

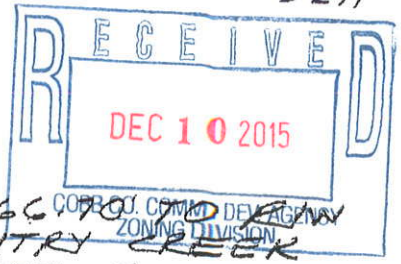
MAG. NORTH

LOT 138  
BLOCK  
UNIT 1 PHASE-2  
SUB. OWENS MEADOW

V-28  
(2016)

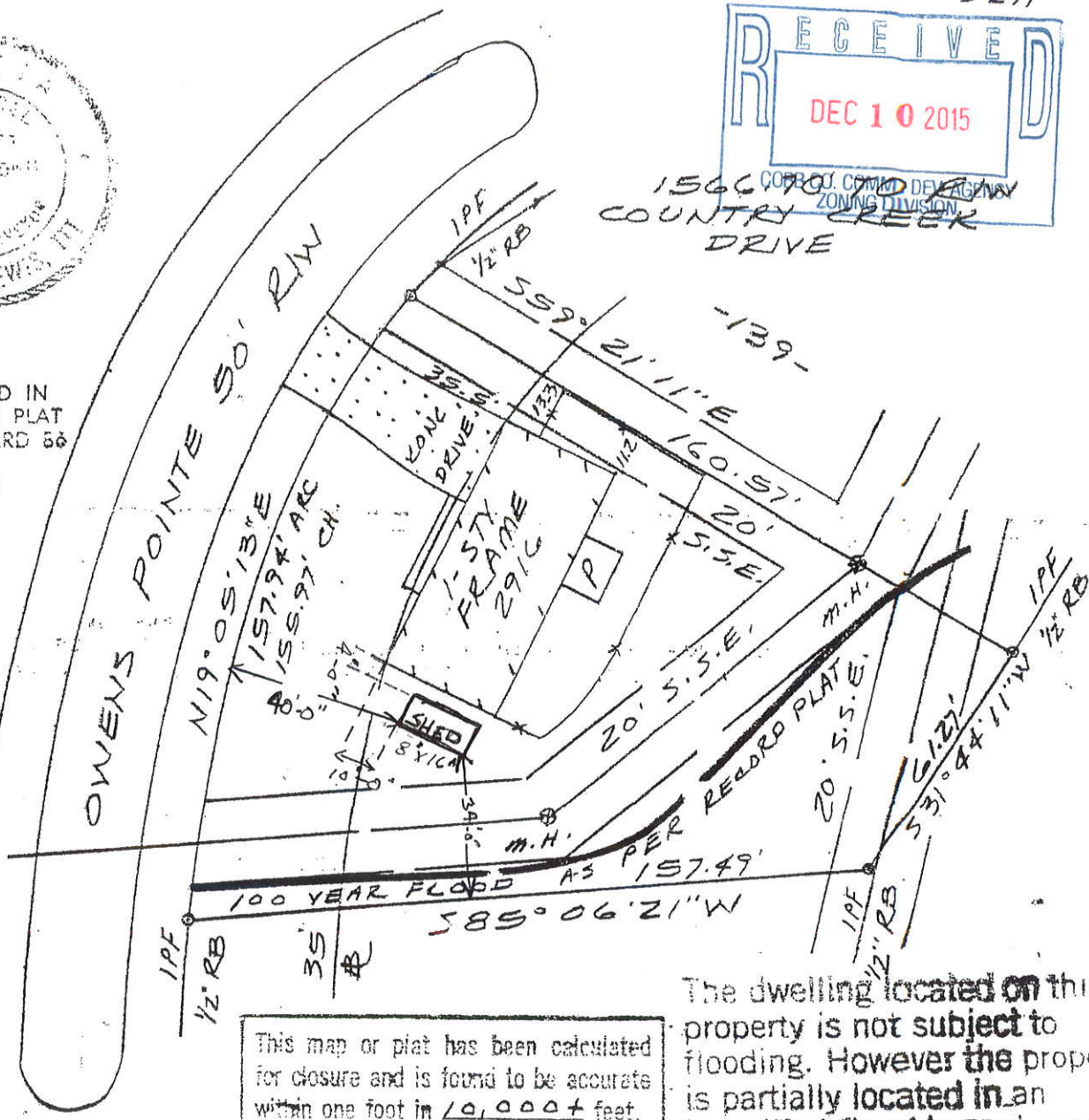
FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS REQUESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

3 L 11



1566 COUNTRY CREEK DRIVE

EQUIPMENT USED IN PREPARING THIS PLAT  
HEWLETT PACKARD 86  
GUPPY GTS-10D  
100' STEEL TAPE



This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

The dwelling located on this property is not subject to flooding. However the property is partially located in an identified flood hazard area (PER RECORD PLAT)

CHARLES H. GARRETT  
MONICA ASHBURN GARRETT

LAND LOT 163 20TH DISTRICT 2ND SECT.  
COBB COUNTY, GEORGIA

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does appear to be in an area having special flood hazards.

SCALE 1" = 40' DATE: 3-8-93  
REG. LAND SURVEYOR NO. 1751  
GEORGIA LAND SURVEYING CO., INC.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

100-75

*Josh L. Lewis*

NO. 123028

MCR (PER

332678

**APPLICANT:** Charles H. Garrett

**PETITION No.:** V-28

**PHONE:** 770-974-5181

**DATE OF HEARING:** 02-10-2016

**REPRESENTATIVE:** Charles H. Garrett

**PRESENT ZONING:** R-15

**PHONE:** 678-643-1581

**LAND LOT(S):** 163

**TITLEHOLDER:** Charles H. Garrett and Monica Ashburn Garrett

**DISTRICT:** 20

**PROPERTY LOCATION:** East side of Owens Point Trail, south of Fayne Terrace (2916 Owens Point Trail).

**SIZE OF TRACT:** 0.36 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow an accessory structure (shed) to the side of the principal structure.

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

**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

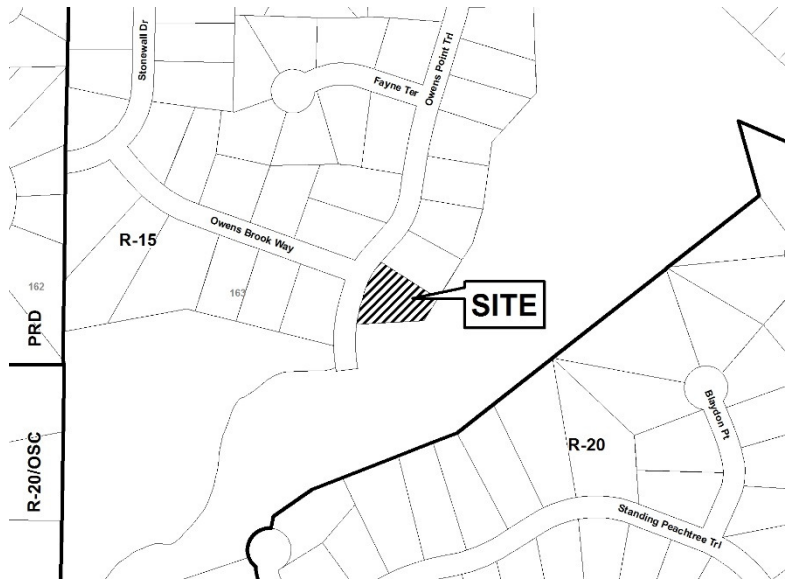
REJECTED        SECONDED       

HELD        CARRIED       

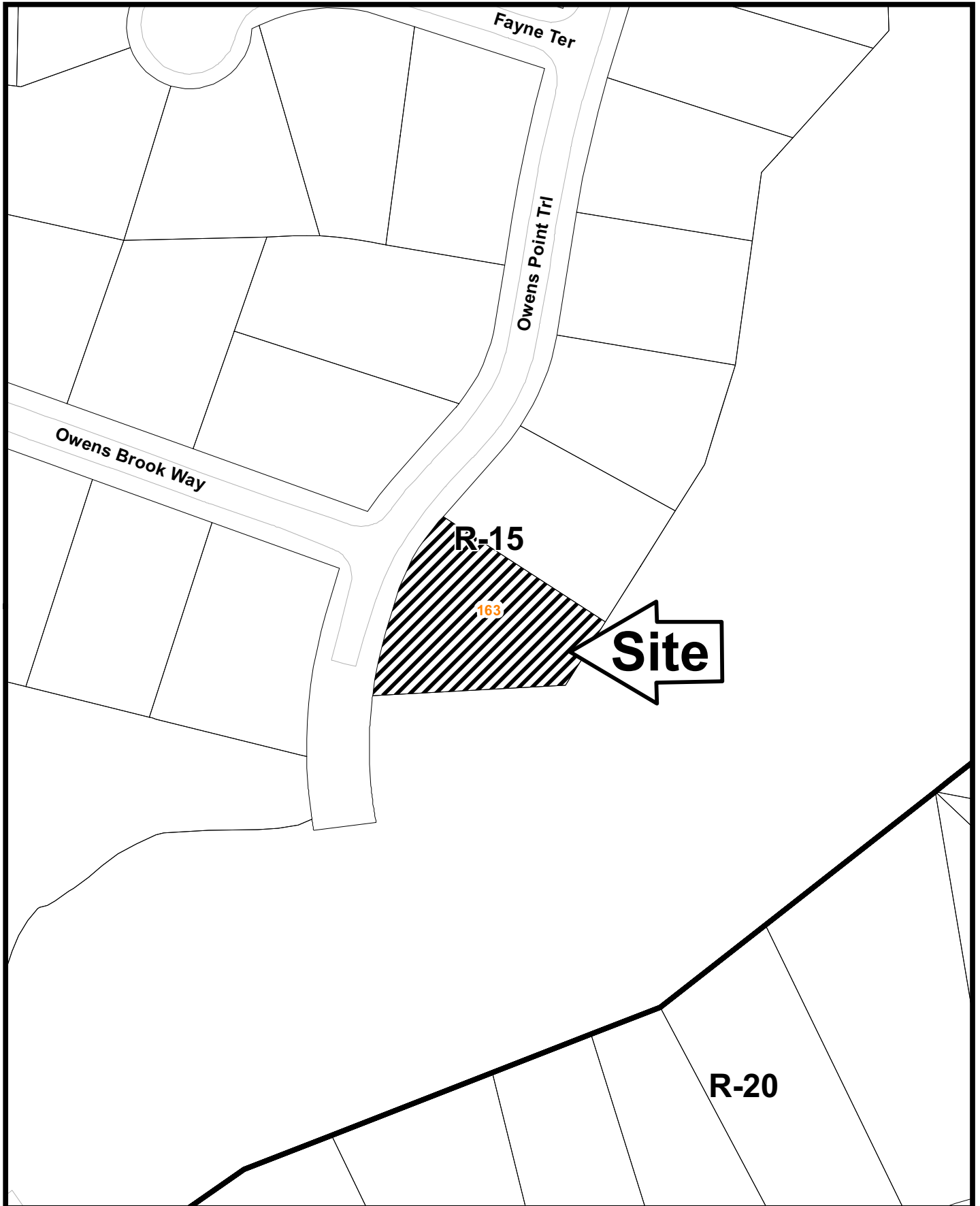
STIPULATIONS:       

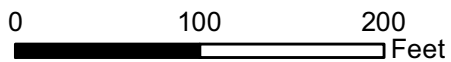
      





# V-28



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



-  City Boundary
-  Zoning Boundary

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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:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts 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:** Principle structure is located within the 2' side setback required of sanitary sewer easements. Hold Harmless agreement required of the property owner.

**APPLICANT:** Charles H. Garrett                      **PETITION No.:** V-28

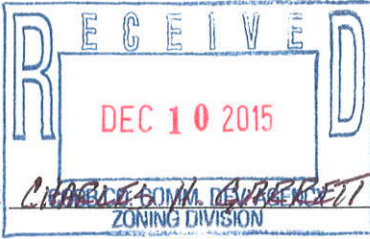
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



# Application for Variance

## Cobb County



(type or print clearly)

Application No. V-28  
Hearing Date: 2-10-16

Applicant CHARLES H. GARRETT Phone # 770-974-5181 E-mail CHARLESGARRETT@BELLSOUTH.NET

CHARLES H. GARRETT Address 2916 OWENS POINT TR. KENNESAW, GA. 30152  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-974-5181 E-mail CHARLESGARRETT@BELLSOUTH.NET  
(representative's signature)

My commission expires: 11/30/2019 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

MONICA A. GARRETT Phone # 770-974-5181 E-mail MONICAGARRETT@GMAIL.COM  
Titleholder CHARLES H. GARRETT E-mail CHARLESGARRETT@BELLSOUTH.NET

[Signature] Address: \_\_\_\_\_  
(attach additional signatures if needed) (street, city, state and zip code)

[Signature] Signed, sealed and delivered in presence of: [Signature]  
My commission expires: 11/30/2019 Notary Public

Present Zoning of Property \_\_\_\_\_

Location 2916 OWENS POINT TRAIL NW, KENNESAW, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 163 District 20 Size of Tract 3/4 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 \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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).

PROPERTY BEHIND PRIMARY STRUCTURE SLOPES IN GRADE AND IS UNFEASIBLE TO PLACE SHED THE ONLY LEVEL LOCATION IS ON EITHER SIDE OF THE PRIMARY STRUCTURE OR SET BACK FROM BACK OF PRIMARY STRUCTURE 65' WHICH PUTS SHED IN A FLOOD ZONE

List type of variance requested: TO KEEP SHED (8X16) LOCATED TO SIDE OF PRIMARY STRUCTURE OFFSET BACK FROM FRONT OF PRIMARY STRUCTURE 100 FEET AND FOUR FEET PARALLEL TO SIDE, NOTE SHED HAS BEEN LOCATED IN THIS LOCATION FOR AT LEAST 10 YEARS PRIOR TO THIS APPLICATION. OFF-SET 40'-0" FROM FRONT PROPERTY LINE, OFF-SET 34'-0" FROM SIDE (RIGHT) PROPERTY LINE.