

V-48  
(2017)

566

LOT 314  
BLOCK  
UNIT 1  
SUB. HIGHLAND PARK

ALL INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

MAR - 8 2017

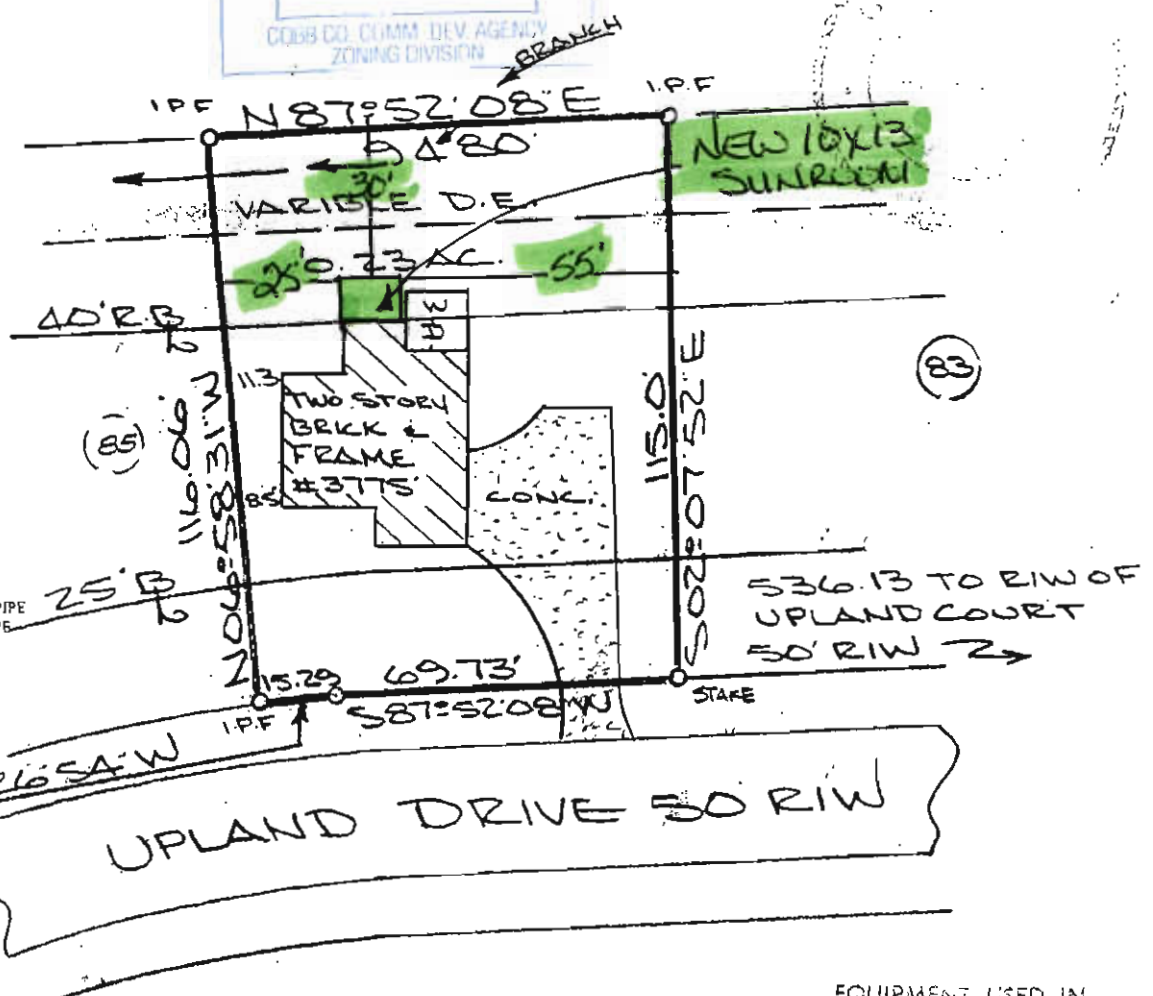
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

MAG. NORTH



\*\* LEGEND \*\*

- IP (IRON PIN SET)
- IPF (IRON PIN FOUND)
- FC (FENCE CORNER)
- XX (FENCE)
- WD (WOOD DECK)
- CUNC (CONCRETE)
- AW (RIGHT-OF-WAY)
- A (ARC)
- R (RADIUS)
- C (CHORD)
- PP (POWER POLE)
- SP (SERVICE HOLE)
- LP (LAMP POLE)
- MH (MAN HOLE)
- SS (SANITARY SEWER)
- CB (CATCH BASIN)
- JB (JUNCTION BOX)
- DI (DROP INLET)
- HW (HEAD WALL)
- CMP (CORRUGATED METAL PIPE)
- RCP (REINFORCED CONC. PIPE)
- SE (SEWER EASEMENT)
- DE (DRAINAGE EASEMENT)
- PH (FIRE HYDRANT)
- PL (PROPERTY LINE)
- P (PORCH)
- BL (BUILDING LINE)



NEW 10x13 SUNROOM

(83)

536.13 TO RIW OF UPLAND COURT  
50' RIW

EQUIPMENT USED IN PREPARING THIS PLAT  
HEWLETT PACKARD 85  
GUPPY GTS-100  
100' STEEL TAPE

THIS MAP IS BASED ON AN OPEN TRAVERSE

This map or plat has been calculated for closure and within one foot  $\pm 10,000'$

WEIDONG WANG

LAND LOT 314  
COBB

16TH DISTRICT  
2ND SECT  
COUNTY, GEORGIA

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does not appear to be in an area having special flood hazards.

SCALE 1" = 40'

DATE: 5-9-02

REG. LAND SURVEYOR NO. 1751  
GEORGIA LAND SURVEYING CO., INC.

1/2" REBAR AT ALL CORNERS

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

NO. 175644

332678

**APPLICANT:** Aiying Wang

**PETITION No.:** V-48

**PHONE:** 770-329-1302

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

**REPRESENTATIVE:** Thomas Ingram

**PRESENT ZONING:** PD

**PHONE:** 678-296-0276

**LAND LOT(S):** 314

**TITLEHOLDER:** Aiying Wang

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Upland Drive, west of Upland Court (3775 Upland Drive).

**SIZE OF TRACT:** 0.23 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 25 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Aiying Wang **PETITION No.:** V-48

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**COMMENTS**

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

**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:** The proposed addition is located outside the adjacent recorded drainage easement. However, the stream that traverses this parcel is identified as a buffered stream on the County's Stream Buffer Map and the addition is well within the undisturbed stream buffer and impervious setback. If this variance is approved it must be subject to obtaining a stream buffer variance.

**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.

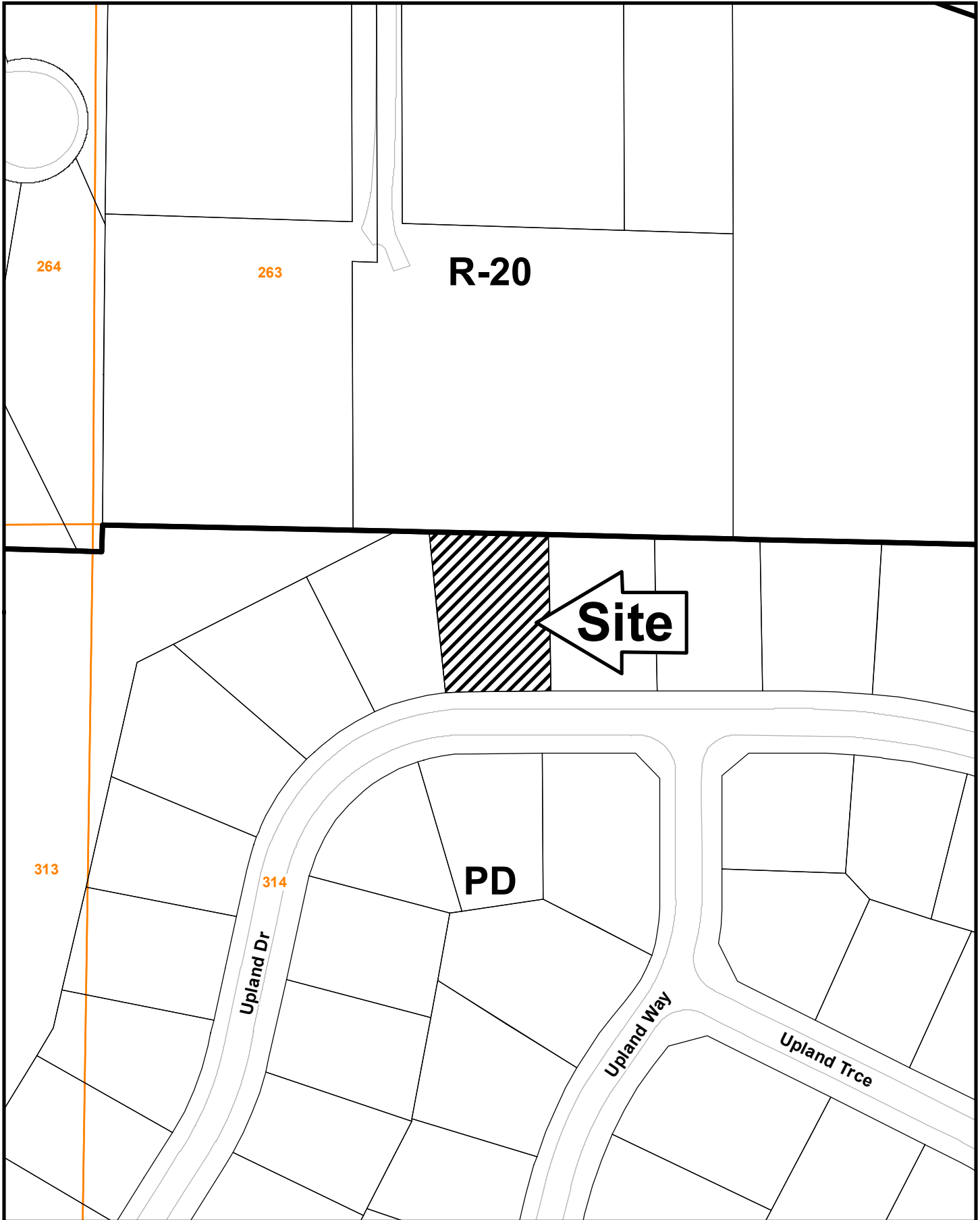
**SEWER:** No conflict.

**APPLICANT:** Aiying Wang **PETITION No.:** V-48

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**FIRE DEPARTMENT:** No comments

# V-48-2017-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

V-48

Application No. \_\_\_\_\_  
Hearing Date: 5-10-17

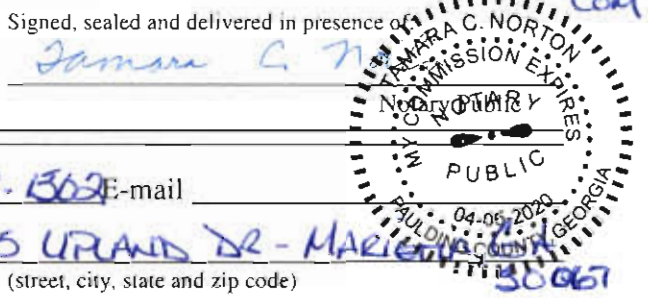


Applicant AIYING WANG Phone # 770 329-1302 E-mail \_\_\_\_\_

THOMAS INGRAM (representative's name, printed) Address: 2091 BAKER CT - KENNESAW, GA 30144 (street, city, state and zip code)

Thomas Ingram (representative's signature) Phone # 678-296-0976 E-mail: THOM@DEVELOPMENTS.COM

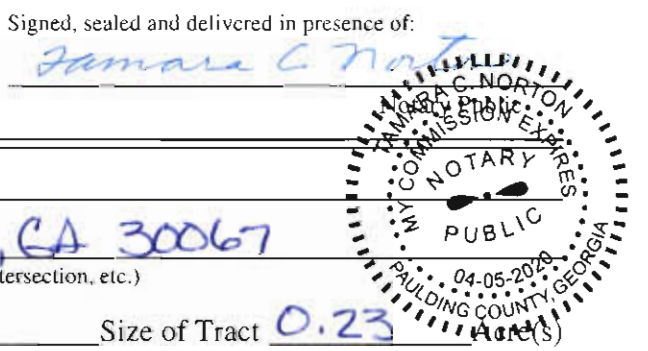
My commission expires: 04-05-2020



Titleholder AIYING WANG Phone # 770 329-1302 E-mail \_\_\_\_\_

Signature [Signature] (attach additional signatures, if needed) Address: 3775 UPLAND DR - MARIETTA, GA 30067 (street, city, state and zip code)

My commission expires: 04-05-2020



Present Zoning of Property RESIDENTIAL

Location 3775 UPLAND DR - MARIETTA, GA 30067 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 314 District 16<sup>th</sup> Size of Tract 0.23 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:

HOMEOWNER WANTS TO BUILD A SUNROOM ON REAR OF HOME BECAUSE THEY CANT ENJOY THE DECK WITHOUT BEING BOTHERED BY INSECTS + WEATHER

List type of variance requested: REDUCE REAR BUILDING SET BACK FROM 40' TO 25'