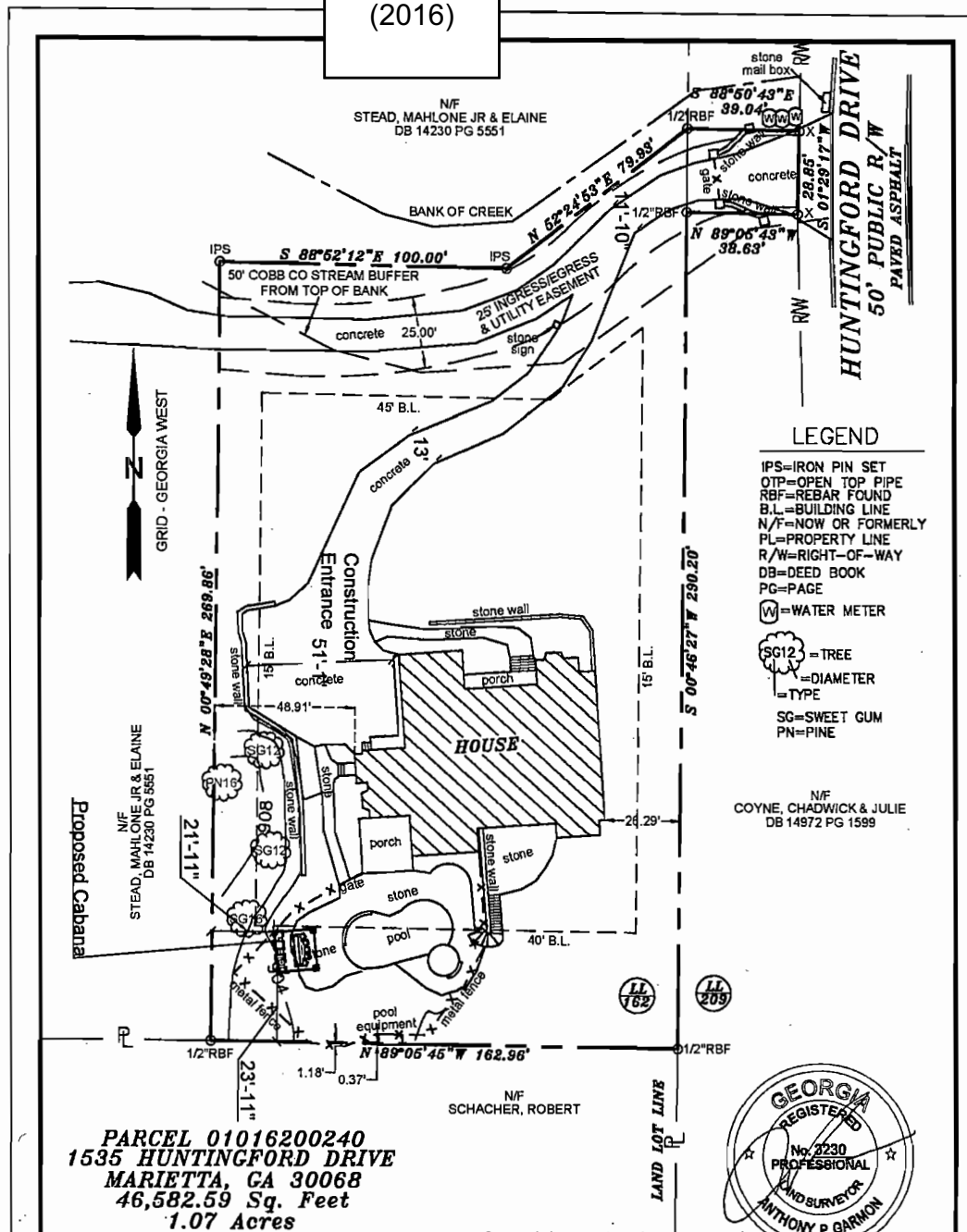


Existing Impervious Surface 15,777 SF
 (33.8%)
 Proposed Increase Impervious Surface
 153 SF (.32%)
 Total New Impervious Surface 15,930 SF
 (34.19%)

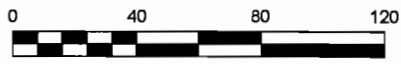
V-78
 (2016)



LEGEND

- IPS=IRON PIN SET
- OTP=OPEN TOP PIPE
- RBF=REBAR FOUND
- B.L.=BUILDING LINE
- N/F=NOW OR FORMERLY
- PL=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PG=PAGE
- WM=WATER METER
- SG12 = TREE
- = DIAMETER
- = TYPE
- SG=SWEET GUM
- PN=PINE

PARCEL 01016200240
1535 HUNTINGFORD DRIVE
MARIETTA, GA 30068
46,582.59 Sq. Feet
1.07 Acres



- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
 5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
 6. FIELD WORK COMPLETED ON APRIL 5, 2016.

Surveyor's Acknowledgment
 I hereby certify that 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 and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



SURVEY FOR:		JERRY CASWELL HUNTINGFORD ENCLAVE - LOT 1	
LAND LOT:	DATE:	GARMON Land Surveying 1920 Railroad Street Statham, Ga 30666 678-776-3544 - tony@garmonlandsurveying.com DRAWING NAME: 1535 HUNTINGFORD DR.dwg	
DISTRICT: 1	SCALE:		
SECTION: 2	1"=40'		
COUNTY:	JOB NO.:		
COBB	2016-84		

The Caswell Residence
 1535 Huntingford Drive
 Marietta, Georgia

SITE OVERLAY PLAN
 Date: 4-11-16
 Sheet: 2 of 5
 Drawn by: AMT
 Scale: 1"=40'-0"
 Revised:

NOTES:

Boyce Design & Contracting
 3221 Bailey Road
 Dacula, Georgia
 770.237.0284

APPLICANT: Janet Caswell and Jerry Caswell

PETITION No.: V-78

PHONE: 770-298-7891

DATE OF HEARING: 06-15-2016

REPRESENTATIVE: Alexander Tidwell

PRESENT ZONING: R-40

PHONE: 770-298-7891

LAND LOT(S): 162, 209

TITLEHOLDER: Janet G. Caswell and Jerry W. Caswell

DISTRICT: 01

PROPERTY LOCATION: On the west side of
Huntingford Drive, south of Stoneheath Mews
(1535 Huntingford Drive).

SIZE OF TRACT: 1.07 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 196 square foot cabana) from the required 40 feet to 23 feet.

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

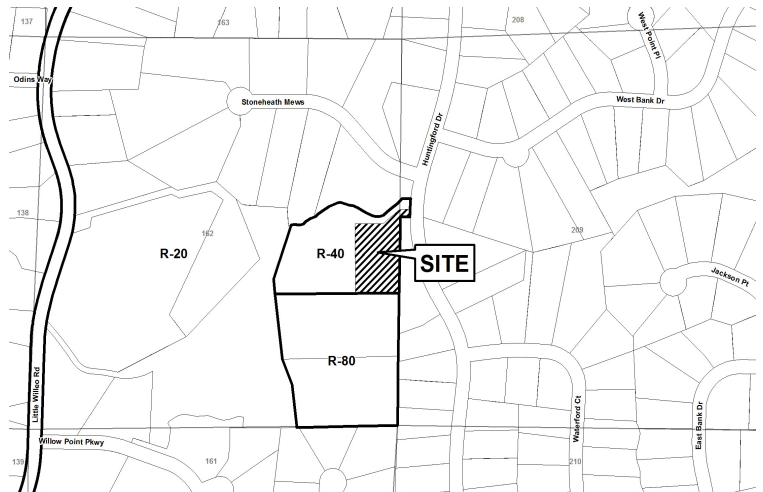
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Janet Caswell and Jerry
Caswell

PETITION No.: V-78

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts 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 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.

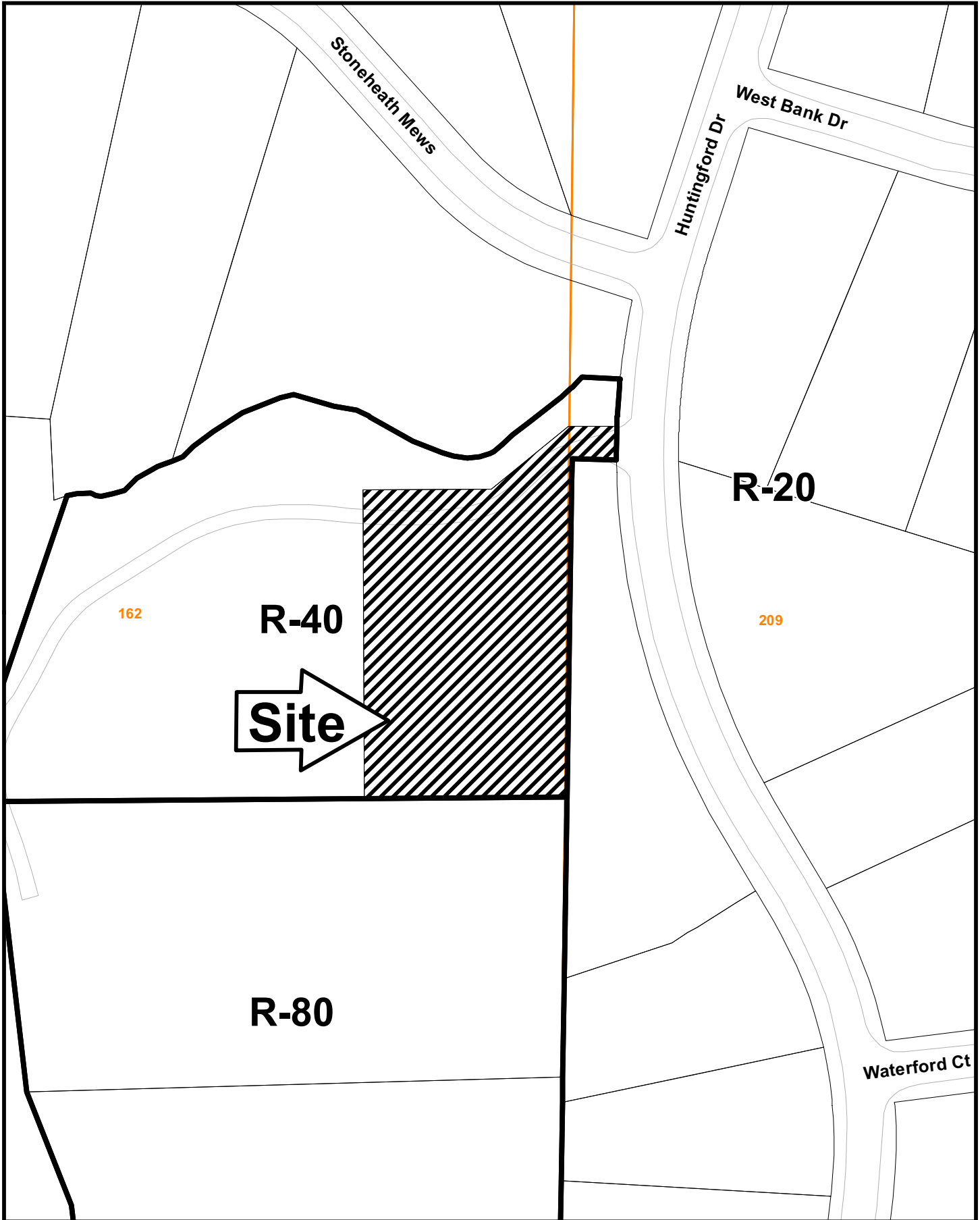
SEWER: No conflict.

APPLICANT: Janet Caswell and Jerry
Caswell

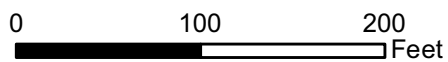
PETITION No.: V-78



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.

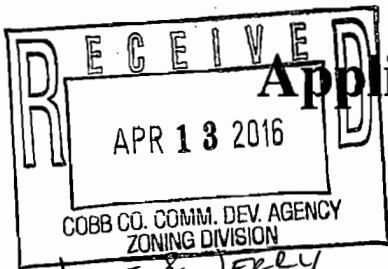
V-78-2016 GIS



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



-  City Boundary
-  Zoning Boundary



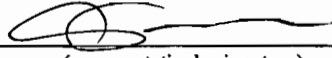
Application for Variance Cobb County

(type or print clearly)

Application No. 1-78
Hearing Date: 6-15-16

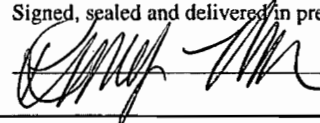
Applicant: JANET & JERRY CASWELL Phone # 770 298 7891 E-mail ALEX@BOYLEDESIGN.COM

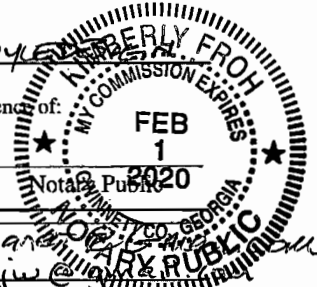
ALEXANDER TIDWELL Address 81745 BRASELTON HWY LAWRENCEVILLE GA 3004
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

Phone # 770 298 7891 E-mail ALEX@BOYLEDESIGN.COM

Signed, sealed and delivered in presence of:

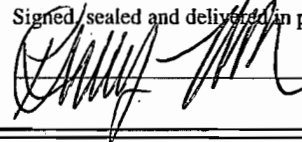




My commission expires: 2-1-2020

Janet C Caswell Titleholder Jerry W Caswell Phone # 404 583 1877 E-mail CASWELLJANET@GMAIL.COM
Janet C Caswell Signature Jerry W Caswell Address: 1535 HUNTINGFORD DRIVE MARIETTA GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:





My commission expires: 2-1-2020

Present Zoning of Property R-30

Location 1535 HUNTINGFORD DRIVE MARIETTA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 162 & 209 District 9 Size of Tract 1.0697 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:

THE HOMEOWNERS WANT TO PRESERVE THE NATURAL TOPOGRAPHY, ESTABLISHED TREES, AND THE HARDSCAPE FEATURES OF THE EXISTING PROPERTY WHILE STILL ADDING VALUE TO IT IN THE FORM OF AN OPEN-AIR ALLEYSOY STRUCTURE.

List type of variance requested: TO WAIVE THE REAR SETBACK FROM THE REQUIRED 40 FEET TO 20 FEET.