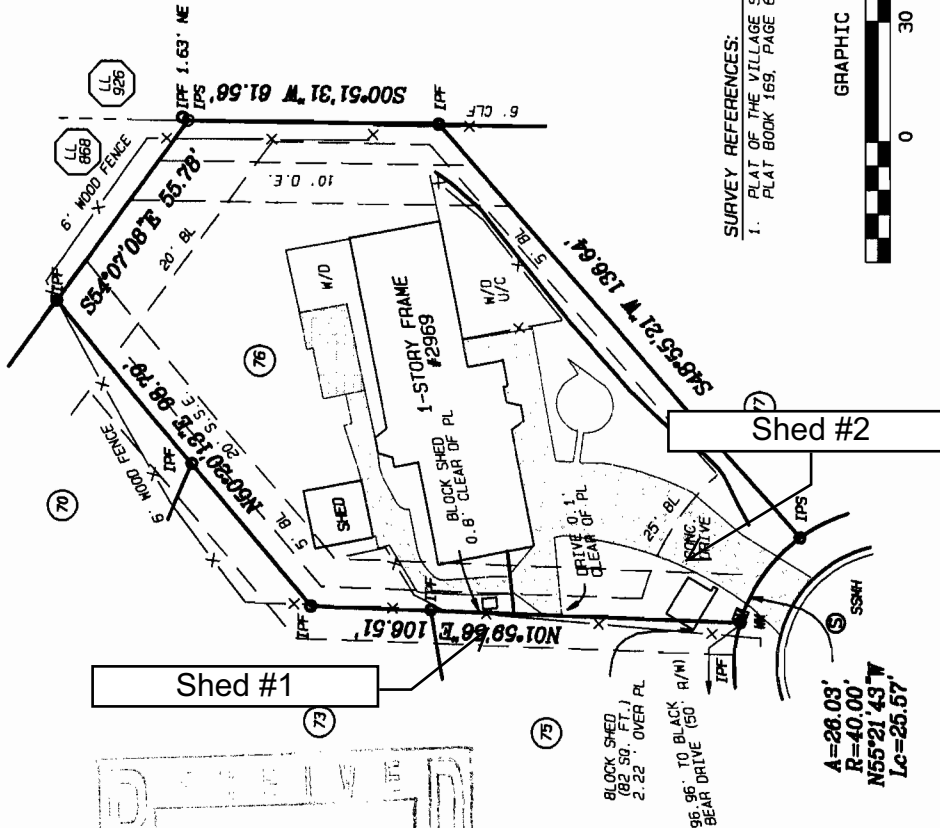
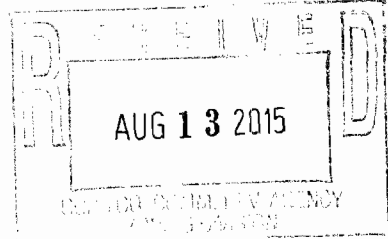
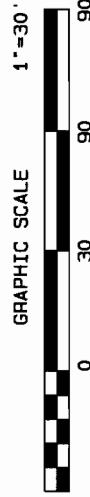


V-142
(2015)



SURVEY REFERENCES:
1. PLAT OF THE VILLAGE SUBDIVISION RECORDED IN PLAT BOOK 169, PAGE 83.



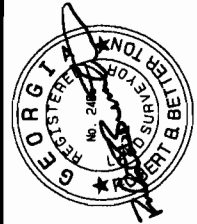
THE PURPOSE OF THE VARIANCE IS TO REDUCE THE SIDE SETBACK REQUIRED FOR AN ACCESSORY STRUCTURE UNDER 144 SQ. FT. FROM 5.0 FEET TO 0.0 FEET.

NOTES:
CURRENT ZONING: RM-12
RA-5 SETBACKS TO BE USED FOR SINGLE FAMILY DETACHED HOMES.

SET BACKS:
FRONT: 25 FT.
SIDES: 5' / 15' BETWEEN HOUSES
REAR: 20' INTERIOR / 40' EXTERIOR
MIN. LOT AREA: 7000 SQ. FT.
ACTUAL LOT AREA: 14,504 SQ. FT.
TAX PARCEL ID NO. 1708680266

- SURVEY NOTES:
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 94,582 FEET.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
 - EQUIPMENT = TOPCON GPT 9205A ROBOTIC STATION
 - DATE OF SURVEY: 08-11-15
 - I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD AND COMMUNITIVE DIVERGENCE PANEL 01356 DATED 11/21/2009. AN AREA HAVING SPECIAL FLOOD HAZARDS IS NOT LOCATED ON THIS PLAT.
 - #4 BEAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - SANITARY SEWER AND STORM SEWER EASEMENT LOCATIONS ARE TAKEN FROM THE SUBDIVISION PLAT. UNABLE TO LOCATE STRUCTURES IN THE FIELD.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED LAND. THERE HAVE BEEN NO CHANGES TO THE PLAT SINCE THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

DRAWN BY	RBB
CHECKED BY	RBB
DRAWING SCALE	1" = 30'
FILE NUMBER	6067_PRO
JOB NUMBER	6067

FINAL SURVEY
LOT 76, BLOCK C, THE VILLAGE
LOCATED IN: LAND LOT 868
17TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 8/12/2015
PREPARED FOR:
MICHELE TAYLOR

6067

APPLICANT: Michele Taylor
PHONE: 678-697-6475
REPRESENTATIVE: Theodore Lee
PHONE: 770-560-1833
TITLEHOLDER: Michele K. Sparks
PROPERTY LOCATION: At the northern terminus
of Hawk Court, east of Black Bear Drive
(2969 Hawk Court).

PETITION No.: V-142
DATE OF HEARING: 10-01-2015
PRESENT ZONING: RM-12
LAND LOT(S): 868
DISTRICT: 17
SIZE OF TRACT: 0.33 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the exterior rear setback from the required 40 feet to 24 feet (existing); 2) waive the side setback for an accessory structure under 144 square feet (approximately 12 square foot block shed #1) from the required five feet to 0.8 feet adjacent to the west property line; 3) waive the side setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required 5 feet to zero feet adjacent to the west property line; 4) waive the front setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required 20 feet to 8 feet; and 5) allow an accessory structure (approximately 12 square foot block shed #1 and 82 square foot block shed #2) to the side/in front of the primary structure.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Michele Taylor **PETITION No.:** V-142

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 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: The portion of the partially constructed wooden deck that extends into the recorded 10-foot drainage easement must be removed.

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.

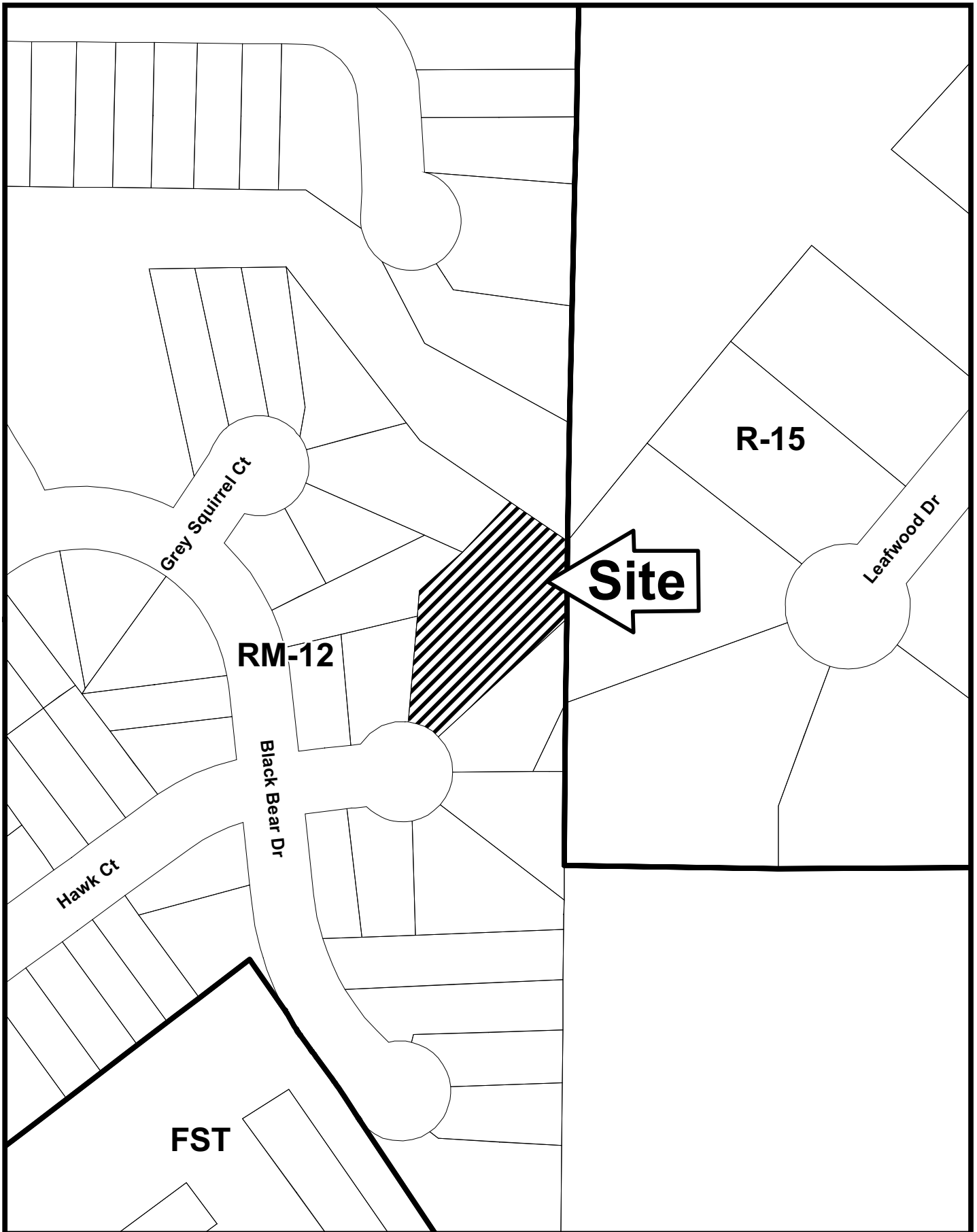
WATER: No conflict (Marietta service area).

SEWER: Existing structure(s) appear to be in Marietta Water & Sewer easement. Applicant should contact Kim Holland at KHolland@mariettaga.gov 770-794-5227.

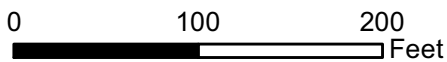
APPLICANT: Michele Taylor **PETITION No.:** V-142



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.

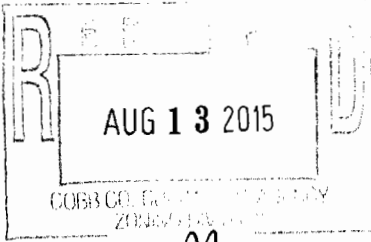
V-142



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-142
Hearing Date: 10-1-15

Applicant Michele Taylor Phone # 678-697-6475 E-mail michele_sparks3@yahoo.com
Theodore Lee Address 2969 Hawk Ct SE, Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

Theodore Lee Phone # 770-5601833 E-mail Prowler935@gmail.com
(representative's signature)

My commission expires: 9-26-2017

Signed, sealed and delivered in presence of:
[Signature] - Q Pye
Notary Public

Titleholder Michele Taylor Phone # 678-697-6475 E-mail michele_sparks3@yahoo.com
Signature Michele Taylor Address: 4709 Nature Trail Austell GA 30106
(each additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property RM12
Location 2969 Hawk Ct SE Marietta GA 30067 - Powers Ferry & Delk Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 868 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 _____

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).

Code Violation - built before new code rules

List type of variance requested: Accessory Structure - For Motorcycle