

V-12  
(2017)

LEGEND

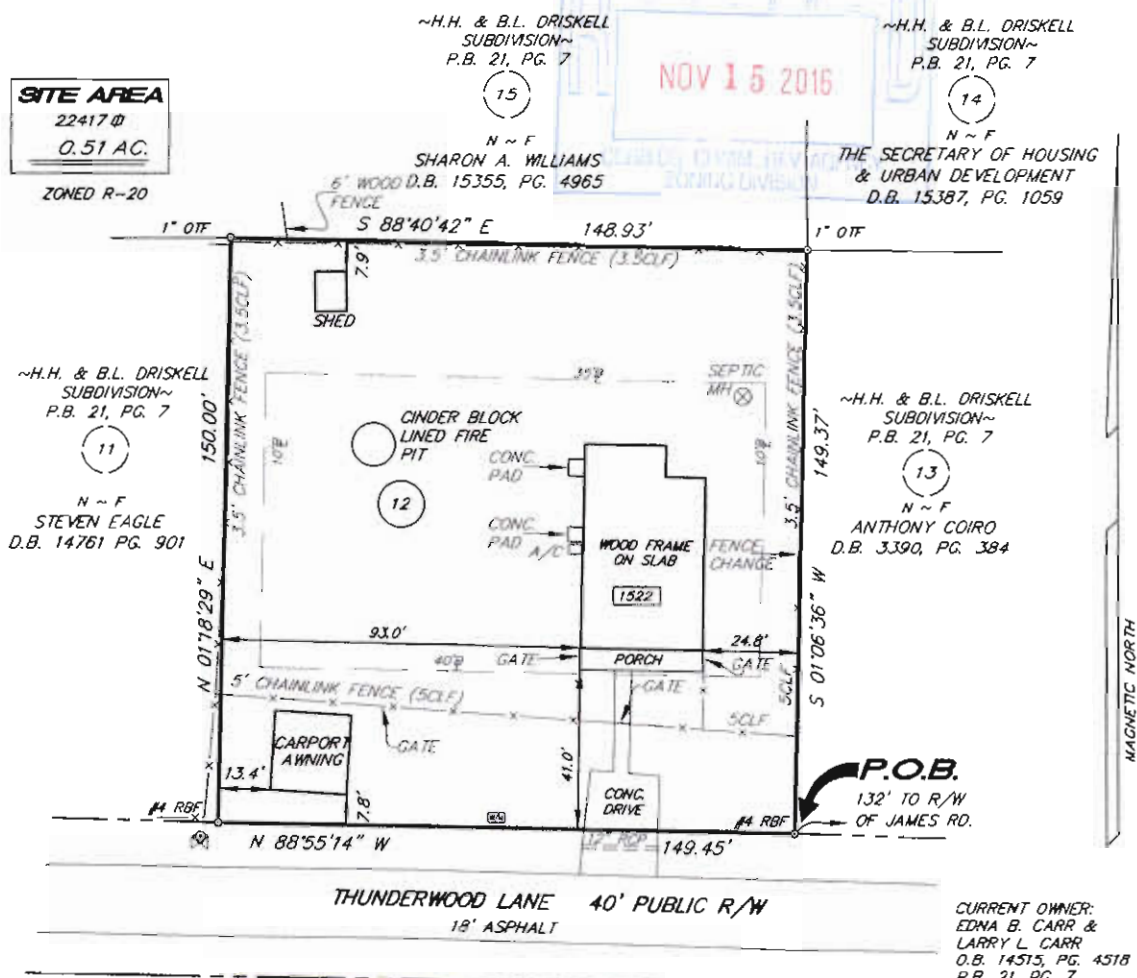
⊙ P.P. - POWER POLE	△ C.B. - CATCH BASIN
⊙ L.P. - LIGHT POLE	▬ R.C.P. - REINFORCED CONCRETE PIPE
⊙ F.H. - FIRE HYDRANT	▬ C.M.P. - CORRUGATED METAL PIPE
⊙ M.H. - SANITARY SEWER MANHOLE	▬ F.F.E. - FINISHED FLOOR ELEVATION
⊙ W/M - WATER METER	⊙ WATER VALVE
⊙ G/M - GAS METER	⊙ C.C.O. SEWER CLEAN OUT
⊙ RBS - REINFORCING BAR SET	⊙ TELEPHONE MANHOLE
⊙ RBF - REINFORCING BAR FOUND	▬ E - E UNDERGROUND ELECTRICAL LINE
⊙ CTF - CRIMP TOP PIPE FOUND	▬ OVERHEAD POWER LINES
⊙ OTF - OPEN TOP PIPE FOUND	▬ HW - HEADWALL
⊙ R/W MON. - RIGHT-OF-WAY MONUMENT	▬ X - TYPE OF FENCE

TOTAL IMPERVIOUS= 2647 S.F.  
% IMPERVIOUS= 11.8%

BREAKDOWN:  
HOUSE~ 1738 S.F.  
CONCRETE PAOS~ 34 S.F.  
CONCRETE DRIVEWAY~ 273 S.F.  
CONCRETE SIDEWALK~ 109 S.F.  
A/C PAD~ 9 S.F.  
CARPORT AWNING~ 401 S.F.  
SHED~ 83 S.F.

**SITE AREA**  
22417 ♂  
0.51 AC.  
ZONED R-20

NOV 15 2016



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.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.L.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0211 H, DATED MARCH 4, 2013

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/57,942; ANGULAR ERROR: 4" PER POINT, THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/229,022. MATTERS OF TITLE ARE EXCEPTED.



**Gaskins**  
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT

<p>Maxwell Office 1266 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168</p>	<p>1529 799 www.gaskinsurvey.com</p>	<p>Custom Office 2288 Marietta Highway Canton, Georgia 30114 Phone: (770) 479-9665</p>
FIELD DATE: 06/24/14	DRAWN BY: JDW	
OFFICE DATE: 06/26/14	CHECKED BY: CAE	
SCALE: 1"=40'	FILE: S:/BND/COBB/18_0149	

BOUNDARY RETRACEMENT SURVEY FOR:  
**LARRY L. CARR**  
H.H. and B.L. DRISKELL SUBD.  
LOT 12

LOCATED IN L.L. 149  
18th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** Larry L. Carr

**PETITION No.:** V-12

**PHONE:** 770-575-0919

**DATE OF HEARING:** 02-15-2017

**REPRESENTATIVE:** Larry L. Carr

**PRESENT ZONING:** R-20

**PHONE:** 770-575-0919

**LAND LOT(S):** 149

**TITLEHOLDER:** Edna B. Carr and Larry L. Carr

**DISTRICT:** 18

**PROPERTY LOCATION:** On the north side of  
Thunderwood Lane, west of James Road  
(1522 Thunderwood Lane).

**SIZE OF TRACT:** 0.51 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (approximately 400 square foot carport awning) to be located to the front and side of the principal building; and 2) waive the front setback for an accessory structure under 650 square feet (approximately 400 square foot carport awning) from the required 35 feet to seven (7) feet.

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

**BOARD OF APPEALS DECISION**

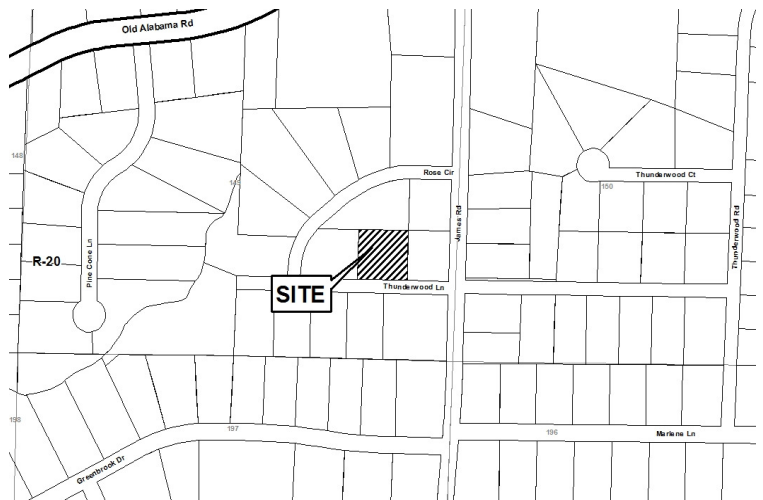
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Larry L. Carr **PETITION No.:** V-12

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**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.

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If approved a permit and inspections are required.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts 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.

**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 comment.

**WATER:** No conflict.

**SEWER:** No conflict.

# V-12-2017 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-12  
Hearing Date: 2-15-17

Applicant Larry L. Carr Phone # 770-575-0919 E-mail cap10black65@gmail.com  
Larry L. Carr Address 1522 Thunderwood Ln SW Mableton GA 30126  
(representative's name, printed) (street, city, state and zip code)

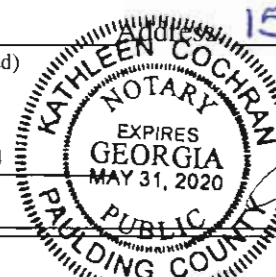
[Signature]  
(representative's signature)



E-mail \_\_\_\_\_

My commission expires: May 31, 2020  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Edm B Carr Phone # 770-575-0919 E-mail ebcarr1960@gmail.com  
Signature Edna B Carr Address 1522 Thunderwood Ln SW Mableton GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: May 31, 2020  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 1522 Thunderwood Ln SW Mableton GA 30126  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 149 (Lot 12) District 18th Size of Tract \_\_\_\_\_ 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 3/4 acre Shape of Property square Topography of Property \_\_\_\_\_ 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:

Because of our septic system and field lines, there is no other area to move the awning/carport to & to park our 2 pickup trucks,

List type of variance requested: residential (parking standard)