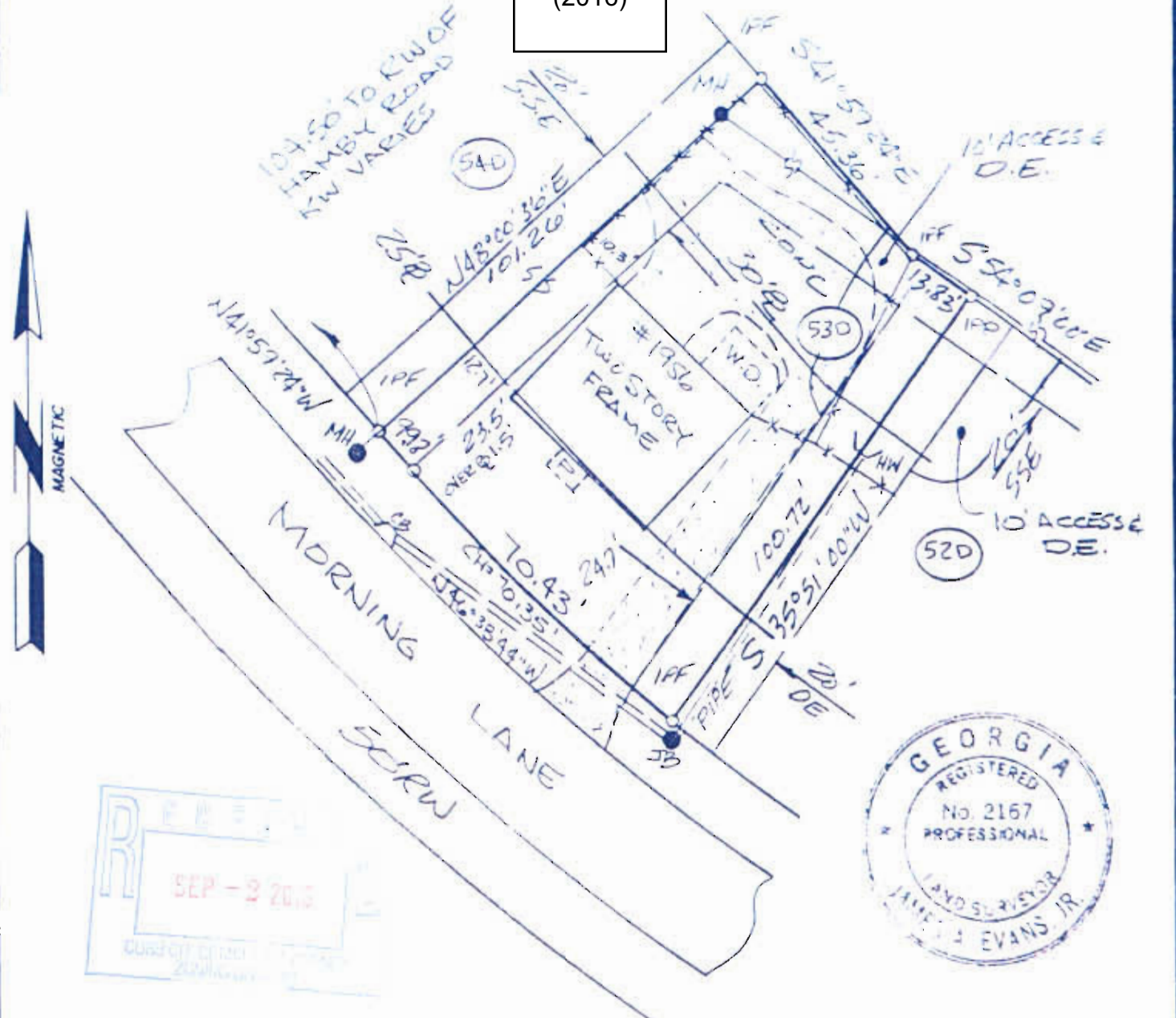


AREA = 0.161 ACRE

V-157
(2016)



RECORDED
 SEP - 2 2015
 COUNTY CLERK
 SMYRNA, GA



PANEL NO. 1306700010 F
 LOCATION COBBS
 ZONE X



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE (W/ST) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
 TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

James A. Evans, Jr.
J. A. EVANS
 SURVEYING CO., INC.
 SMYRNA, GEORGIA
 PH. 435-7155

SURVEY FOR:
 RICHARD P. RIDDLE
 &
 STACIE RIDDLE

LOT 53D BLK. UNIT - II	REVISIONS
QUAIL POINTE - PHASE I	264794
LAND LOT 15	
DISTRICT 20TH SECTION 2ND	CC BY
COBBS COUNTY, GEORGIA	DRWN JH
PLAT BOOK 129 PAGE 23	CHKD
DATE: 12-04-98 SCALE: 1" = 30'	JOB #
	385198

S J

REPRO PRODUCTS 373687

APPLICANT: Richard P. Riddle and Stacie A. Riddle

PETITION No.: V-157

PHONE: 770-693-5840

DATE OF HEARING: 11-9-2016

REPRESENTATIVE: Richard P Riddle and Stacie A. Riddle

PRESENT ZONING: V-157

PHONE: 770-693-5840

LAND LOT(S): 15

TITLEHOLDER: Richard P. Riddle and Stacie A. Riddle

DISTRICT: 20

PROPERTY LOCATION: On the north side of Morning Lane, south of Hamby Road (1956 Morning Lane).

SIZE OF TRACT: 0.16 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 25 feet to 23.5 feet; and 2) waive the maximum impervious coverage from 40% to 50%.

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

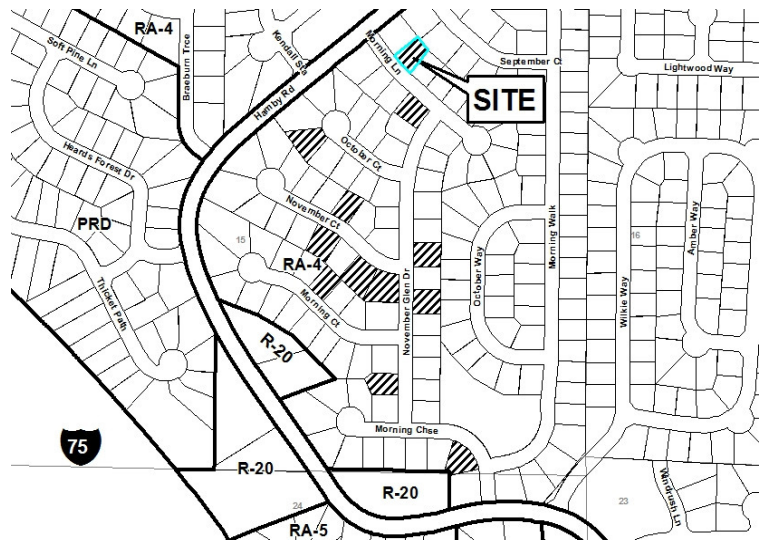
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Richard P. Riddle and Stacie
A. Riddle

PETITION No.: V-157

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment

SITE PLAN REVIEW: No comment

STORMWATER MANAGEMENT: No adverse stormwater management impacts 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-147 –V-165.

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

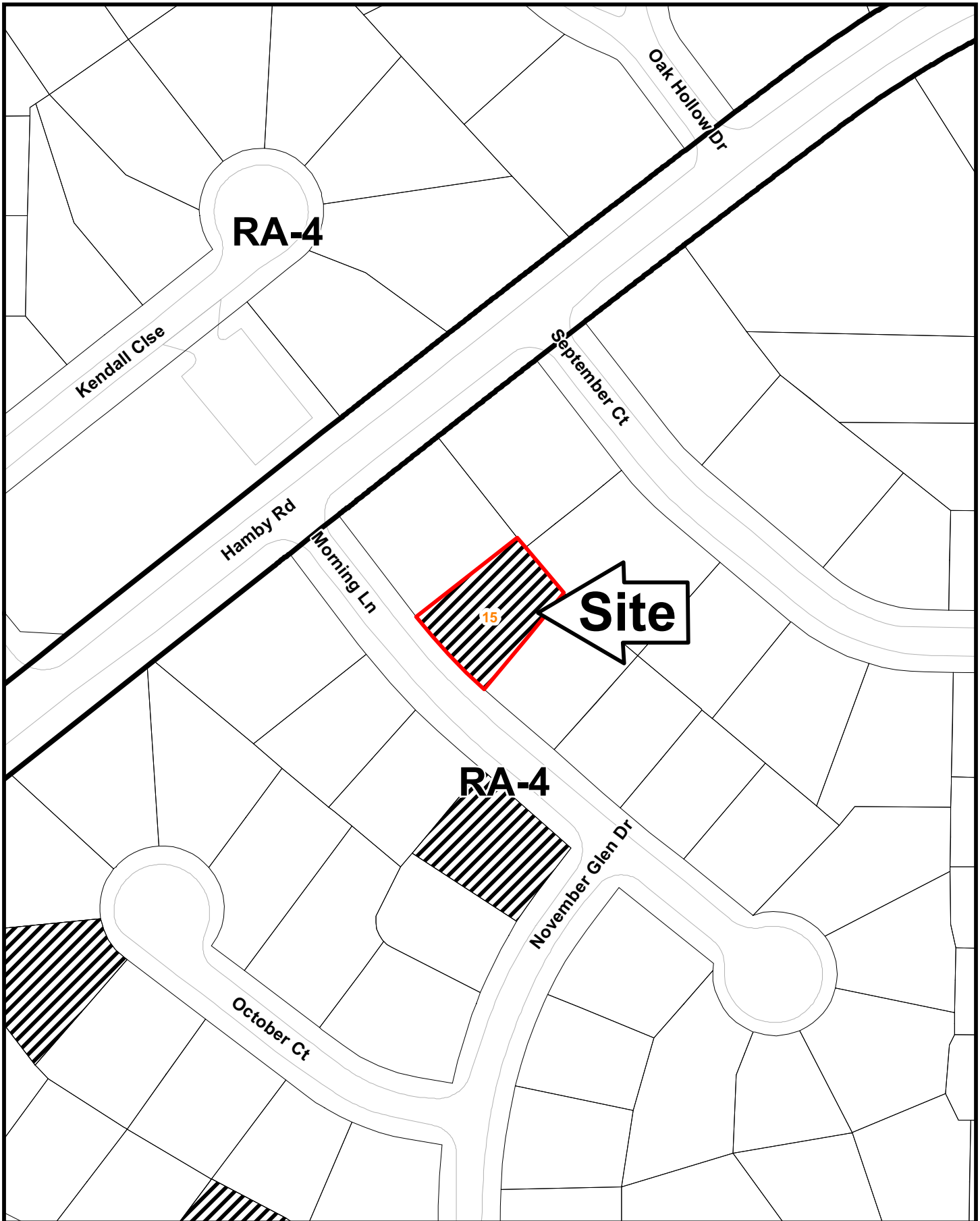
SEWER: The house is shown within 2' of the sanitary sewer easement, which is a violation of County Code 122-123. Violation must be resolved directly with Cobb County Water System.

APPLICANT: Richard P. Riddle and Stacie
A. Riddle

PETITION No.: V-157

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.

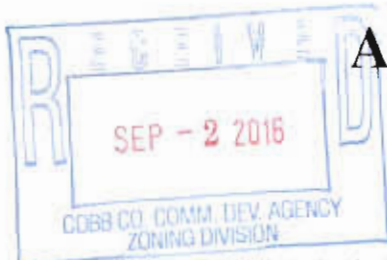
V-157-2016 GIS



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-157
Hearing Date: 11-9-16

Applicant Richard P. Riddle & Stacie A. Riddle Phone # 770-693-5840 E-mail rich@customentrancesolutions.co

Richard P. Riddle & Stacie A. Riddle Address 1956 Morning Lane NW, Acworth, Georgia 30102
(street, city, state and zip code)

~~representative's name, printed~~
Stacie A. Riddle (representative's signature) Phone # 770-693-5840 E-mail rich@customentrancesolutions.com



Signed, sealed and delivered in presence of:

My commission expires: October 22, 2016 Cat Hott Notary Public

Titleholder Richard P. Riddle & Stacie A. Riddle Phone # 770-693-5840 E-mail rich@customentrancesolutions.com

Signature Stacie A. Riddle (attach additional signatures, if needed) 1956 Morning Lane NW, Acworth, Georgia 30102
(street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: October 22, 2016 Cat Hott Notary Public

Present Zoning of Property RA-4

Location 1956 Morning Lane NW, Acworth, Georgia 30102
(street address, if applicable; nearest intersection, etc)

Land Lot(s) 15 District 20th Size of Tract .161 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 .161 Acre Shape of Property Rectangle Topography of Property Flat 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:

Current owner for 17 yrs. No improvements made to current hard surface

List type of variance requested: Increase in allowable impervious surface.

V-157
2016



Cobb County... Expect the Best

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY
Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Notice of Violation

Violation Number: CODE-2016-06895

Date: 7/26/2016

The Cobb County Code Enforcement Division has grounds to believe the property located at:

<u>1956 MORNING LN</u>	<u>ACWORTH, GA 30102</u>	<u>20</u>	<u>0015</u>	<u>198</u>	<u>RA-4</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or RIDDLE RICHARD P & STACIE A (1956 MORNING LN ACWORTH, GA 30102-7912)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from July 26, 2016. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
USE LIMITATIONS/MAXIMUM IMPERVIOUS SURFACE	134-201 (11)j	Maximum impervious surface shall not exceed 40 percent.

Margie Vazquez (margie.vazquez@cobbcounty.org)

770-528-2111

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG

V-157
2016



**COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS**

Report Date:
9/28/2016

Cobb County... Expect the Best!

CASE #: CODE-2016-06895

OPEN DATE: 7/23/2016

COMPLAINANT:

PHONE #:

DESCRIPTION: Lot may exceed allowable impervious surface area.

PRIMARY ADDRESS:

1956 MORNING LN
ACWORTH, GA 30102

OWNER ADDRESS:

RIDDLE RICHARD P & STACIE A
1956 MORNING LN
ACWORTH, GA 30102-7912

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
07/26/2016		Case Details		RA-4 MAXIMUM 40% IMPERVIOUS SURFACE. CONCRETE SURFACE RUNS BEHIND HOUSE. LEFT NOTICE OF VIOLATION FOR MAXIMUM IMPERVIOUS SURFACE. MV
07/26/2016		Case Details		SPOKE WITH MR, RIDDLE. HE HAS LIVED IN THIS HOUSE FOR 17 YEARS. THE DRIVEWAY WAS HERE WHEN HE MOVED IN. HE HAS NOT ADDED ANY CONCRETE. IN FACT HE SAYS THAT IT IS BEGINNING TO BREAK UP WITH AGE IN THE BACK. HE IS GOING TO LOOK AT HIS PLANS FROM MOVE IN. I LEFT NOTICE BASED ON COMPLAINT RECEIVED. MV
07/26/2016		Initial Investigation	In Violation	/* USE LIMITATIONS/MAXIMUM IMPERVIOUS SURFACE]*134-201 (11)j* Maximum impervious surface shall not exceed 40 percent.*
08/08/2016		Case Details		MEASUREMENTS PER GIS MAP SHOW THAT THE PROEPRTY IS OVER THE ALLOWED 40% IMPERVIOUS SURFACE. ATTEMPTED TO CALL THE RIDDLES. THE TELEPHONE RANG AND RANG WILL ATTEMPT TO CALL AGAIN. MV
08/10/2016		Phone Call		SPOKE TO MR AND MRS. RIDDLE. I TOLD THEM THAT THE SURVEY SHOWED DRIVEWAY, BUT I NEEDED TO TALK IMPERVIOUS (INCLUDING HOUSE, ETC). I EXPLAINED THAT
09/06/2016		Case Details		VARIANCE APPLIED FOR V-157 TO BE HEARD ON 11/9/2016. MV