

28' x 68' 1/2

LOT 36
BLOCK UNIT
SUB. ROLLING HILLS
SUBDIVISION

V-15
(2017)



MAG NORTH

35

37

290.5

290.6

PATIO

15.7

SPLIT FOYER
BRICK & FRAME
#4560

13.4

PORCH

50' @

CONC OR

57.0

54.8

325.0 TO
HIGH LINE DRIVE
50' R/W
(NOT OPEN)

1.P.F.

100.0'

1.P.F.

LINDSEY DRIVE 50' R/W

PROPERTY OF

RONALD W. NICHOLS & ROSEANN B. NICHOLS

LAND LOT 1271 19TH DISTRICT 2ND SECTION

COBB COUNTY, GEORGIA

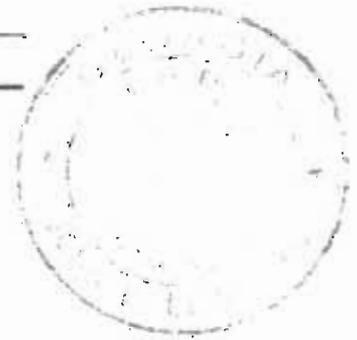
SCALE 1" = 50' DATE: 2-4-77

REG. LAND SURVEYOR NO. 1751

GEORGIA LAND SURVEYING CO., INC.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS TRUE AND CORRECT.

John L. Smith



I have this plat examined by
TIA OFFICE... and find it correct...

NO 1392

APPLICANT: Roseann B. Nichols

PETITION No.: V-15

PHONE: 770-823-0273

DATE OF HEARING: 02-15-2017

REPRESENTATIVE: Roseann B. Nichols

PRESENT ZONING: R-30

PHONE: 770-823-0273

LAND LOT(S): 1271

TITLEHOLDER: Roseann B. Nichols

DISTRICT: 19

PROPERTY LOCATION: On the north side of Lindsey Drive, west of Jamestowne Drive (4560 Lindsey Drive).

SIZE OF TRACT: 0.66 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (approximately 900 square foot metal building) from the required 100 feet to 15 feet from the rear, 25 feet adjacent to the eastern side, and 42 feet adjacent to the western side.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



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 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

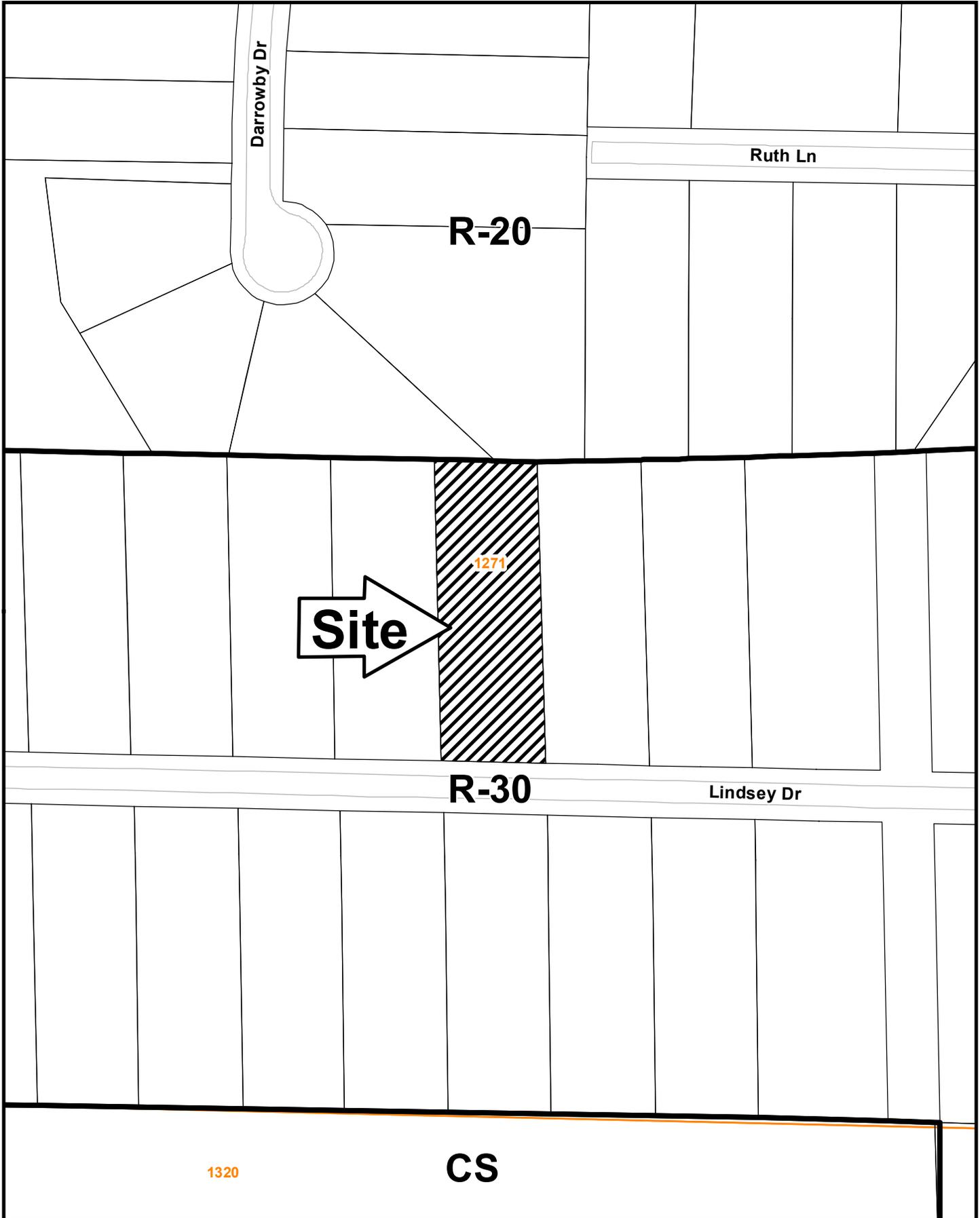
WATER: No conflict.

SEWER: No conflict.

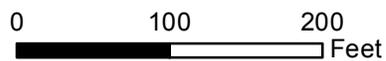
APPLICANT: Roseann B. Nichols **PETITION No.:** V-15

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-15-2017 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-15
Hearing Date: 2-15-17

Applicant ROSEANN B Nichols Phone # 770-823-0273 E-mail titleservice@gada.com
ROSEANN B NICHOLS Address 4560 LINDSEY DR Powder Springs Ga
(representative's name, printed) (street, city, state and zip code) 30127

Roseann B Nichols Phone # 770 823 0273 E-mail titleservice@gada.com
(representative's signature)

Signed, sealed and delivered in presence of:

Jon Paul Will
Notary Public

My commission expires: _____

Titleholder ROSEANN B NICHOLS Phone # 770 823 0273 E-mail titleservice@gada.com
Signature Roseann B Nichols Address: 4560 LINDSEY DR Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Jon Paul Will
Notary Public

My commission expires: _____

Present Zoning of Property B-30

Location 4560 LINDSEY DR Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1271 District 19 Size of Tract .666 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:

METAL BUILDING TO REPLACE WOOD BUILDING

List type of variance requested: WAIVE SETBACKS