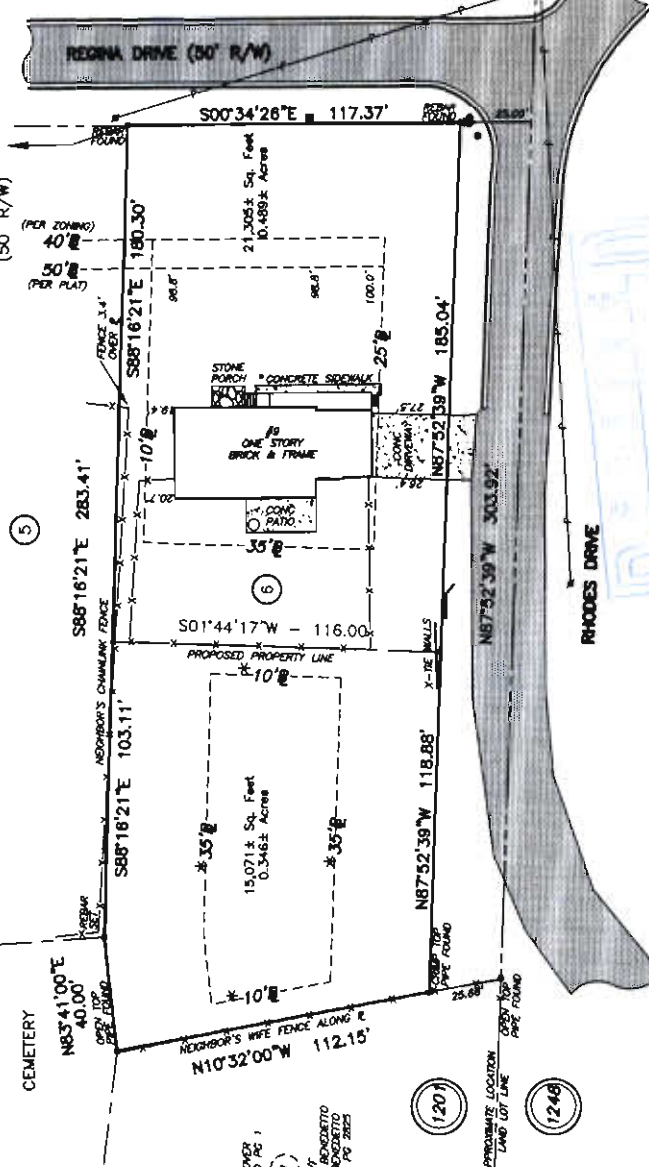


705' TO S.E. R/W OF
OLD SEWELL MILL ROAD
(50' R/W)

MARCELLO BRIGGS SIMMONS
MELISSA F. SIMMONS
OF 14280 PG 2079



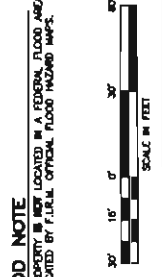
ZONING INFORMATION
COBB COUNTY - R-20
MINIMUM LOT AREA: 20,000 SQUARE FEET
MINIMUM LOT WIDTH: 75 FEET
MINIMUM LOT DEPTH: 100 FEET
MINIMUM FRONT SETBACK: 35 FEET
MINIMUM REAR SETBACK: 35 FEET
MINIMUM SIDE SETBACK: 35 FEET
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM REAR SETBACK: 35 FEET
MINIMUM SIDE SETBACK: 35 FEET
MUST BE REVIEWED BY CITY OF MARIETTA PERMITS
* TO CONSTRUCTION

REFERENCE MATERIAL
1. MARIETTA ZONING ORDINANCE
STEPHEN CRAIG LANGFORD
COBB COUNTY, GEORGIA RECORDS

LEGEND

N	DENOTES BOUNDARY LINE
S	DENOTES RIGHT-OF-WAY
C	DENOTES CONTIGUOUS
EP	DENOTES EASEMENT
W	DENOTES WATER
P	DENOTES POWER
LP	DENOTES LIGHT POLE
FM	DENOTES FENCE
MC	DENOTES METER
TC	DENOTES TELEPHONE
GL	DENOTES GAS
WM	DENOTES WATER MAIN
FW	DENOTES FIRE
WB	DENOTES WATER BOX
DB	DENOTES DRAIN
SB	DENOTES SANITARY
CO	DENOTES CLEAN OUT

FLOOD NOTE
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA,
AS INDICATED BY F.I.E.M. OFFICIAL FLOOD HAZARD MAPS.



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES LOCATED BY THE SURVEYOR ARE SHOWN AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY. IF ANY BURIED UTILITIES ARE ENCOUNTERED, THE SURVEYOR IS NOT RESPONSIBLE FOR IDENTIFYING THEM. PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR RECONSTRUCTION OF RESTRICTIVE COVENANTS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE LANDOWNER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR. THIS PLAT IS NOT TO BE USED FOR ANY PURPOSES, POSITIONS, OR EVIDENCE, INCLUDING SUCH PERSON, POSITIONS, OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN EACH 100 FEET. THE SURVEYOR HAS USED A TOTAL STATION WITH GARMIN SURVEY 2 DATA COLLECTOR. WERE USED IN THE COLLECTION OF FIELD DATA. GPS EQUIPMENT: GARMIN SURVEYOR MODEL: XRD-001S.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REMAINS SET ARE 1/2" REMAINS UNLESS OTHERWISE NOTED.

TOTAL AREA = 0.835± ACRES
OR 36,378± SQ. FT.

9 REGINA DRIVE SE
MARIETTA, GEORGIA

STEPHEN LANGFORD

LOT 8
SECTION 8

PROPERTY OF CECIL HOLT
LAND LOT 1201
MARIETTA CITY
COBB COUNTY
GEORGIA

PLAT PREPARED: 1-17-17
FIELD: 1-16-17 SCALE: 1"=30'



McELUNG SURVEYING SERVICES, INC.
4833 SOUTH COBB DRIVE, SUITE 200
SMYRNA, GEORGIA 30080 (770) 434-1383
Certificate of Authorization #LP0000702
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS WITH THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA. AUTHORITY O.C.G.A. SECS. 13-3-47, 13-15-4, 13-15-4, 13-15-18, 13-15-21.

Revision	Date

Revised	Date

APPLICANT: Stephen Langford

PETITION No.: V-34

PHONE: 706-889-0486

DATE OF HEARING: 4-12-2017

REPRESENTATIVE: Stephen Langford

PRESENT ZONING: R-20

PHONE: 706-889-0486

LAND LOT(S): 1201

TITLEHOLDER: Stephen Craig Langford

DISTRICT: 16

PROPERTY LOCATION: On the northwest corner of Regina Drive and Rhodes Drive (9 Regina Drive).

SIZE OF TRACT: 0.84 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 15,071 square feet for the proposed lot.

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

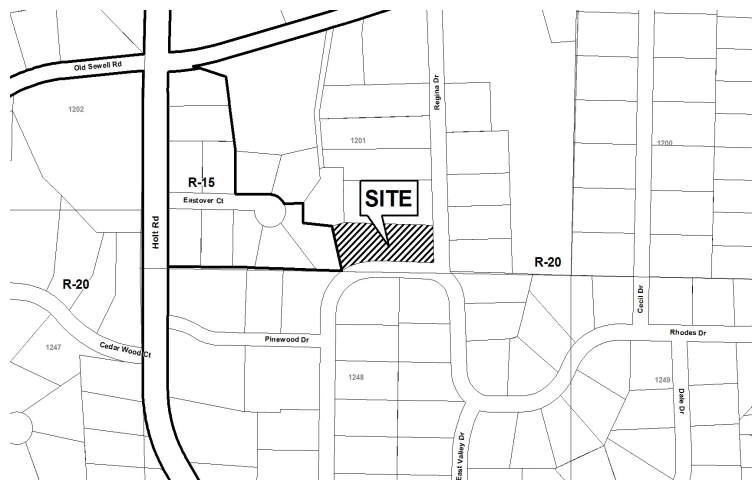
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Stephen Langford

PETITION No.: V-34

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: Subject to site grading plan approval by Stormwater Management Division prior to permitting.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

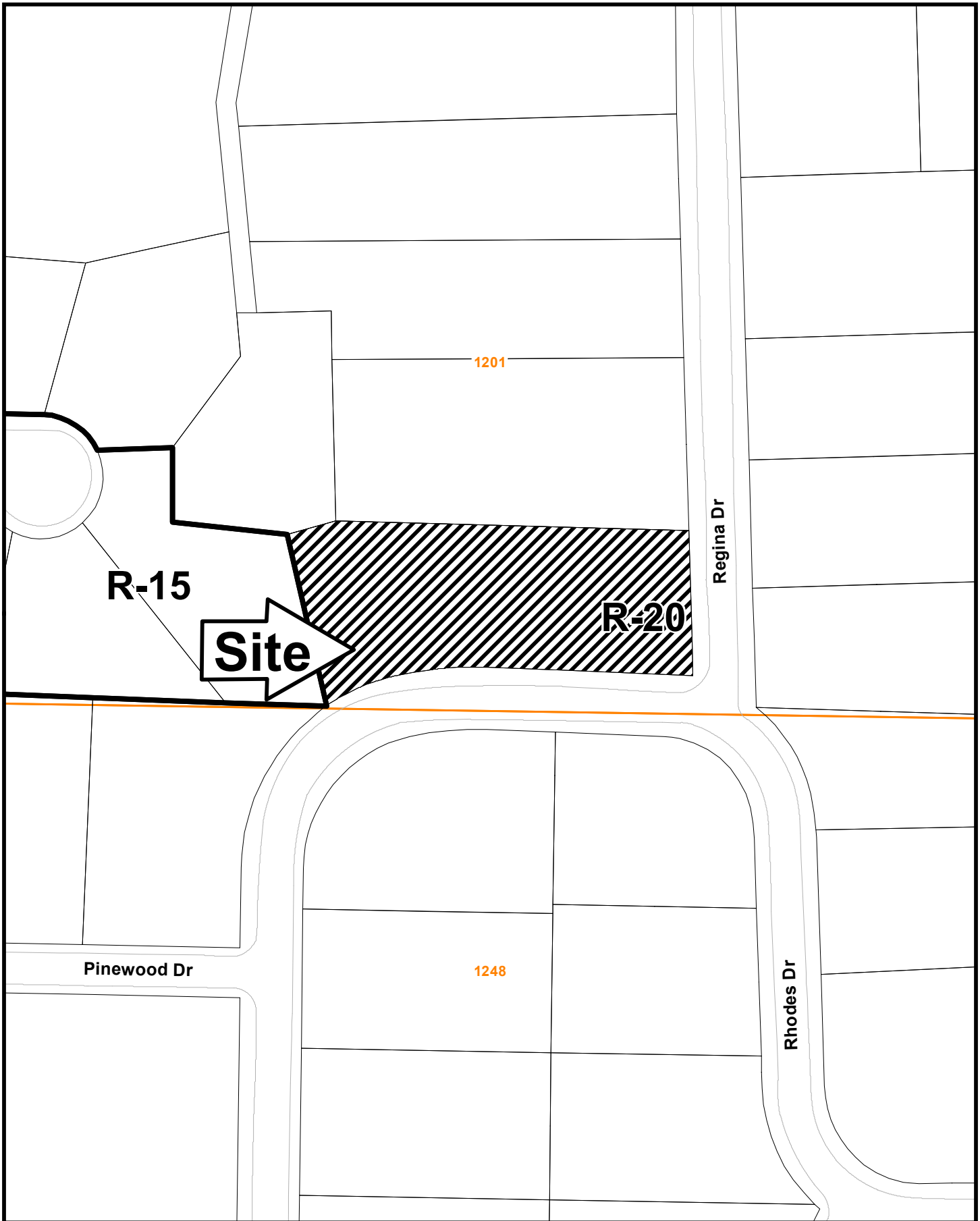
WATER: No conflict.

SEWER: No conflict. Applicant should be made aware that the new lot, due to size, a septic system is not allowable. Connection to sanitary sewer required.

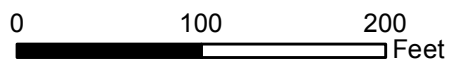
APPLICANT: Stephen Langford **PETITION No.:** V-34



FIRE DEPARTMENT: No comments.

V-34-2017-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-34
Hearing Date: 4-12-17

Applicant Stephen Langford Phone # 706 889 0486 E-mail Stevon310@me.com
Stephen Langford Address 9 REGINA Drive Marietta, GA 30080
(representative's name, printed) (street, city, state and zip code)

Langford Phone # 706 889 0486 E-mail Stevon310@me.com
(representative's signature)

Signed, sealed and delivered in presence of:

Paul P. Welch

Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder Stephen Langford Phone # 706 889 0486 E-mail Stevon310@me.com
Signature Langford Address: 9 Regina Dr Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Paul P. Welch

Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Present Zoning of Property R-20
Location 9 REGINA Drive at Rhodes Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1201 District 16th Size of Tract .489 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:

See attached statement

List type of variance requested: Residential lot split from R20 to R15 as boundary is abutting to R15 zoning and share common boundary.

V-34
Exhibit

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 current lot/home faces Regina Drive, but the back lot area beyond the new 6ft privacy fence is not required and is a financial hardship trying to keep an open lot of this size maintained, free of illegal dumping, safe for children or any trespassers accessing an unmaintained lot, which affects surrounding neighbors/residents safety. The proposed size allocated from the split is adequate for a 2 story single family home with ample yard space with road frontage access facing Rhodes Drive. My lot is abutting to a common boundary of R15 zoning. This new proposal will increase county property tax revenue. Sewell Mayes cemetery has not been maintained by the county since ~2008, probably due to lack of funding. There is no formal entrance pathway to the cemetery other than trespassers on my existing lot. Cemetery has been subject to vandalism, broken/moved headstones and now years of foliage overgrowth. I cannot be responsible for illegal trespassing on my lot to gain access to the small area cemetery. There is no fence at the corner boundary of cemetery abutting to my existing lot corner edge, to seal it off from access. Please refer to the diagram included with this application. As the new owner on November 29, 2016, this section of the existing lot has not been maintained for many years.

List type of variance requested:

Residential lot split from R20 to R15, as boundary of property is abutting to R15 zoning and share this common boundary. See survey copy included with this application for proposed property line.

