

V-77
(2016)

LEGEND

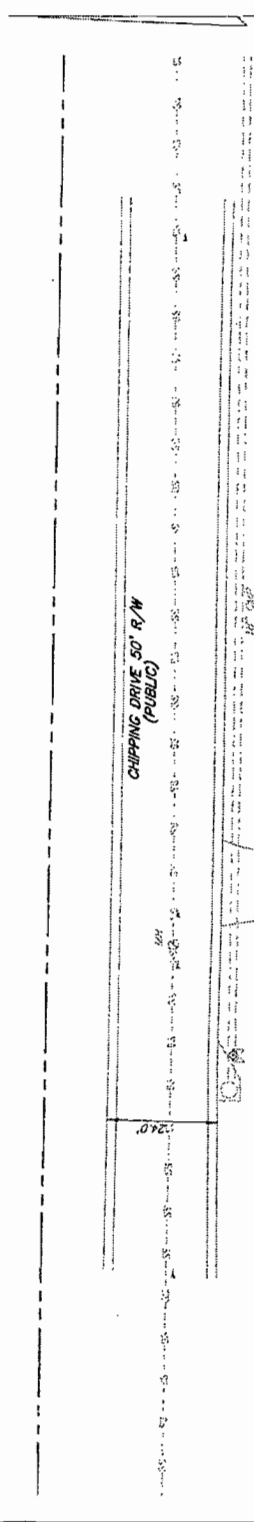
1	PROP. POWER POLE
2	PROP. LIGHT POLE
3	F.P. - FIRE HYDRANT
4	MAN. SANITARY SEWER MANHOLE
5	R.M. - WATER METER
6	R.M. - WATER METER
7	R.M. - GAS METER
8	R.M. - GAS METER
9	R.M. - GAS METER
10	R.M. - GAS METER
11	R.M. - GAS METER
12	R.M. - GAS METER
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34	R.M. - GAS METER
35	R.M. - GAS METER
36	R.M. - GAS METER
37	R.M. - GAS METER
38	R.M. - GAS METER
39	R.M. - GAS METER
40	R.M. - GAS METER

VARIANCE NOTE:
VARIANCE REQUESTED FOR PROPOSED GARAGE LOCATED AS SHOWN.

EXISTING IMPERVIOUS AREA	3,514
HOUSE	2,013
DRIVE & SW	440
PATIO & PORCH	440
TOTAL	5,965

PROPOSED IMPERVIOUS AREA	550 SQ. FT.
TOTAL W/ PROPOSED	6515 SQ. FT.
ALLOWABLE IMPERVIOUS AREA	7000 SQ. FT.
DATE OF 20013 SQ. FT.	

TOTAL AREA = 0.46 ACRES
PRESENT ZONING = R-20
MIN. FRONT = 35'
MIN. SIDE = 10'
MIN. REAR = 35'
MAX. IMPERVIOUS = 35%
MAX. BUILDING HEIGHT = 35 FEET



UTILITY NOTES:
61242' TO THE 100' R/W OF MANS HILL RD. AS PER REF. PLAT

PROPOSED:
1 STORY BRICK & FRAME
TAX PARCEL # 2001801710
CURRENT ZONING= R-20

EXISTING:
CONC. PORCH
SUN ROOM
CONC. GARAGE

FOOTINGS FOR A PROPOSED GARAGE

ADJACENT PARCELS:
10: RANDY PETERSON, D.B. 13312 PG. 5429, TAX PARCEL # 2001801700, CURRENT ZONING= R-20
11: JOHN DYKE & PATRICIA GARVIN, D.B. 14131 PG. 4835, TAX PARCEL # 2001802180, CURRENT ZONING= R-20
12: PAUL & CATHY WELGUS, D.B. 14260 PG. 2332, TAX PARCEL # 2001802190, CURRENT ZONING= R-20
13: 0.46 AC. 20013 PG.

VARIANCE NOTE:
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GPS NOTES:
1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED FROM THE TRIMBLE GPS RECEIVER WITH TRIMBLE USED DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE GPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK. THE REAL TIME POSITIONS ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

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 SURVEYING AND MAPPING SURVEYS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Gaskins
LAND SURVEYING & MAPPING CONSULTING & CONSTRUCTION, LLC
1304 Pender Springs Rd., Marietta, GA 30067
Phone: (770) 451-1168

BOUNDARY SURVEY & VARIANCE PLAT FOR:
SANDRA MERRITT
SAXON TRACE LOT 13
5111 CHIPPING DRIVE
LOCATED IN L.L. 186
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

FIELD DATE: 3/30/2016
OFFICE DATE: 4/8/2016
SCALE: 1"=20'

REVISIONS:

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING TO THE COMMUNITY NUMBER 130652 DATED DECEMBER 18, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/33,547; ANGULAR PRECISION OF TRAVERSE: 1/163,284. MATTERS OF TITLE ARE EXCEPTED. ADVISED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/163,284.

APPLICANT: Clarence Wayne Merritt and Sandra Merritt
PHONE: 770-633-9220
REPRESENTATIVE: Clarence Wayne Meritt and Sandra Merritt
PHONE: 770-633-9220
TITLEHOLDER: Wayne Merritt and Sandra Jo Sandt
PROPERTY LOCATION: On the south side of Chipping Drive, west of Mars Hill Road (5111 Chipping Drive).

PETITION No.: V-77
DATE OF HEARING: 06-15-2016
PRESENT ZONING: R-20
LAND LOT(S): 186
DISTRICT: 20
SIZE OF TRACT: 0.46 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 552 square foot detached garage) to the side of the principal building; 2) waive the rear setback for an accessory structure under 650 square feet (approximately 552 square foot detached garage) from the required 35 feet to 20 feet; and 3) waive the rear setback from 35 feet to 22 feet (existing).

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

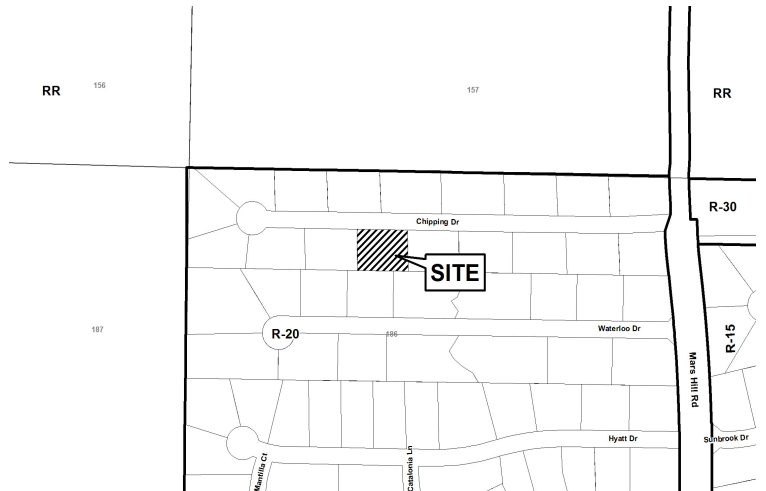
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Clarence Wayne Merritt and
Sandra Merritt

PETITION No.: V-77

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of violation was issued for building without a permit on 3-4-16.

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 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.

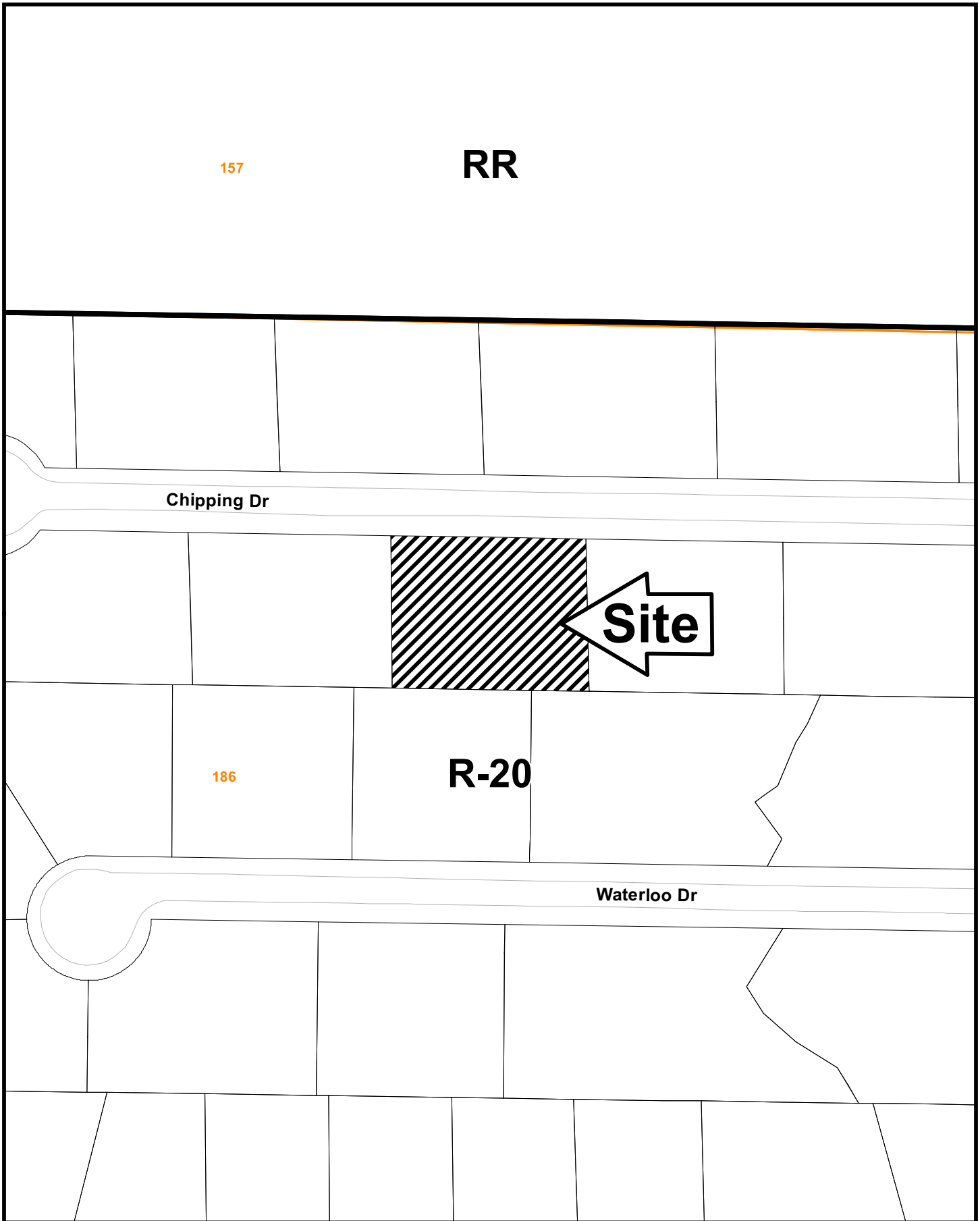
SEWER: No conflict.

APPLICANT: Clarence Wayne Merritt and
Sandra Merritt

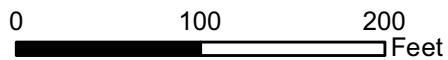
PETITION No.: V-77



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.

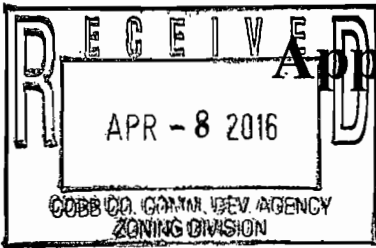
V-77-2016 GIS



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-77
Hearing Date: 6-15-16

Applicant Clarence Wayne Merritt and Sandra Merritt Phone # 770-633-9220 E-mail Wayne sandy at bell south.net
Address 5111 Chipping Dr; Acworth, Georgia 30101
(representative's name, printed) (street, city, state and zip code)

Clarence Wayne Merritt
Sandra Merritt
(representative's signature)

Phone # _____ E-mail _____
DONNA H. REED
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Jan. 13, 2018

Signed, sealed and delivered in presence of:
Donna H Reed
Notary Public

My commission expires: 1-13-2018

Titleholder Clarence Wayne Merritt and Sandra Merritt Phone # 770-633-9220 E-mail Wayne sandy at bell south.net
Signature Clarence Wayne Merritt Address: 5111 Chipping Dr; Acworth, Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)
Sandra Merritt

DONNA H. REED
NOTARY PUBLIC
Cherokee County
State of Georgia
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My commission expires: 1-13-2018

Present Zoning of Property Residential - R3

Location 5111 Chipping Dr; Acworth, Ga 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 13 District Cobb Size of Tract 163 x 122 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).

Need more storage, lot is small in law moving in

List type of variance requested: Rear set Back