

V-141
(2016)

N/E
5450 HEYWARD
SQUARE LLC
DB 14949, PG 1699

LEGEND

#4 REBAR 1/2" REBAR FOUND

POWER POLE

SANITARY SEWER MANHOLE

EIGHT POLE

OVERHEAD POWER

FENCE



IMPERVIOUS AREA

EXISTING AREA

HOUSE - 2404.8 SQ FT

CONCRETE PATIO - 1996.8 SQ FT

EXISTING TOTAL - 4401.6 SQ FT

PROPOSED AREA

ADDITION - 740.0 SQ FT

OVERALL TOTAL - 5141.6 SQ FT (22.24)

THIS IS NOT A FIELD SURVEY. IT IS A CORRECT REPRESENTATION OF THE LAND PLANNED AND PLACED AS SHOWN ON THE PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLANNED AND PLACED AS SHOWN ON THE PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.

N/E
DANIEL L. FLINN
DB 13708, PG 3984

N 89°32'45" E 199.69'

12.2'

8.9'

21.9'

1.2'

48.0'

POB NORTHWEST CORNER OF LOT 16, BLOCK D, TALLY GREEN SUB, UNIT 1, LAND LOT 211, 1ST DISTRICT, 2ND SEC., COBB COUNTY, GA

EXISTING 1-STORY FRAME W/BASEMENT #1230

PROPOSED ADDITION

AREA
23154.55 Sq. Feet
0.532 Acres

N 45°22'42" W 197.37' CHORD
R=123.51' Δ=51.65°

SAGEWOOD DRIVE
50' R/W

S 89°33'26" W 74.20'

S 00°25'49" E 132.90'

NOTES

1. ONLY PARTIAL FIELD WORK PERFORMED
2. BUILDING INFORMATION AND IMPROVEMENTS TAKEN FROM SURVEY DONE BY DOCUMENTED ZONE INC FOR MARLIN SCOTT DATED 01/13/16

ZONING

R-20

FRONT SETBACK - 40 FEET
REAR SETBACK - 35 FEET
SIDE SETBACK - 10 FEET

** ALL ZONING INFORMATION TO BE VERIFIED WITH THE CITY OR COUNTY **



SITE PLAN FOR:
1230 SAGEWOOD DRIVE
GEORGIA CONTRACTOR GROUP
LOT 16, BLOCK D, TALLY GREEN SUBDIVISION, UNIT 1
DB 15058, PG 5714; PB 64, PG 157

1513 ORENBY DRIVE
MARIETTA GA 30066
770-402-7926
WWW.WIDEOPENLANDSURVEYING.COM
JOB #1529

FIELD DATE	7/27/16
PLAT DATE	7/28/16
SCALE	1"=20'
COUNTY	COBB
DISTRICT	1st
LAND LOT	211
SECTION	2nd

APPLICANT: Scott Merlin

PETITION No.: V-141

PHONE: 404-543-4480

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Ron Lester

PRESENT ZONING: R-20

PHONE: 404-456-0373

LAND LOT(S): 211

TITLEHOLDER: Scott Merlin

DISTRICT: 1

PROPERTY LOCATION: On the east side of
Sagewood Drive, across from Curry Court
(1230 Sagewood Drive).

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to eight (8) feet adjacent to the northern property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Scott Merlin **PETITION No.:** V-141

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

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-134 –V-146.

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

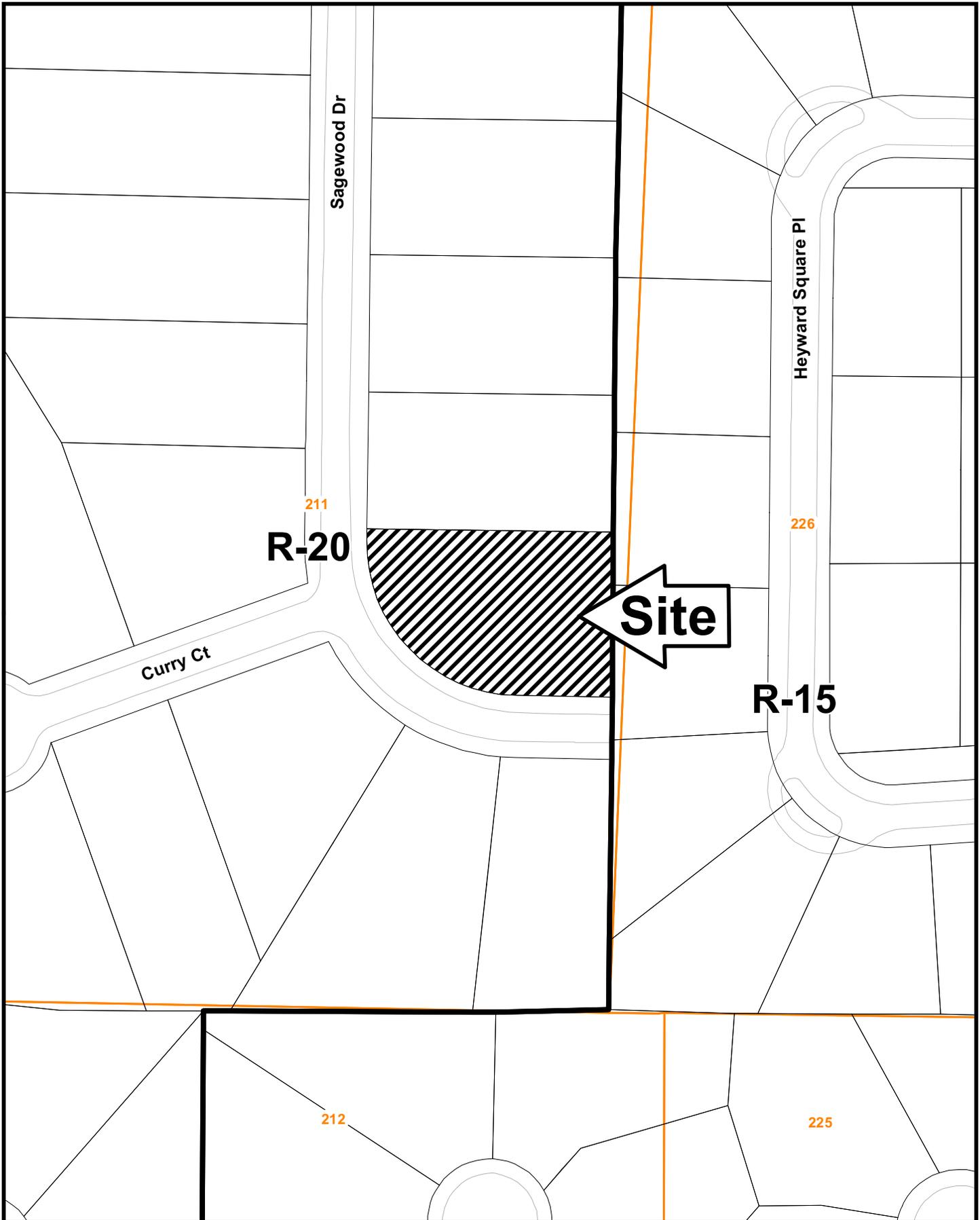
SEWER: No conflict

APPLICANT: Scott Merlin

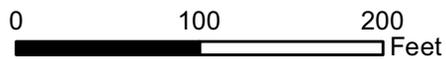
PETITION No.: V-141

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.

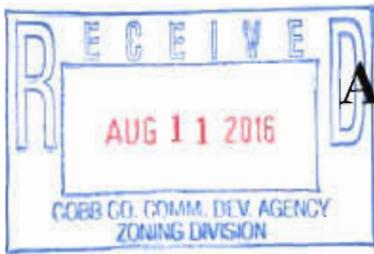
V-141-2016 GIS



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

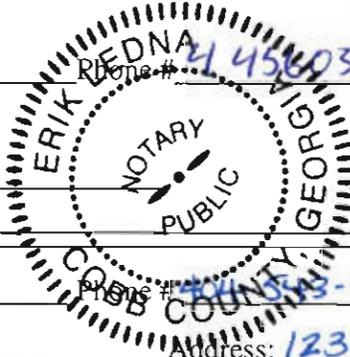
(type or print clearly)

Application No. V-146
Hearing Date: 10-22-16

Applicant Scott Merlin Phone # 404-543-4480 E-mail simecpmas.com

Ron Lester
(representative's name, printed) Address 2980 Fallwood Drive Marietta GA 30066
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 404-543-4480 E-mail Ron@GeorgiaContractorGroup.com



My commission expires: 12-17-19 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Scott Merlin Phone # 404-543-4480 E-mail simecpmas.com

Signature [Signature] Address: 1230 Sagewood Dr., Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 12/2/2019 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20

Location 1230 Sagewood Dr. Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 211 District 1ST Size of Tract .532 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 .532 acres Shape of Property pic Topography of Property level Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

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:

Existing corner of residence (built 1979) is over the building setback by 1.3'

List type of variance requested: Setback