

V-3
(2017)

LEGEND

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED PROPERTY CORNER
- OT/P OPEN TOP PIPE
- CT/P CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- N.T.S. NOT TO SCALE
- IP/SF IRON PIN SET FUTURE
- IP/F IRON PIN FOUND
- L.L. LAND LOT
- S/O SUBDIVISION
- P.O.B. POINT OF BEGINNING
- ⊙ POWER POLE
- OVERHEAD POWER LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- FENCE
- BL BUILDING LINE
- TOB TOP OF STREAM BANK

THE PRE UPON W WAS VER MEASURE POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

The 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

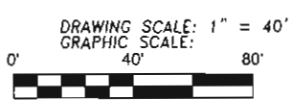
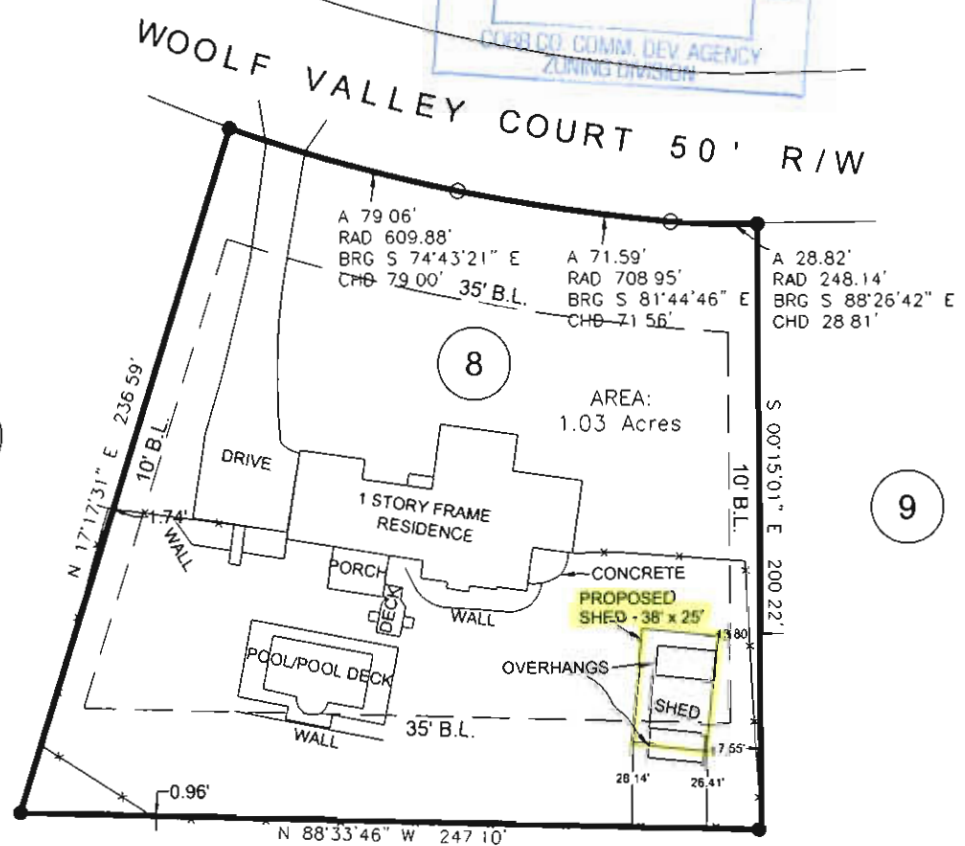
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142606 FEET.
EQUIPMENT USED FOR FIELD MEASUREMENTS:
ANGULAR - LEICA TS02
LINEAR - ELECTRONIC DISTANCE METER.
DRAWN AND FIELDWORK BY: D. SHIRLEY
ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./F.I.R.M. MAP # 13067CDD29G DATED 12/16/2008



IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15 - 6 - 67 (d)



- 25' STATE UNDISTURBED STREAM BUFFER
- 50' COUNTY UNDISTURBED STREAM BUFFER
- 75' IMPERVIOUS SURFACE BUFFER



PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
313 RED FOX DRIVE
CANTON, GA 30114
770-720-4443
LSF#000756



JOB NUMBER: 16-404

AS-BUILT SURVEY FOR:	
CHRISTOPHER KOC	
1241 WOLF VALLEY COURT NW ACWORTH, GA 30102	
LOT B CLEARWATER ESTATES SUBDIVISION	
LAND LOT 17, DISTRICT 20, SECTION 2	
COBB COUNTY, GEORGIA	
DATE OF FIELDWORK: 10/5/2016	MAP DATE: 10/7/2016

APPLICANT: Christopher M. Koc

PETITION No.: V-3

PHONE: 678-485-8872

DATE OF HEARING: 1-11-2017

REPRESENTATIVE: Christopher M. Koc

PRESENT ZONING: R-20

PHONE: 678-485-8872

LAND LOT(S): 17

TITLEHOLDER: Christopher M. Koc

DISTRICT: 20

PROPERTY LOCATION: On the south side of
Woolf Valley Court, south of Ridgeway Drive
(1241 Woolf Valley Court).

SIZE OF TRACT: 1.03 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (approximately 950 square foot shed) from the required 100 to 13 feet adjacent to the eastern property line and 26 feet adjacent to the rear property line.

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

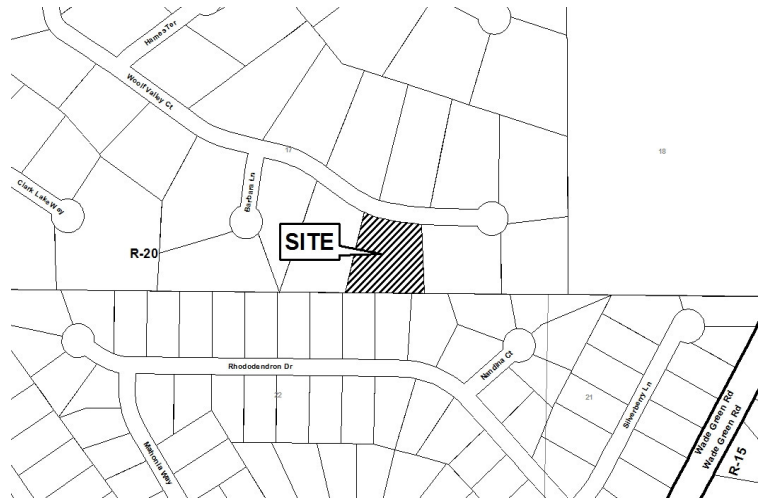
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Christopher M. Koc

PETITION No.: V-3

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If variance is approved a bldg. permit and inspections will be required.

SITE PLAN REVIEW: No comments.

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-1 – V-11.

DESIGN GUIDELINES: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict

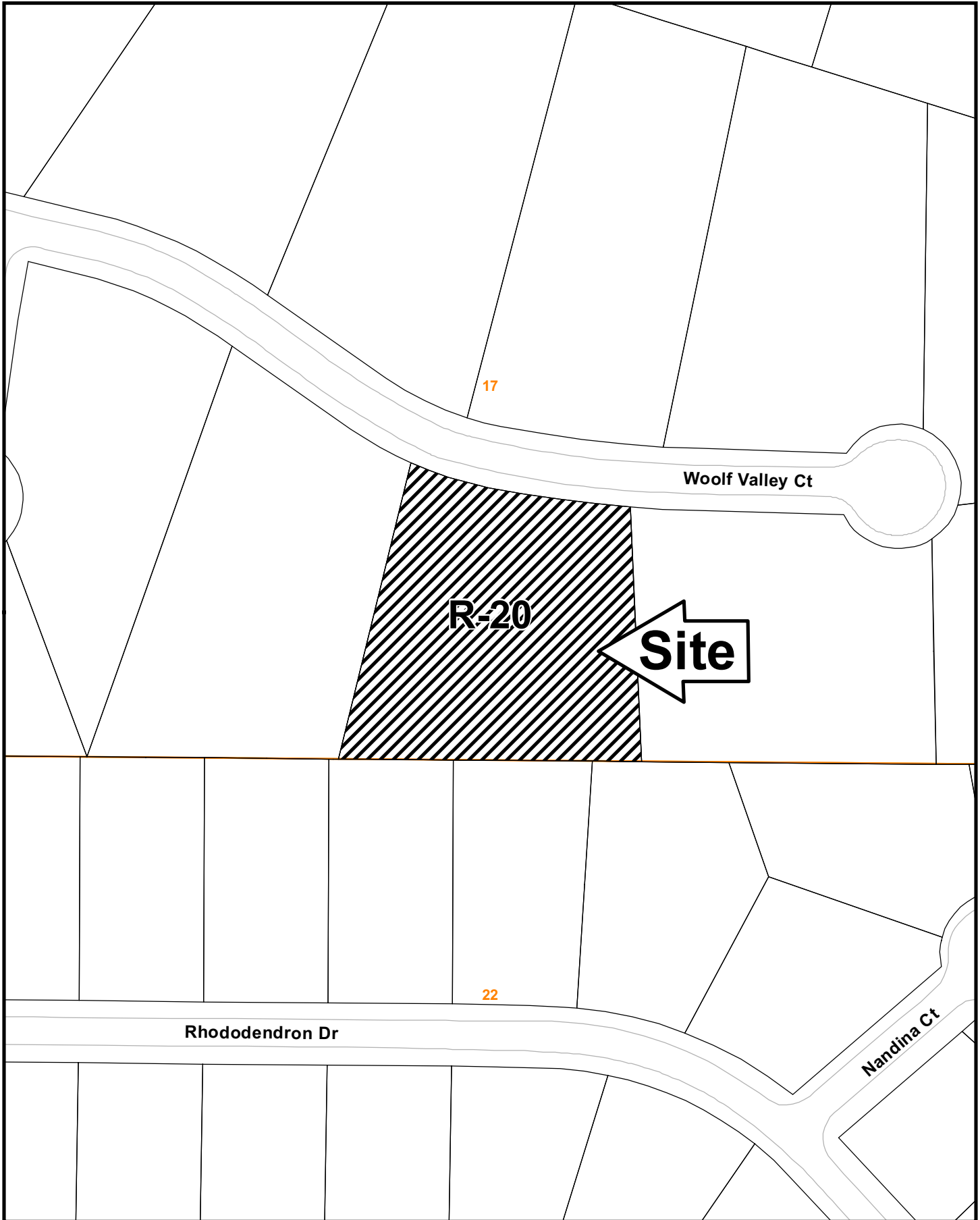
SEWER: No conflict

APPLICANT: Christopher M. Koc

PETITION No.: V-3

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-3-2017 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)

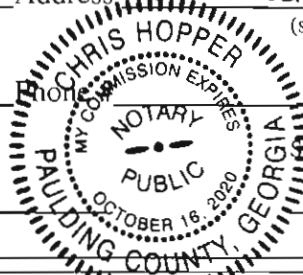
Application No. V-3
Hearing Date: 1-11-17

Applicant CHRISTOPHER M. KOC Phone # 678.485.8872 E-mail CHRISTOPHER.M.KOC@GMAIL.COM

CHRISTOPHER M. KOC Address 1241 WOLF VALLEY CT NW ACWORTH GA 30102
(representative's name, printed) (street, city, state and zip code)

 E-mail _____
(representative's signature) Signed, sealed and delivered in presence of:

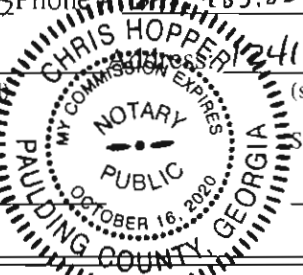
My commission expires: 10/16/20 _____ Notary Public



Titleholder CHRISTOPHER M. KOC Phone # 678.485.8872 E-mail CHRISTOPHER.M.KOC@GMAIL.COM

Signature  Address 1241 WOLF VALLEY CT NW ACWORTH GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/16/20 _____ Notary Public



Present Zoning of Property R-20

Location 1241 WOLF VALLEY CT NW ACWORTH GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17 District 20 Size of Tract 1.03 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 1.03 Shape of Property _____ Topography of Property _____ Other

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

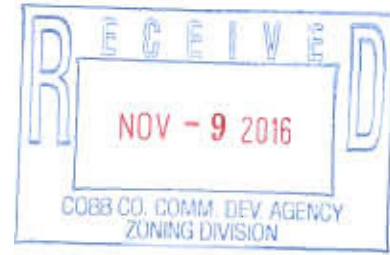
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

THE TOPOGRAPHY AND SHAPE OF THE PROPERTY DOES NOT ALLOW A RENOVATION/EXPANSION OF THE EXISTING 360 SQ FT ACCESSORY STRUCTURE TO THE PROPOSED 950 SQ FT ACCESSORY STRUCTURE MEETING ALL SETBACK REQUIREMENTS (SEE ATTACHED).

List type of variance requested: SETBACK ACCESSORY STRUCTURE FROM 100 FT TO 13 FT ON EAST SIDE AND 100 FT TO 26 FT ON SOUTH SIDE.

V-3
(2017)
Exhibit

Justification for Variance
1241 Woolf Valley Ct NW
Acworth, GA 30102



I am seeking a variance to the setback requirements for an Accessory Structure over 650 sq ft for the side yard from 100 ft to 13 ft, and back yard from 100 ft to 26 ft. The current 360 sq ft structure shown on the survey dates from the 1970's, and has 8 ft overhangs not included in the square footage constructed on the north and south sides to allow for yard material and equipment storage. The 950 sq ft renovated structure will allow for indoor storage (no more outdoor overhangs needed) keeping equipment and yard material out of view, as well as an expanded home workshop area in nearly the same footprint currently occupied by the existing structure. The renovated/expanded structure style will match the residence, and will house no commercial activity or living space. The house placement on the lot does not allow for 100 ft setbacks, although the lot can easily support it, as with several other lots with similar structures in the subdivision, without appearing crowded.

The proposed structure overlays the current structure, with the footprint expanded 15 ft to the north, bringing the northern edge of the foundation of the proposed structure 5 ft off the septic system absorption field renovated in 2015 (copy of the septic system Inspection Report dated May 22nd, 2015 attached), per the Cobb County Board of Health Rules and Regulations for On-Site Sewage Management Systems, Chapter 511-3-1.07 (Absorption Fields).