



TRACT AREA = 0.95 ACRES (41,377 S.F.)

CURVE RADIUS ARC CHORD CHORD BEARING  
 C1 30.00' 66.69' 5.26° 41' 12" W  
 C2 30.00' 66.69' 5.26° 41' 12" W  
 C3 30.00' 66.69' 5.26° 41' 12" W

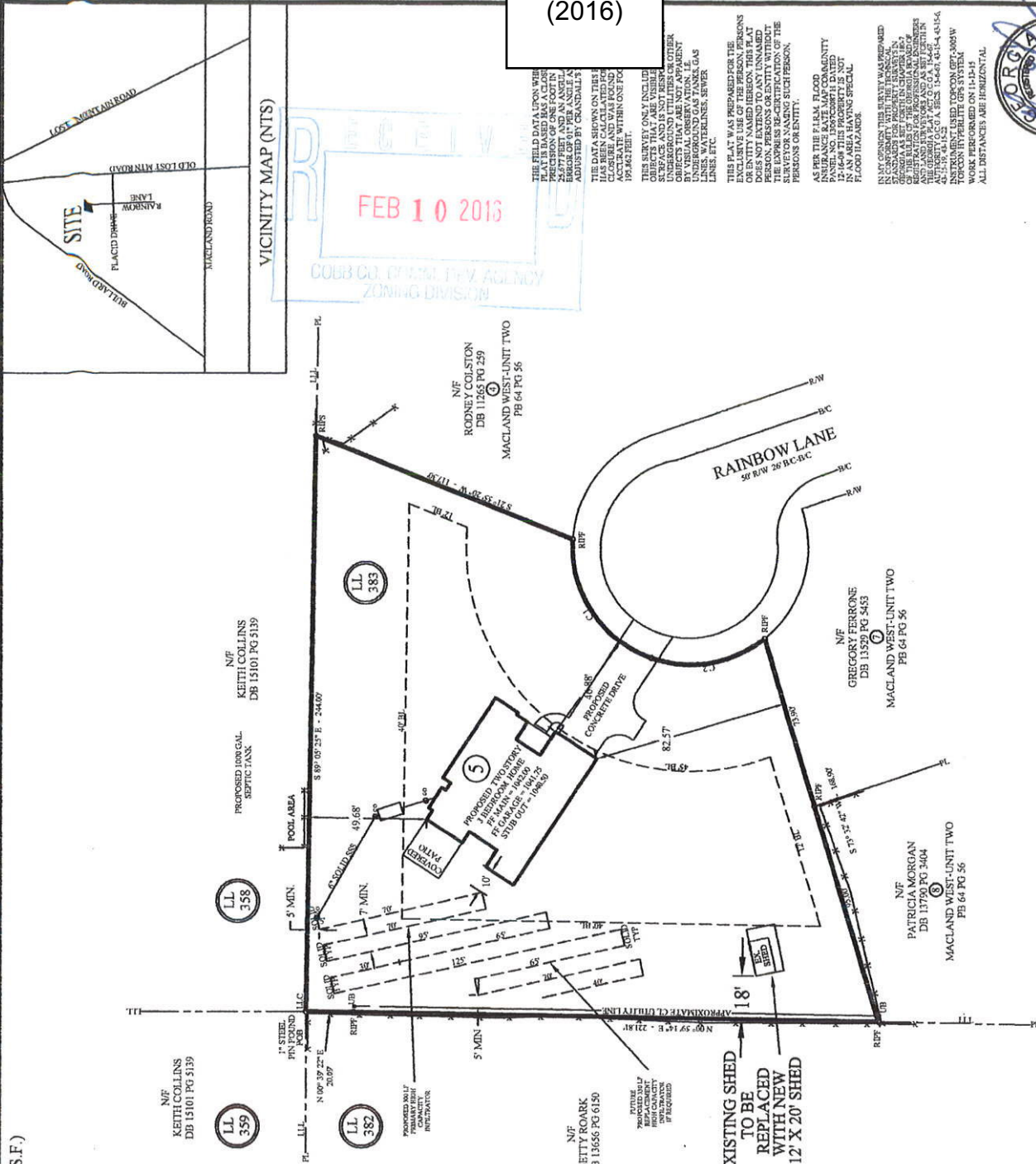
ALL BEARINGS ARE CALCULATED  
 FROM THE SOUTHWEST CORNER OF  
 SECTION 38, T19N, R16E, S11W, COBB COUNTY, GEORGIA.

**GENERAL NOTES:**

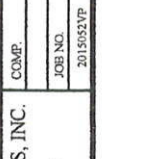
1. 1800 RAINBOW LANE  
 POWDER SPRINGS, GA. 30127  
 DB 15290 PG 801  
 TAX ID # 19038300490  
 ZONED R - 30  
 2. VARIANCE REQUESTED TO REDUCE THE 40'  
 REAR SETBACK TO 18' TO ACCOMMODATE  
 THE PROPOSED 12' X 20' SHED WHICH  
 REPLACES THE EXISTING SHED.

V-47  
(2016)

THE FIELD DATA UPON WHICH THIS SURVEY WAS BASED HAS BEEN CHECKED FOR ACCURACY AND FOUND TO BE CORRECT WITHIN ONE FOOT OF THE DATA SHOWN ON THIS SURVEY. THIS SURVEY ONLY INCLUDES THE BOUNDARIES OF THE SURFACE AND UNDERGROUND UTILITIES OR OTHER FEATURES AS SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA SHOWN ON THIS SURVEY. THE DATA SHOWN ON THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE SURVEYOR'S CERTIFICATE OF THE SURVEYOR'S EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THIS SURVEY WAS PERFORMED ON 11-11-15. ALL DISTANCES ARE HORIZONTAL.



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT RECORD AND ENCUMBRANCES MAY EXIST WHICH BENEFIT IN FAVOR OF THIS PROPERTY.



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
 PLANNING - ENGINEERING - LAND SURVEYING  
 3992 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
 Ph. (770) 435-2576 - Email: mark.lee@plce.com

MACLAND WEST UNIT TWO  
 19TH DISTRICT  
 COBB COUNTY, GEORGIA

LOT: 5 BLOCK F  
 LAND LOT 383  
 COBB COUNTY, GEORGIA

**RANDY & TRACEY NEWTON**  
 MACLAND WEST - UNIT TWO LOT: 5 BLOCK F

SCALE: 1" = 30'

COMP.	20150932VP
JOB NO.	
DATE	2-9-16
SCALE	1" = 30'
SECTION	PB 275 PG 406
2ND SECTION	PB 275 PG 406
MACLAND WEST UNIT TWO	

**APPLICANT:** Randy Newton

**PETITION No.:** V-47

**PHONE:** 404-661-8393

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Randy Newton

**PRESENT ZONING:** R-30

**PHONE:** 404-661-8393

**LAND LOT(S):** 383

**TITLEHOLDER:** Randall M. Newton and Tracey P. Newton

**DISTRICT:** 19

**PROPERTY LOCATION:** At the terminus of Rainbow Lane, north of Placid Drive (1800 Rainbow Lane).

**SIZE OF TRACT:** 0.95 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 650 square feet (proposed 240 square foot shed) from the required 40 feet to 18 feet; and 2) allow an accessory structure to the side of the primary structure.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

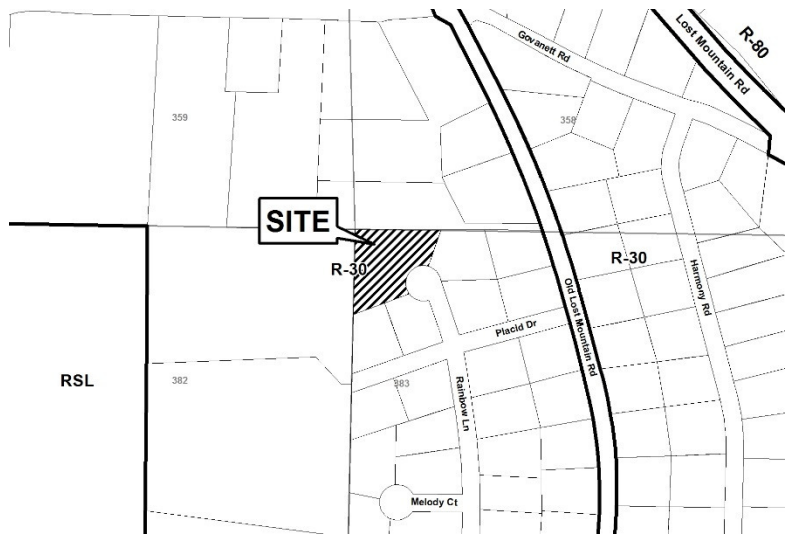
**REJECTED**        **SECONDED**       

**HELD**        **VOTE**       

**STIPULATIONS:**       



**APPLICANT:** Randy Newton **PETITION No.:** V-47

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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 comments.

**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 site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

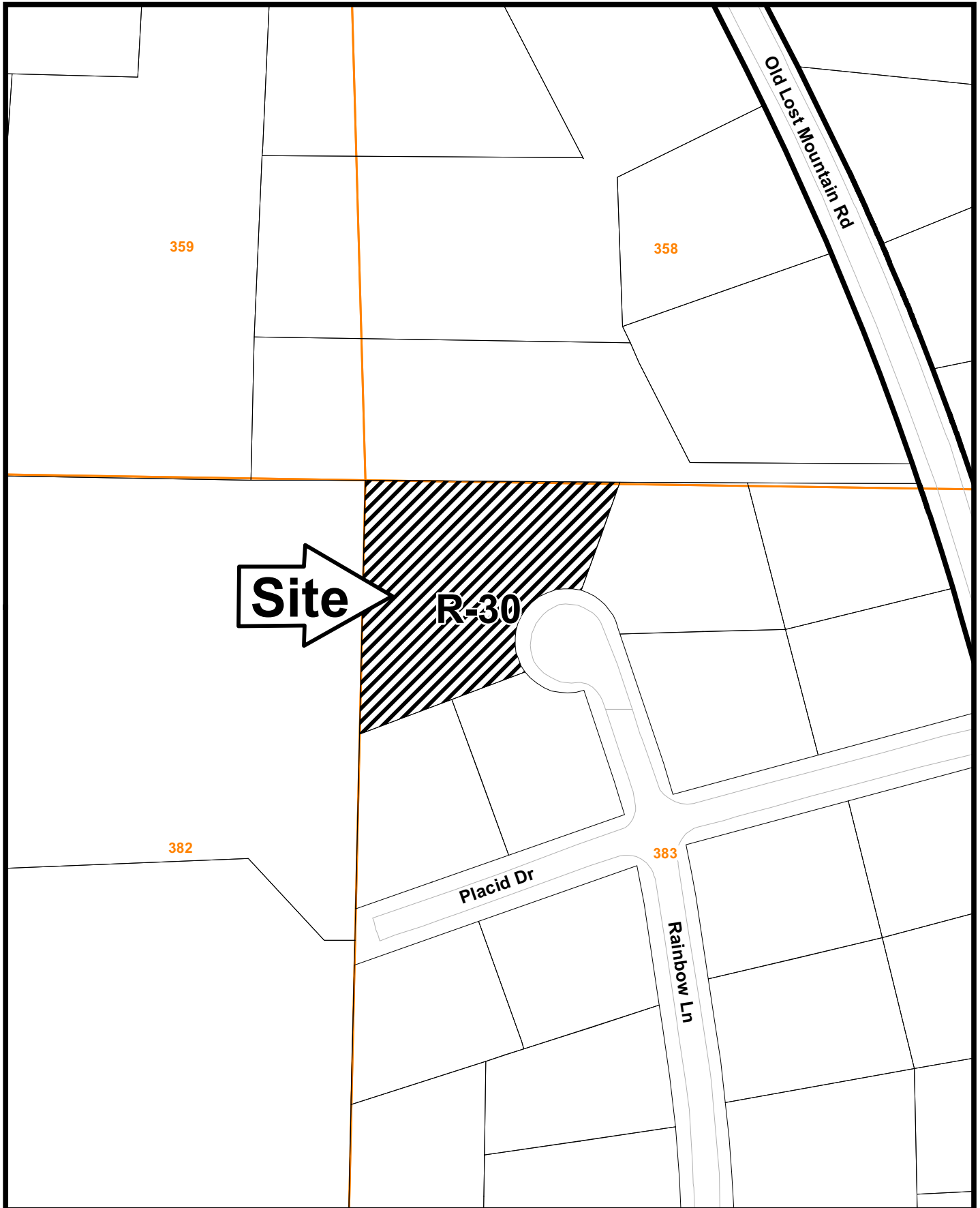
**SEWER:** No conflict

**APPLICANT:** Randy Newton **PETITION No.:** V-47

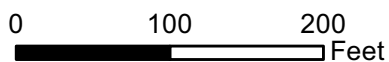
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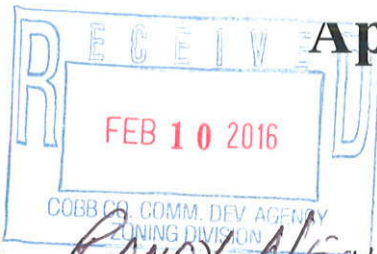
**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-47



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





# Application for variance Cobb County

(type or print clearly)

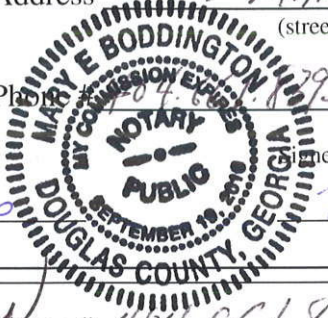
Application No. v-47  
Hearing Date: 4-13-16

Applicant RANDY NEWTON Phone # 404.661.8393 E-mail CABEVLLC@gmail.com

RANDY NEWTON Address 5457 MALONE CT, POWDER SPRINGS, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Randy Newton Phone # 404.661.8393 E-mail CABEVLLC@gmail.com  
(representative's signature)

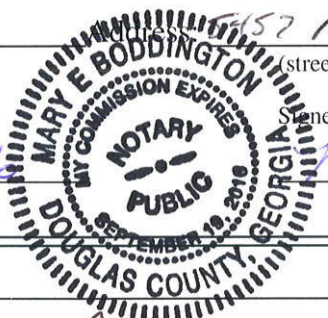
My commission expires: Sept. 19, 2016 signed, sealed and delivered in presence of:  
Mary E Boddington Notary Public



Titleholder RANDY & TRACEY NEWTON Phone # 404.661.8393 E-mail CABEVLLC@gmail.com

Signature Randy Newton Address 5457 MALONE CT, POWDER SPRINGS GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Sept. 19, 2016 signed, sealed and delivered in presence of:  
Mary E Boddington Notary Public



Present Zoning of Property R-30

Location 1800 RAINBOW LANE POWDER SPRINGS, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) ~~566~~ 383 District 19 Size of Tract .95 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).

With the set back of the home being constructed the setback of the shed keeps it the least intrusive visibly for neighbors and myself.

List type of variance requested: Variance requested to reduce the 40' rear set back to 18' to accommodate the proposed 12x20 shed which replaces the existing one.