

RE-ZONING PLAT FOR:

Alvin G. Rains

PIN 19038400110

1849 Lost Mountain Road

Land Lots 357 & 384 19th District

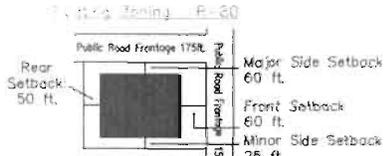
2nd Sect., Cobb County, Georgia



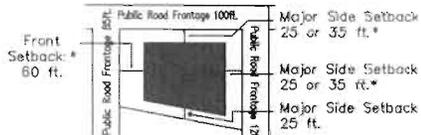
**V-116
(2016)**

N/F
RUSSELL & JEAN J. LOWERY
PIN 19035700070
1829 LOST MOUNTAIN ROAD

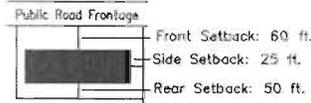
N/F
JIMMY L. TURNER
PIN 19035600040
1841 MACLAND
WOODS DRIVE



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages



Example for Property with one (1) Public Road Frontage

MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-80 ZONING DISTRICT

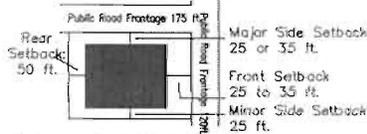
Lot size and setback requirements are as follows:

- a. Minimum lot size: 80,000 square feet. The board of zoning appeals shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- b. Minimum lot width at front setback line: 75 feet; cul-de-sac, 50 feet
- c. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet
- d. Minimum building setbacks: As shown and applied in the following diagram:

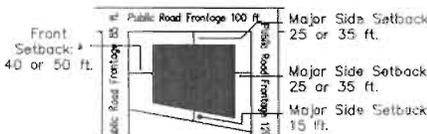
MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-80 DISTRICT

Note: All setbacks shall be measured from future right-of-way

Proposed Zoning - R-80



Example for Property with two (2) Public Road Frontages



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MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-80 DISTRICT

Note: All setbacks shall be measured from future right-of-way

I HEREBY CERTIFY TO ALL WHO VIEW THIS REGISTERED SURVEY TO BE LICENSED BY THE STATE OF GEORGIA, (A) THAT THIS SURVEY PREPARED BY ME DATED 02/21/16, CORRECTLY SHOWS THE LAND OWNED BY Alvin G. Rains

Registered Land Surveyor

This survey was prepared in accordance with the Technical Standards for Professional Surveying in Georgia as set forth in Chapter 180-2-2 of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Georgia Code Official Code of Georgia Annotated (O.C.G.A.) 156-67.

THE PURPOSE OF THIS REVISION IS TO RECORDEdit the plat for the property that reflects the conditions of the Zoning Case of _____ approved by the Cobb County Board of Zoning Appeals on _____

Cobb County Zoning Division _____ Date _____

Development & Inspections Division _____ Date _____

Beats of Bearing



N/F
COLQUITT INVESTMENT
PROPERTIES LLC
PIN 19038500010
1830 LOST MOUNTAIN ROAD

N/F
COLQUITT INVESTMENT
PROPERTIES LLC
PIN 19038400120

N/F
TIMOT (I V) McTYRE
PIN 19038400150
1833 LOST MTN RD

N/F
DONALD E
SEGASSI, JR.
PIN 19038400050
1845 LOST MTN RD

LEGEND

- F# = Flag Nubbin
- IPF = Iron Pin
- IPF 1/2" REBAR = 1/2" Iron Rebar Pin
- IPF 1" REBAR = 1" Iron Rebar Pin
- EP = Edge Pavement
- PP = Point of Beginning
- CTP = Close Top Pin (if found)
- CS = Centerline
- = Chain Link Fence
- = Junction Box
- D = Drop Inset
- PL = Property Line
- CMP = Compacted Metal Pipe
- RCP = Reinforced Concrete Pipe
- SE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- WV = Right of Way
- = Power Line

Perimeter Surveying Co., Inc.
1065 Sandtown Road, SW
Marietta, GA 30008
Phone: (770) 425-8824
Fax: (770) 425-6768
kencoper@aol.com

Kenneth L. Nutt, G.S. R.L.S. #2104
COAR L S F 0 1 2 2 3

REZONING SURVEY FOR:
Alvin G. Rains
1849 Lost Mountain Road
PIN 19038400110
Land Lots 357 & 384 19th District
2nd Sect., Cobb County, Georgia
Area = 185,048 Sq Ft., 4.25 Acres

Computed by: RSN
Drawn by: RSN
Checked by: KLN

Plat Bk T5 Pg. 207
Deed Bk 14164 Pg. 807

All iron pins are 1/2" Bar unless otherwise noted.
Equipment used: Topcon GTS Total Station
The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.3 seconds per angle point.
This plat has been calculated for closure and is found accurate within one foot in 519,647 feet.
This plat is subject to all easements public and private.
This plat may be based on a recorded plat from iron pins referenced on said plat for closure to be in accordance with F.R.M. Community Parcel # 13067C0591G, dated 12/16/2008 this property is not located in an area having special flood hazard.

This survey was prepared in conformity with the Technical Standards for Property Surveying 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. 156-67

GRAPHIC SCALE
0 20' 40' 80'
SCALE: 1" = 80'

Job # 010104-1849 Lost Mtn Rd

APPLICANT: Alvin G. Rains

PETITION No.: V-116

PHONE: 404-308-1131

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Alvin G. Rains

PRESENT ZONING: R-80

PHONE: 404-308-1131

LAND LOT(S): 357, 384

TITLEHOLDER: Alvin G. Rains and Kimberly L. Rains

DISTRICT: 19

PROPERTY LOCATION: On the north side of Lost Mountain Road, north of Macland Woods Drive (1849 Lost Mountain Road).

SIZE OF TRACT: 4.25 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 1,200 square foot garage) to the front of the principal building; 2) waive the side setback for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 11 feet adjacent to the eastern property line; and 3) waive the minimum public road frontage from the required 75 feet to 29 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Alvin G. Rains **PETITION No.:** V-116

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 are anticipated for this existing structure.

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 designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

WATER: No conflict

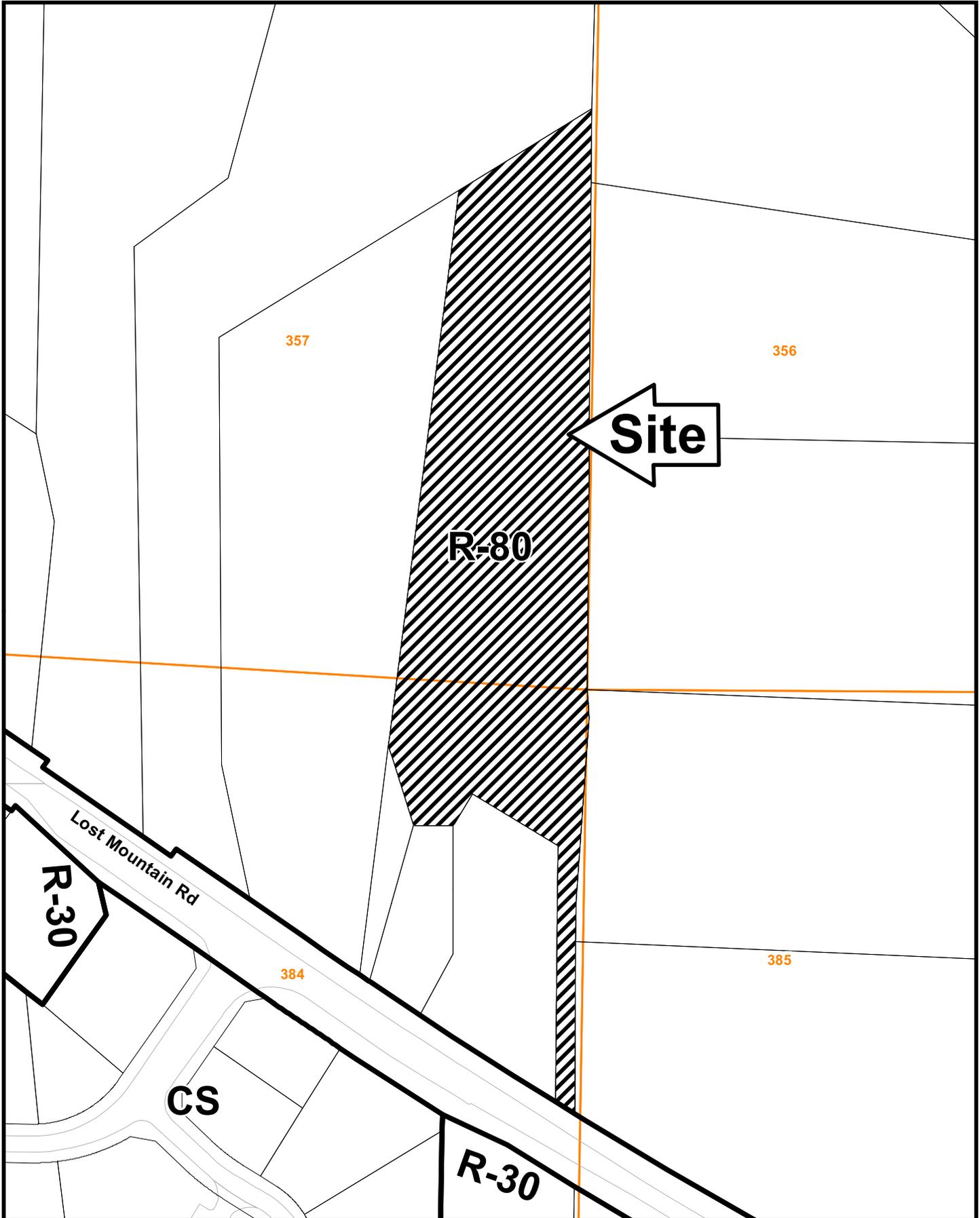
SEWER: No conflict

APPLICANT: Alvin G. Rains

PETITION No.: V-116

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-116-2016 GIS



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

0 100 200
Feet

City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-116
Hearing Date: 9-14-16

Applicant Alvin G. Rains Phone # 404/308-1131 E-mail Cooteral@AOL.CO

Alvin G Rains Address _____
(representative's name, printed) (street, city, state and zip code)

al o R Phone # _____ E-mail _____
(representative's signature)



My commission expires: _____
My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

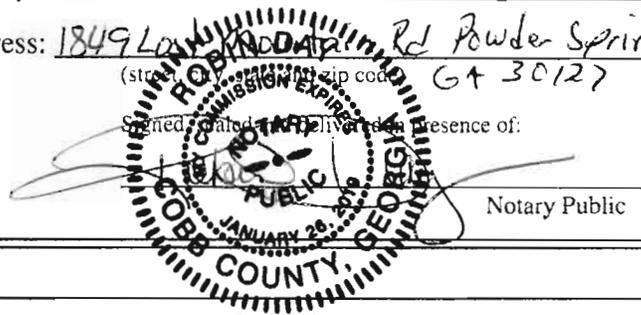
Donald Paul Wells
Notary Public

Titleholder Alvin G. Rains Phone # 404/308-1131 E-mail Cooteral@AOL.Com

Signature Alvin G Rains Address: 1849 Lost Mountain Rd Powder Springs,
(attach additional signatures, if needed) (street, city, state and zip code) GA 30127

My commission expires: 11/26/19

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-80

Location 1849 Lost Mountain Rd Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 357 & 384 District 19th Size of Tract 4.24 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).

A Variance is needed for the location of a detached garage, Due to the width and slope of my property.

List type of variance requested: Variance 1) Waive required side setback of 25' feet to 11' feet.

Variance 2) Waive the current maximum square footage of 650 sq ft for detached garage to 1200 square foot detached garage.

Variance 3) Waive current build behind back corner of house to build outside front corner of house. (as shown on Rezoning Plat)