

V-8  
(2016)

**LEGEND**

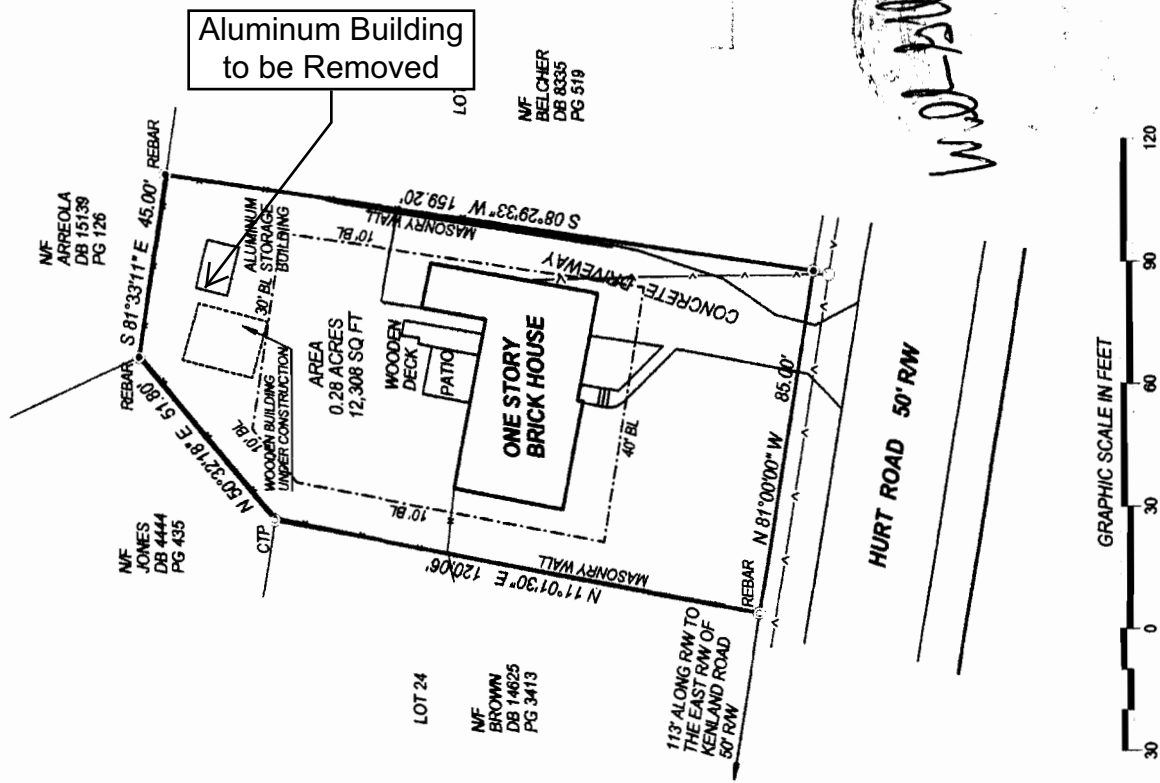
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
⊙	IRON PIN FOUND
⊙	IRON PIN SET
⊙	UTILITY POLE
—	OVERHEAD POWER LINE
BOC	BACK OF CURB

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-18, 43-15-22

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,312 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 320,736 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

NOV 11 2015

*W.D. Wells*



BEARINGS ARE BASED ON MAGNETIC NORTH

**REFERENCE**

PLAT BOOK 21 PAGE 8

**GENERAL NOTES**

ZONING DISTRICT R-15  
ZONING INFORMATION OBTAINED FROM COBB COUNTY GIS SITE AND COBB COUNTY OFFICIAL CODE ONLINE. DUE TO INTERPRETATION, ALL BUILDING SETBACK LINES AS SHOWN SHOULD BE APPROVED BY COUNTY OFFICIALS.

**BOUNDARY SURVEY FOR:**

**BRANDON WELLS**

LOT 23, BLOCK A, UNIT ONE  
CONCORD WOODS SUBDIVISION  
PART LAND LOT 310, 17TH LAND DISTRICT  
OF COBB COUNTY, GEORGIA,  
CITY OF SMYRNA

**HARBUCK LAND SURVEYORS, INC.**

LAND SURVEYOR FIRM NO. 959  
WILLIAM G. HARBUCK  
GEORGIA REGISTERED LAND SURVEYOR NO. 3006  
35 MANSOUR CIRCLE  
NEWNAN, GA. 30263  
TELEPHONE 770-253-5585  
HARBUCKLANDSURVEYORS@GMAIL.COM  
11.10.2015  
FIELD WORK 11.03.2015

**APPLICANT:** Tabatha Wells

**PETITION No.:** V-8

**PHONE:** 404-310-5347

**DATE OF HEARING:** 01-13-2016

**REPRESENTATIVE:** Tabatha Wells

**PRESENT ZONING:** R-15

**PHONE:** 404-310-5347

**LAND LOT(S):** 310

**TITLEHOLDER:** Tabatha Maria Wells

**DISTRICT:** 17

**PROPERTY LOCATION:** On the northern side of  
Hurt Road, east of Kenland Road  
(423 Hurt Road).

**SIZE OF TRACT:** 0.28 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 238 square foot wooden building under construction) from the required 30 feet to 10 feet.

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

**BOARD OF APPEALS DECISION**

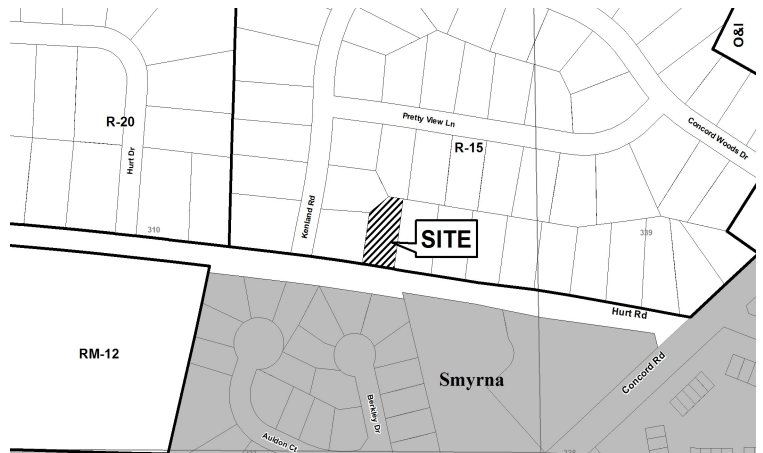
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Building inspector issued notice of violation for building without a permit on 9-14-15.

**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 apparent adverse stormwater management issues were observed or are 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:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict (served by septic).

**APPLICANT:** Tabatha Wells **PETITION No.:** V-8

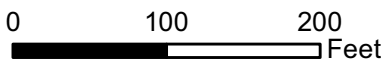
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-8



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

NOV 11 2015

(type or print clearly)

Application No. V-8  
Hearing Date: 1/13/16

Applicant Tabatha Wells Phone # 4043105347 E-mail westtabatha@aol.com

Tabatha Wells Address 423 Hurt Rd SE Smyrna Ga 30080  
(representative's name, printed) (street, city, state and zip code)

Tabatha M. Wells Phone # 4043105347 E-mail westtabatha@aol.com  
(representative's signature)

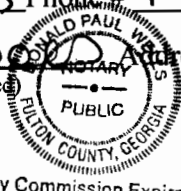


Signed, sealed and delivered in presence of:  
Donald Paul Wells  
Notary Public

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

Titleholder Tabatha Wells Phone # 4043105347 E-mail westtabatha@aol.com

Signature Tabatha M. Wells Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)



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

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

Present Zoning of Property R-15

Location 423 Hurt Rd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 310 District 17 Size of Tract 0.28 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).

The purpose of building the structure was to give adequate space to store all toys, lawn care equipment and to serve as "attic" storage due to house attic size. It was going to be very functional as is decorative to the property. The zoning variance is needed due to size and shape of property and location of septic system. With this approval we are eager and excited to move forward and complete this much needed improvement!

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_