

V-73
(2016)

REFERENCE: P. B. 75, PG. 25

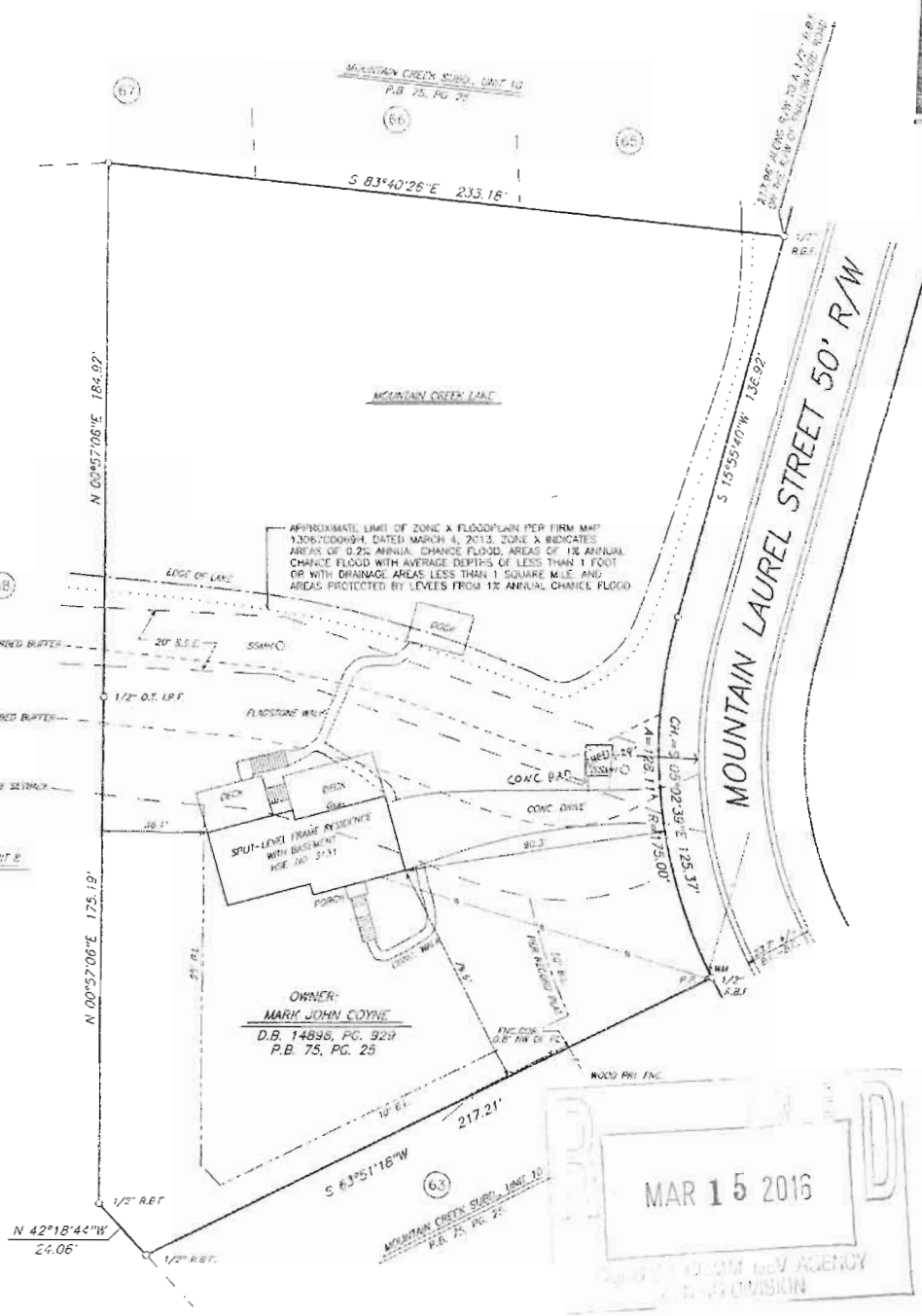
REFERENCE NORTH

LEGEND

1. P.I. - IRON PIN FOUND	2. B. - BOUNDARY	3. D. - DRAINAGE	4. S.D. - SURFACE DRAINAGE
5. S.P. - SPREADER PIN FOUND	6. S.W. - SURFACE WATER	7. W. - WATER	8. W.P. - WIND PATTERN BASIN
9. T. - TIE	10. W.C. - WINDY WIND CATCHER BASIN	11. W.P. - WIND PATTERN BASIN	12. W.P. - WIND PATTERN BASIN
13. W.P. - WIND PATTERN BASIN	14. W.P. - WIND PATTERN BASIN	15. W.P. - WIND PATTERN BASIN	16. W.P. - WIND PATTERN BASIN
17. W.P. - WIND PATTERN BASIN	18. W.P. - WIND PATTERN BASIN	19. W.P. - WIND PATTERN BASIN	20. W.P. - WIND PATTERN BASIN
21. W.P. - WIND PATTERN BASIN	22. W.P. - WIND PATTERN BASIN	23. W.P. - WIND PATTERN BASIN	24. W.P. - WIND PATTERN BASIN
25. W.P. - WIND PATTERN BASIN	26. W.P. - WIND PATTERN BASIN	27. W.P. - WIND PATTERN BASIN	28. W.P. - WIND PATTERN BASIN
29. W.P. - WIND PATTERN BASIN	30. W.P. - WIND PATTERN BASIN	31. W.P. - WIND PATTERN BASIN	32. W.P. - WIND PATTERN BASIN
33. W.P. - WIND PATTERN BASIN	34. W.P. - WIND PATTERN BASIN	35. W.P. - WIND PATTERN BASIN	36. W.P. - WIND PATTERN BASIN
37. W.P. - WIND PATTERN BASIN	38. W.P. - WIND PATTERN BASIN	39. W.P. - WIND PATTERN BASIN	40. W.P. - WIND PATTERN BASIN
41. W.P. - WIND PATTERN BASIN	42. W.P. - WIND PATTERN BASIN	43. W.P. - WIND PATTERN BASIN	44. W.P. - WIND PATTERN BASIN
45. W.P. - WIND PATTERN BASIN	46. W.P. - WIND PATTERN BASIN	47. W.P. - WIND PATTERN BASIN	48. W.P. - WIND PATTERN BASIN
49. W.P. - WIND PATTERN BASIN	50. W.P. - WIND PATTERN BASIN	51. W.P. - WIND PATTERN BASIN	52. W.P. - WIND PATTERN BASIN
53. W.P. - WIND PATTERN BASIN	54. W.P. - WIND PATTERN BASIN	55. W.P. - WIND PATTERN BASIN	56. W.P. - WIND PATTERN BASIN
57. W.P. - WIND PATTERN BASIN	58. W.P. - WIND PATTERN BASIN	59. W.P. - WIND PATTERN BASIN	60. W.P. - WIND PATTERN BASIN
61. W.P. - WIND PATTERN BASIN	62. W.P. - WIND PATTERN BASIN	63. W.P. - WIND PATTERN BASIN	64. W.P. - WIND PATTERN BASIN
65. W.P. - WIND PATTERN BASIN	66. W.P. - WIND PATTERN BASIN	67. W.P. - WIND PATTERN BASIN	68. W.P. - WIND PATTERN BASIN
69. W.P. - WIND PATTERN BASIN	70. W.P. - WIND PATTERN BASIN	71. W.P. - WIND PATTERN BASIN	72. W.P. - WIND PATTERN BASIN
73. W.P. - WIND PATTERN BASIN	74. W.P. - WIND PATTERN BASIN	75. W.P. - WIND PATTERN BASIN	76. W.P. - WIND PATTERN BASIN
77. W.P. - WIND PATTERN BASIN	78. W.P. - WIND PATTERN BASIN	79. W.P. - WIND PATTERN BASIN	80. W.P. - WIND PATTERN BASIN
81. W.P. - WIND PATTERN BASIN	82. W.P. - WIND PATTERN BASIN	83. W.P. - WIND PATTERN BASIN	84. W.P. - WIND PATTERN BASIN
85. W.P. - WIND PATTERN BASIN	86. W.P. - WIND PATTERN BASIN	87. W.P. - WIND PATTERN BASIN	88. W.P. - WIND PATTERN BASIN
89. W.P. - WIND PATTERN BASIN	90. W.P. - WIND PATTERN BASIN	91. W.P. - WIND PATTERN BASIN	92. W.P. - WIND PATTERN BASIN
93. W.P. - WIND PATTERN BASIN	94. W.P. - WIND PATTERN BASIN	95. W.P. - WIND PATTERN BASIN	96. W.P. - WIND PATTERN BASIN
97. W.P. - WIND PATTERN BASIN	98. W.P. - WIND PATTERN BASIN	99. W.P. - WIND PATTERN BASIN	100. W.P. - WIND PATTERN BASIN

GENERAL NOTES

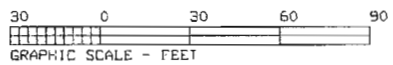
1. THIS TRACT IS DESIGNATED COBB COUNTY TAX PARCEL 01012800460 AND IS ZONED R-20.
2. ADDRESS OF PROPERTY, 3151 MOUNTAIN LAUREL STREET ROSWELL, GA 30075.
3. OWNER: MARK COYNE PER D.B. 4008, PG. 272; P.B. 75, PG. 25.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
5. ALL UNDERGROUND UTILITY LOCATION SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE LOCATION OF ABOVEGROUND APPEARANCES, FLAGS AND PAINT MARKS PLACED BY UNDERGROUND UTILITY LOCATION SERVICES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



CLOSURE NOTES:

1. The field data upon which this plat is based has a closure precision of one foot in 308,245 feet and an angular error of 1" per angle point, and was adjusted by the Compass Rule.
2. The equipment used to obtain the linear and angular measurements was a NIKON NPL-522.
3. This plat has been calculated for closure and is found to be accurate within one foot in 1,051,439 feet.

AREA = 1.522 ACRES



NOTE: THIS PLAT REPRESENTS A SURVEY OF EXISTING COBB COUNTY TAX PARCEL 01012800460, AND DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR OVERSIGHT AUTHORITY, PURSUANT TO O.C.G.A. 15-6-67(d).

MARK B. LINCOLN GA. L.S. NO. 2629 DATE 3-8-15

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE 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.

By: *Mark B. Lincoln* DATE: 3-8-15
MARK B. LINCOLN GA. L.S. NO. 2629

BOUNDARY SURVEY FOR		MARK JOHN COYNE	
LAND LOT(S) 128 2nd SECT., 1st DISTRICT		LINCOLN SURVEYING, INC.	
COBB COUNTY, GEORGIA		CERTIFICATE OF REGISTRATION NO. 150061722	
LOT: 64	BLOCK: "H" S/D: MOUNTAIN CREEK	4290 UNION SPRINGS ROAD	
UNIT: 10	PHASE: 2 SCALE: 1"=30'	STOCKBRIDGE, GA 30281	
DATE(S) OF FIELD SURVEY: 3/7/15		770-922-1753	
DATE OF PLAT PREPARATION: 3/8/15		JOB: 1515	



APPLICANT: Mark Coyne

PETITION No.: V-73

PHONE: 661-478-1194

DATE OF HEARING: 06-15-2016

REPRESENTATIVE: Mark Coyne

PRESENT ZONING: R-20

PHONE: 661-478-1194

LAND LOT(S): 128

TITLEHOLDER: Mark John Coyne

DISTRICT: 01

PROPERTY LOCATION: On the west side of Mountain Laurel Street, south of Shallowford Road (3131 Mountain Laurel Street).

SIZE OF TRACT: 1.52 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 69 square foot shed) to the side of the principal building; and 2) waive the front setback for an accessory structure (approximately 69 square foot shed) from the required 35 feet to 15 feet.

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

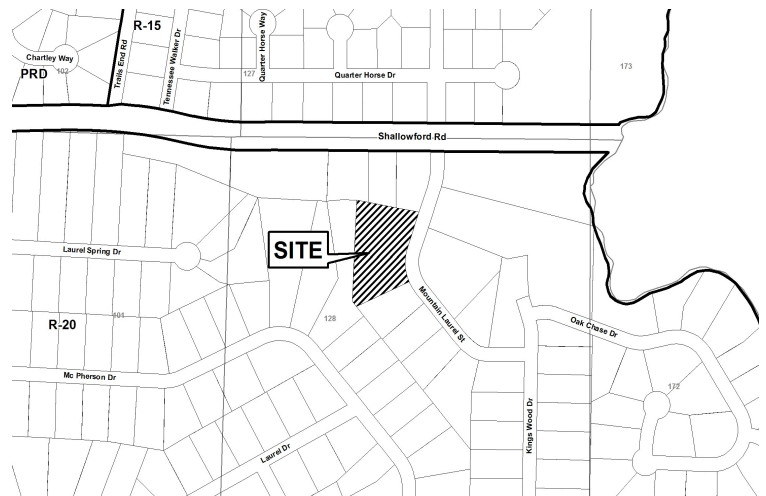
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Mark Coyne

PETITION No.: V-73

COMMENTS

TRAFFIC: Recommend driveway on Mountain Laurel Street be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or the County right-of-way, whichever is greater in length. The driveway apron should comply with the Cobb County Development Standards for a residential driveway.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: This shed could be relocated to the opposite side of the driveway and outside of the stream buffer. However, no erosion or runoff issues were observed at the time of the site visit.

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 for V-72 –V-85.

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.

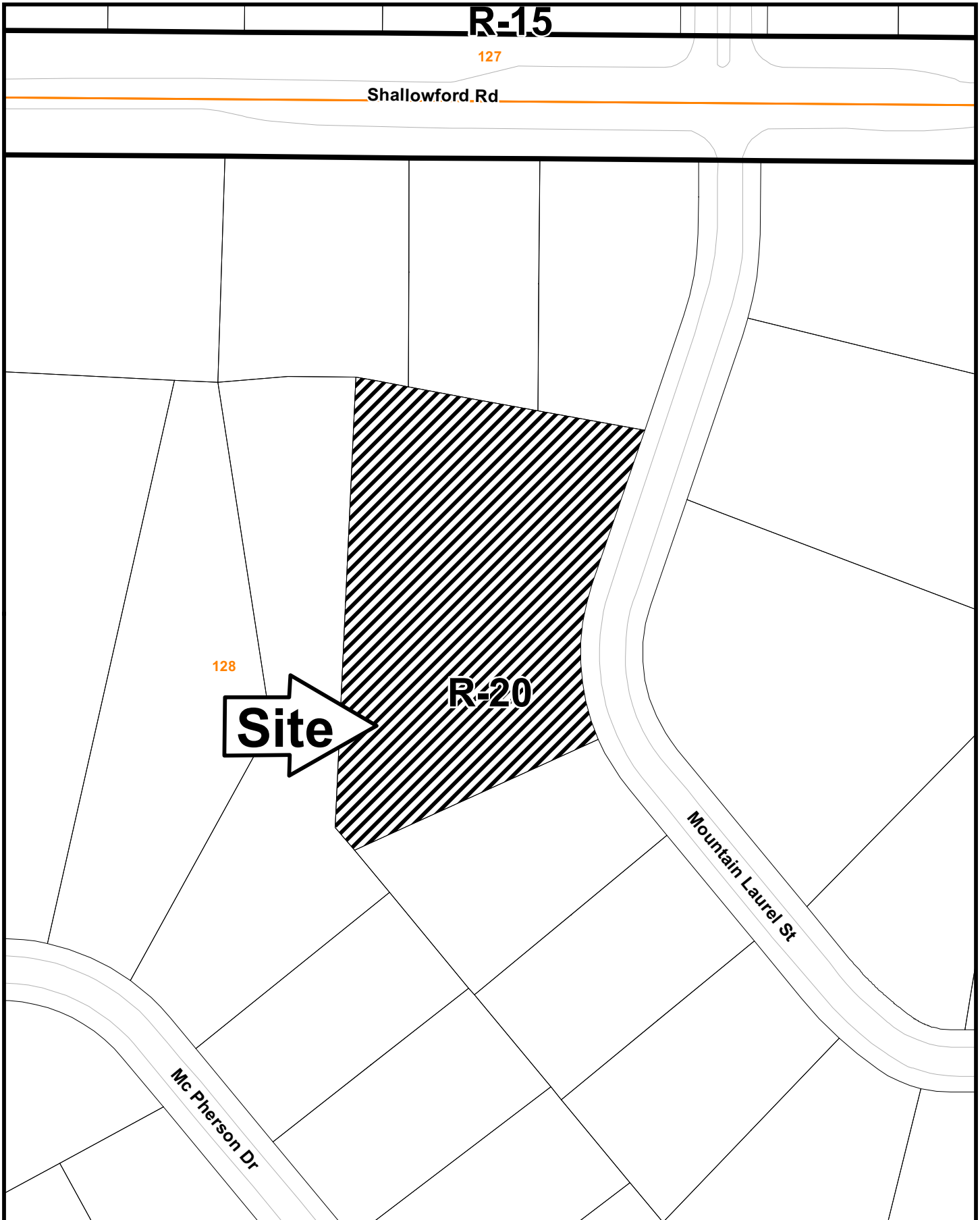
WATER: No conflict.

SEWER: The shed with concrete pad appears to be in violation of County Code 122-123. If so, shed and concrete pad must be moved 2' outside of the sewer easement.

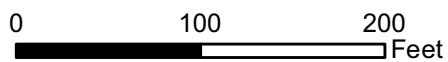
APPLICANT: Mark Coyne **PETITION No.:** V-73



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-73--2016 GIS



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)

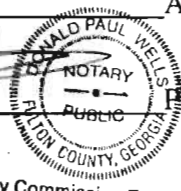
Application No. V-93

Hearing Date: 6-15-16

Applicant Mark Coyne Phone # 661-478-1194 E-mail markcoyne60@gmail.com

Mark Coyne
(representative's name, printed) Address 3131 Mountain Laurel St NE, Roswell, GA 30075
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 661-478-1194 E-mail markcoyne60@gmail.com



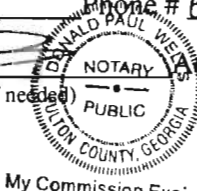
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: March 24, 2017

Titleholder Mark Coyne Phone # 661-478-1194 E-mail markcoyne60@gmail.com

Signature [Signature] Address: 3131 Mountain Laurel St NE Roswell, GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: March 24, 2017

Present Zoning of Property _____

Location 3131 Mountain Laurel St. NE, Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ 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 _____

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).

- Because of the layout of my property and the steep grade all around the premises, including the driveway, I built a shed to contain my garbage cans and some gardening tools.
- It is located down the side of my driveway. Rolling full trash cans down the driveway has proven to be a dangerous situation, especially when the driveway is wet and has leaves on it.
- I learned this the hard way with a nasty fall. I did my best to make a shed that looks very appealing and matches the house. My neighbors like the job I did on it.

List type of variance requested: I am applying for a variance on the ordinance pertaining to shed locations on residential properties.