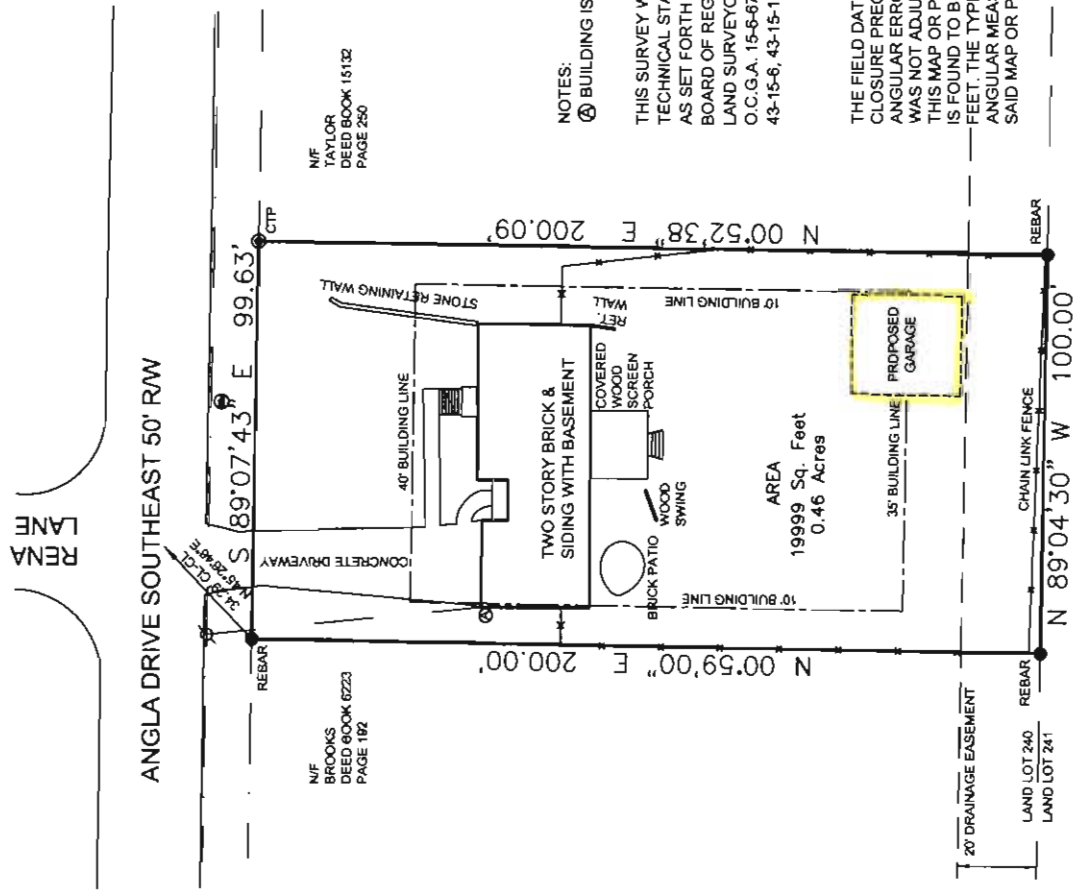


*Proposed*

V-50  
(2017)

**LEGEND**

⊙	IRON PIN FOUND
●	IRON PIN SET
▲	PROPERTY CORNER
⊘	POWER POLE
⊕	FIRE HYDRANT
⊖	TELEPHONE PEDESTAL
⊗	WATER METER
⊙	DROP INLET
⊙	STORM WATER MANHOLE
*	FUEL MARKER

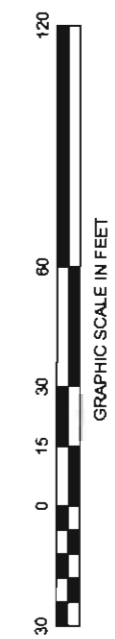


**NOTES:**  
 ⓐ BUILDING IS ENCRANCHING 1.0' INTO BUILDING LINE

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 REGISTRATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

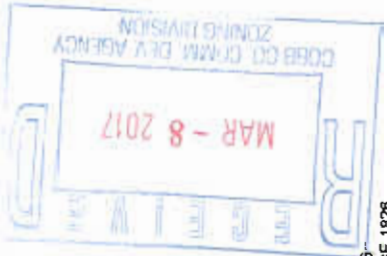
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,083 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 280,975 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.



RENNÉ LANE

ANGLA DRIVE SOUTHEAST 50' RW



BEARINGS ARE BASED ON MAGNETIC NORTH

REFERENCE  
 PLAT BOOK 35 PAGE 55  
 DEED BOOK 14751 PAGE 1828  
 ZONING DISTRICT R-20

ADDRESS:  
 241 ANGLA DRIVE SOUTHEAST  
 SMYRNA, GEORGIA 30082

BOUNDARY SURVEY FOR:  
**DEBBIE R. MITCHELL**  
**JOSEPH D. MITCHELL**

LAND LOT 240  
 17TH DISTRICT  
 2ND SECTION  
 COBB COUNTY, GEORGIA

LOT 6, BLOCK B  
 CONCORD VILLAGE SUBDIVISION, UNIT 1

**HARBUCK LAND SURVEYORS, INC**

LAND SURVEYOR FIRM NO: 959  
 WILLIAM G. HARBUCK  
 GEORGIA REGISTERED LAND SURVEYOR NO. 3006  
 35 MANSOUR CIRCLE  
 NEWNAN, GA 30283  
 770-253-5585  
 HARBUCKLANDSURVEYORS@GMAIL.COM

SCALE: 1" = 30'  
 12.09.2016  
 FIELD WORK: 12.06.2018



**APPLICANT:** Joseph Mitchell

**PETITION No.:** V-50

**PHONE:** 404-797-8636

**DATE OF HEARING:** 05-10-2017

**REPRESENTATIVE:** Joseph Mitchell

**PRESENT ZONING:** R-20

**PHONE:** 404-797-8636

**LAND LOT(S):** 240

**TITLEHOLDER:** Debbie R. Mitchell and Joseph D. Mitchell

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Angla Drive, west of Concord Road (241 Angla Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to nine (9) feet adjacent to the west property line; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 875 square foot proposed garage) from the required 100 feet to 10 feet adjacent to the east property line, to 20 feet adjacent to the south property line, and to 60 feet adjacent to the west property line; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface.

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

**BOARD OF APPEALS DECISION**

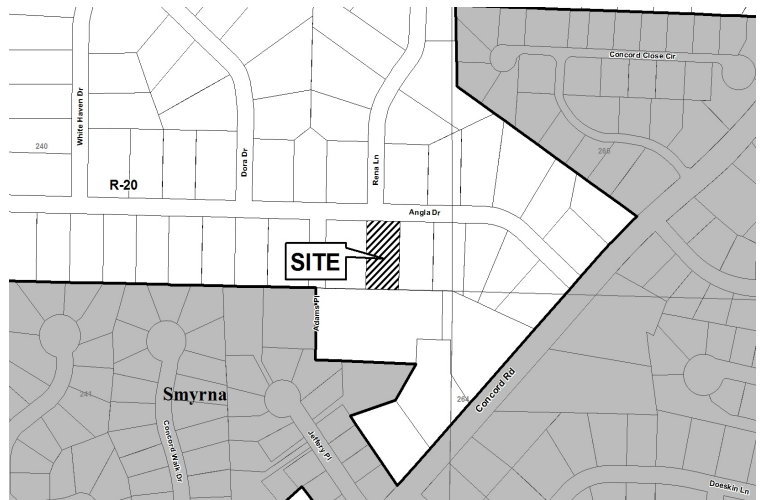
**APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_**

**REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_**

**HELD \_\_\_\_\_ CARRIED \_\_\_\_\_**

**STIPULATIONS: \_\_\_\_\_**

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Joseph Mitchell **PETITION No.:** V-50

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend no additional access on Angla Drive.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** New garage must be located outside of recorded drainage easement.

**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:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

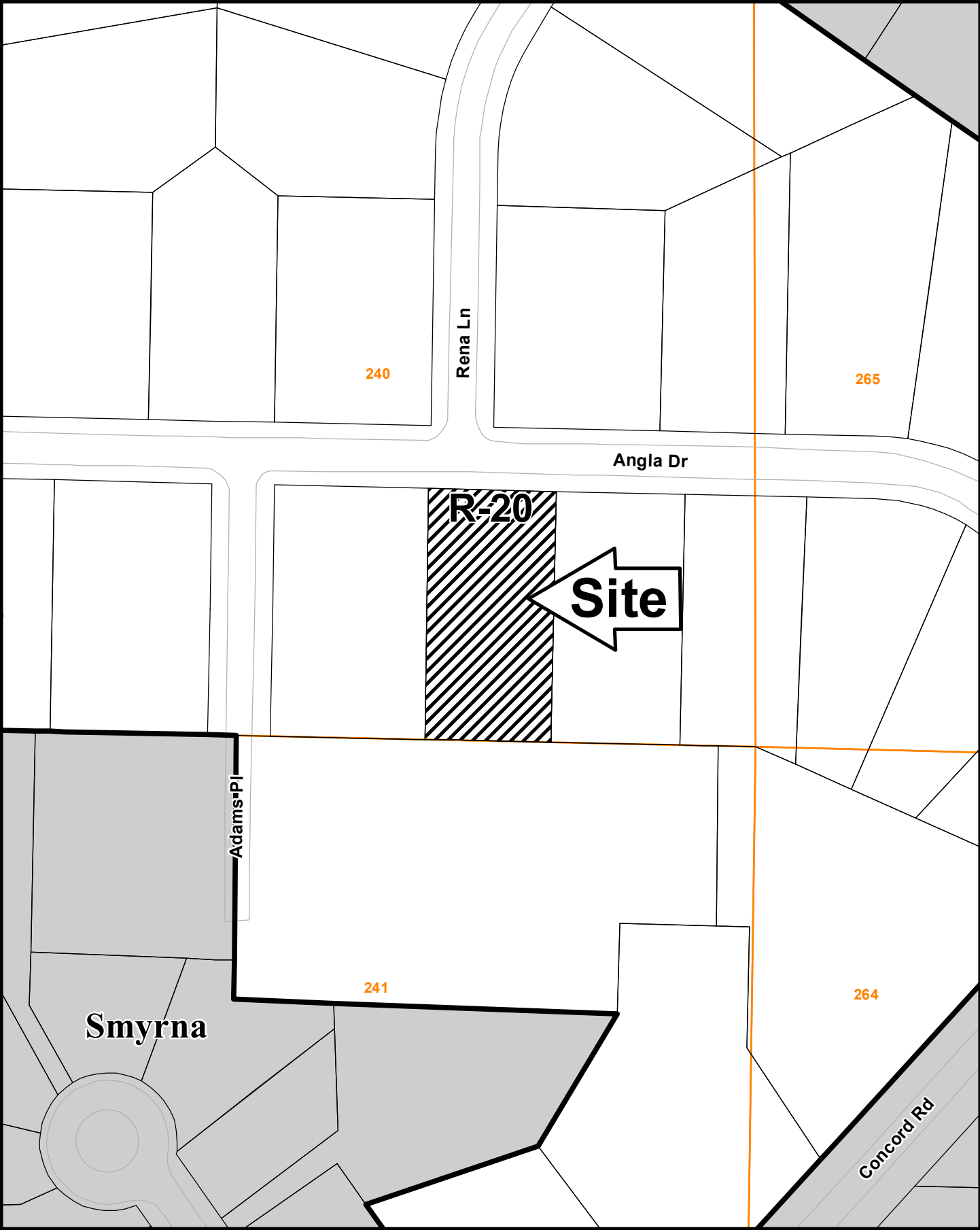
**SEWER:** No conflict.

**APPLICANT:** Joseph Mitchell **PETITION No.:** V-50

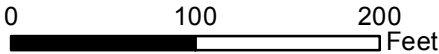
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**FIRE DEPARTMENT:** No comments.

# V-50-2017-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-50

Hearing Date: 5-10-17

Applicant Joseph Mitchell

Phone # 404-797-8636

E-mail jdmcustoms@charter.net

Address \_\_\_\_\_

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
(insert city, state and zip code)

(representative's name, printed)

[Signature]

Phone # \_\_\_\_\_

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

(representative's signature)

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Joseph D. Mitchell

Phone # 404-797-8636

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

Address: 241 Angla Dr. SE, Douglasville, GA 30082  
(street, city, state and zip code)

(attach additional signatures, if needed)

My commission expires: 2/28/2019

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-20

Location 241 ANGLA DRIVE SE

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 240 District 17TH Size of Tract .46 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 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 GARAGE SIZE IS NOT ADEQUATE FOR STORAGE AND RESTORATION OF VEHICLES. WOULD LIKE MORE SPACE FOR AUTO & WOODWORKING HOBBY PLACEMENT INSIDE EXISTING SETBACKS WOULD BE NOT AESTHETICALLY TO THE COMMUNITY.

List type of variance requested: REDUCE REAR SETBACK TO 20' AND ALLOW ACCESSORY STRUCTURE LARGER THAN 650 SQUARE FEET.

SPOKE WITH MR DAVID BRADEN CONCERNING 20' DRAINAGE EASEMENT AND WAS GIVEN VERBAL APPROVAL TO BUILD NEXT TO EASEMENT