAVE THIS DATE, EXAMINED THE  
"OFFICIAL FLOOD HAZARD MAP" /NOT  
AND FOUND REFERENCED HOUSE  
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
BEEN CHECKED FOR ACCURACY AND FOUND TO BE WITHIN  
THE TOLERANCES OF ONE FOOT IN 1000 FEET AND AN  
ANGULAR ERROR OF 1" PER 100 FEET. THIS MAP OR PLAT  
WAS PREPARED IN ACCORDANCE WITH THE STANDARDS  
AND REQUIREMENTS OF LAW.

EQUIPMENT USED:  
TOPCON TOTAL STATION

IN MY OPINION, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND  
HAS BEEN PREPARED IN ACCORDANCE WITH  
THE STANDARDS AND REQUIREMENTS OF LAW.

*James A. Evans*

J.A. EVANS  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

(6)

N 23° 12' 12" E  
112.51'

CONC. DRIVE

ONE STORY  
BRICK + FRAME

CONC. PATIO

150.15'

N 87° 07' 05" W  
1.7' 1.0'

OUR FEN. OVER  
PROP. LINE

OUR FEN. OVER  
PROP. LINE

OUR FEN. OVER  
PROP. LINE

NEIGH. FEN.  
(ON-LINE)

129.33'

S 01° 53' 42" W  
35.13'

S 88° 06' 18" E  
48.66'

10' D.O.E.

C-1 = N 71° 59' 59" E 64.43' CH  
70.01-A 50.0'-R

<b>APPLICANT:</b> <u>Tara Truscott</u>	<b>PETITION No.:</b> <u>V-135</u>
<b>PHONE:</b> <u>678-925-4136</u>	<b>DATE OF HEARING:</b> <u>10-01-2015</u>
<b>REPRESENTATIVE:</b> <u>Patrick Croasdale</u>	<b>PRESENT ZONING:</b> <u>R-15</u>
<b>PHONE:</b> <u>770-235-4896</u>	<b>LAND LOT(S):</b> <u>98</u>
<b>TITLEHOLDER:</b> <u>Tara Brianne Truscott</u>	<b>DISTRICT:</b> <u>19</u>
<b>PROPERTY LOCATION:</b> <u>On the south side of</u> <u>Sutton Way, south of Sutton Drive</u> <u>(607 Sutton Way).</u>	<b>SIZE OF TRACT:</b> <u>0.34 acre</u>
	<b>COMMISSION DISTRICT:</b> <u>1</u>

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (proposed 320 square foot building) from the required 30 feet to 23 feet.

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

**BOARD OF APPEALS DECISION**

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** Tara Truscott **PETITION No.:** V-135

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**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 or 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.

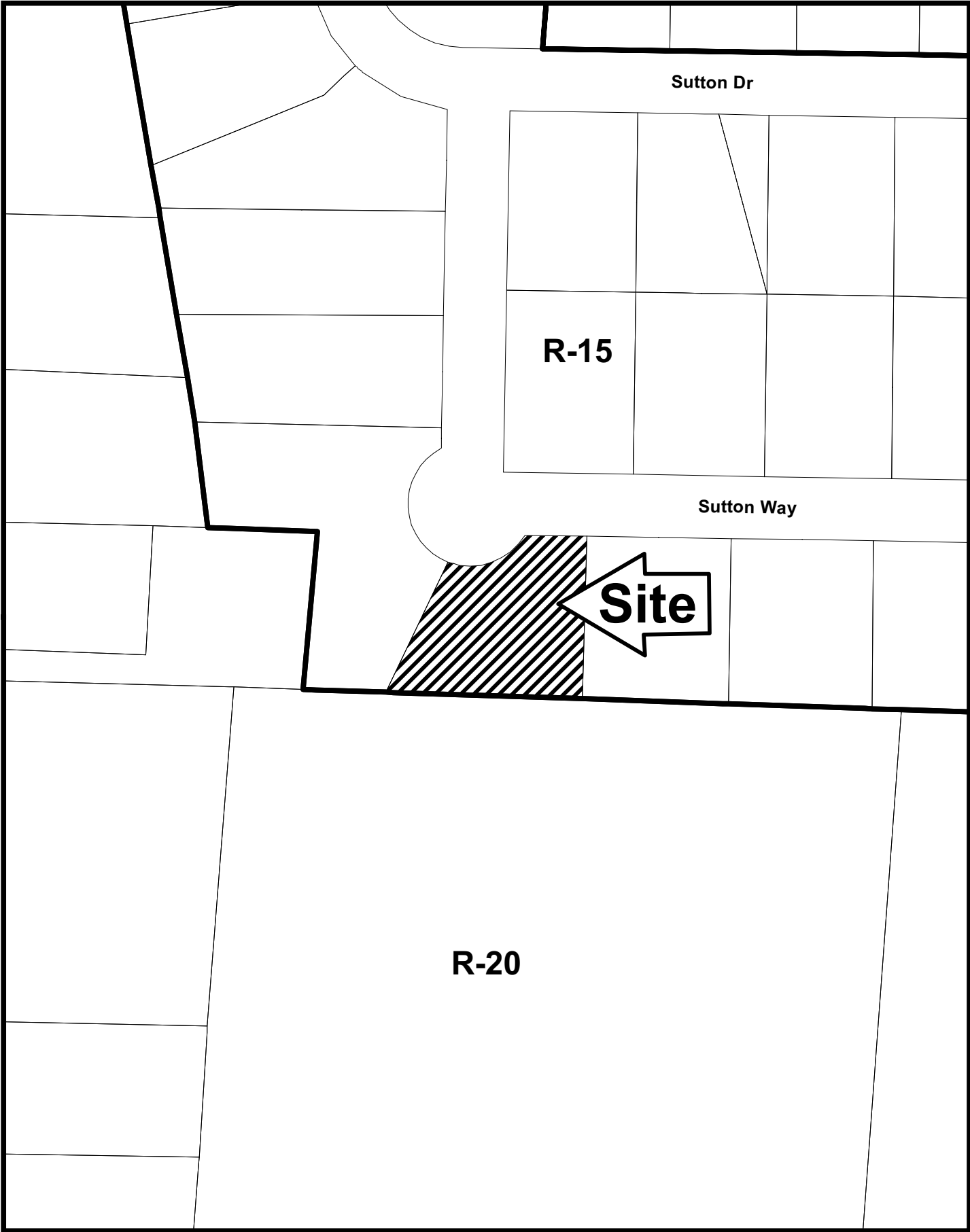
**SEWER:** No conflict.

**APPLICANT:** Tara Truscott **PETITION No.:** V-135

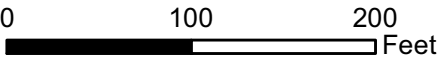
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

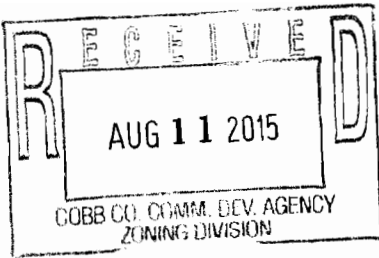
# V-135



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-135  
Hearing Date: 10-1-15

Applicant Tara Truscott Phone # 678-925-4136 E-mail ttruscott84@gmail.com

Patrick Croasdale Address 607 Sutton Way Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone # 770-235-4896 E-mail pkcroa1248@gmail.com  
(representative's signature)

My commission expires: March 21, 2018  
**Merry S DeSimone**  
**NOTARY PUBLIC**  
**DeKalb County, GEORGIA**

Signed, sealed and delivered in presence of:  
Merry S DeSimone  
Notary Public

Titleholder Tara Truscott Phone # 678-925-4136 E-mail ttruscott84@gmail.com  
Signature [Signature] Address: 607 Sutton Way Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 21, 2018  
**Merry S DeSimone**  
**NOTARY PUBLIC**  
**DeKalb County, GEORGIA**

Signed, sealed and delivered in presence of:  
Merry S DeSimone  
Notary Public

Present Zoning of Property B-15

Location 607 Sutton Way Marietta; West Sandtown Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 19 Size of Tract .3444 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 X 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 building will not fit in the space provided.

List type of variance requested: request back property build line be reduced from 30' to 23.5'