



J.D. GRACE
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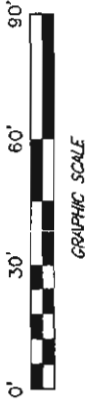
**V-60
 (2017)**

BOUNDARY SURVEY
 FOR
**LEIGH ANNETTE DISPENNETTE
 & STEVEN DALE DISPENNETTE**
 LAND LOT 836, 16TH DISTRICT
 2ND SECTION
 COBB COUNTY, GEORGIA

ZONED: R20

FIELD WORK DATE: 08-02-2015
 PLAT DATE: 09-04-2015

SCALE: 1"=30'



LEGEND

- MONUMENT FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F HIGH OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- SS — SANITARY SEWER LINE
- RD — ROAD RIGHT-OF-WAY LINE
- DE DRAINAGE EASEMENT
- MB MAILBOX
- CO ◯ CLEANOUT
- SSWV ◯ SANITARY SEWER MANHOLE
- SS — SANITARY SEWER EASEMENT
- CMP CORRUGATED METAL PIPE

NO. 00' MORE OR LESS ALONG THE NORTHERLY R/W OF OLD WAGON ROAD (HAVING A 50' R/W) TO THE INTERSECTION WITH THE EASTERLY R/W OF SHELLEY HILL RD. (HAVING A 70' R/W), SAID POINT BEING THE P.O.C.

Curve	Radius	Length	Chord	Chord Bear.
C1	1316.29'	44.32'	44.37'	N 07°19'49" E

SURVEYORS CERTIFICATION:
 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.

**TOTAL AREA
 0.685 ACRES
 29,845 SF**

N/F PETER L. & KATHLEEN T. REMOLDS
 PARCEL ID: 16083600470

(13)

S 00°58'00"E
 181.95'

(14)

N/F ROBERT F., JR. & JULIE K. MURPHY
 PARCEL ID: 16083600480

(15)

MEASUREMENTS WERE TAKEN WITH A LEICA TOPP 1205 WITH AN ANGULAR ERROR OF 04" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1"/16,163". PLAT PRECISION OF CLOSURE CALCULATED 1"/118,812".

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTRICTION BY THE SURVEYOR.

VARIANCES GRANTED MAY EXIST BUT NOT RESEARCHED.

N/F JOHN M. & DOROTHY M. HESS
 PARCEL ID: 16089300120

(2)

1. PLAT OF OLDE MILL FOREST SUBDIVISION, UNIT III, RECORDED IN PG 54 PG 114 OF THE COBB COUNTY RECORDS
 2. PLAT OF ROSWELL DOWNS SUBDIVISION RECORDED IN PG 65 PG 193 OF THE COBB COUNTY RECORDS.

(3)

N/F HELEN I. CHAPPEL
 PARCEL ID: 16089300130

(5)

N/F CHAD D. & WENDY H. BROWN
 PARCEL ID: 16089300150

(836)

N/F LEIGH ANNETTE DISPENNETTE & STEVEN DALE DISPENNETTE
 PARCEL ID: 16083600480

(893)

N/F PETER L. & KATHLEEN T. REMOLDS
 PARCEL ID: 16083600470

1. BEARING ORIENTATION IS MAGNETIC FROM REF. # 1.
 2. 50' FRONT BUILDING SETBACK IS FROM REF. # 1, 10' SIDE AND 35' REAR BUILDING SETBACKS ARE FROM CURRENT ZONING REG. ORIGINAL RECORDED SIDE AND REAR SETBACKS NOT STATED ON REF. # 1.
 3. RECORD EASEMENT INFORMATION WAS NOT FOUND FOR THE SEWER AND DRAINAGE EASEMENTS EASEMENTS SHOWN ARE ASSUMED FOR ACCESS BY COBB COUNTY FOR MAINTENANCE WITH STANDARD EASEMENT WIDTHS.

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APPLICANT: Jason Adams and Lori Adams

PETITION No.: V-60

PHONE: 404-904-5153

DATE OF HEARING: 6-14-2017

REPRESENTATIVE: Jason Adams and Lori Adams

PRESENT ZONING: R-20

PHONE: 404-904-5153

LAND LOT(S): 836

TITLEHOLDER: Jason S. Adams and Lori B. Adams

DISTRICT: 16

PROPERTY LOCATION: On the south side of Old Wagon Road, east of Sewell Mill Road (3411 Old Wagon Road).

SIZE OF TRACT: 0.685 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to three (3) feet adjacent to the east property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Jason Adams and Lori
Adams

PETITION No.: V-60

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Wall closer than 5 feet to the property line will require 1-hour fire rating.

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: A site grading plan approved by Stormwater Management Division will be required prior to permitting. All roof downspouts from the proposed garage addition will be required to drain down the driveway to the street.

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 comments.

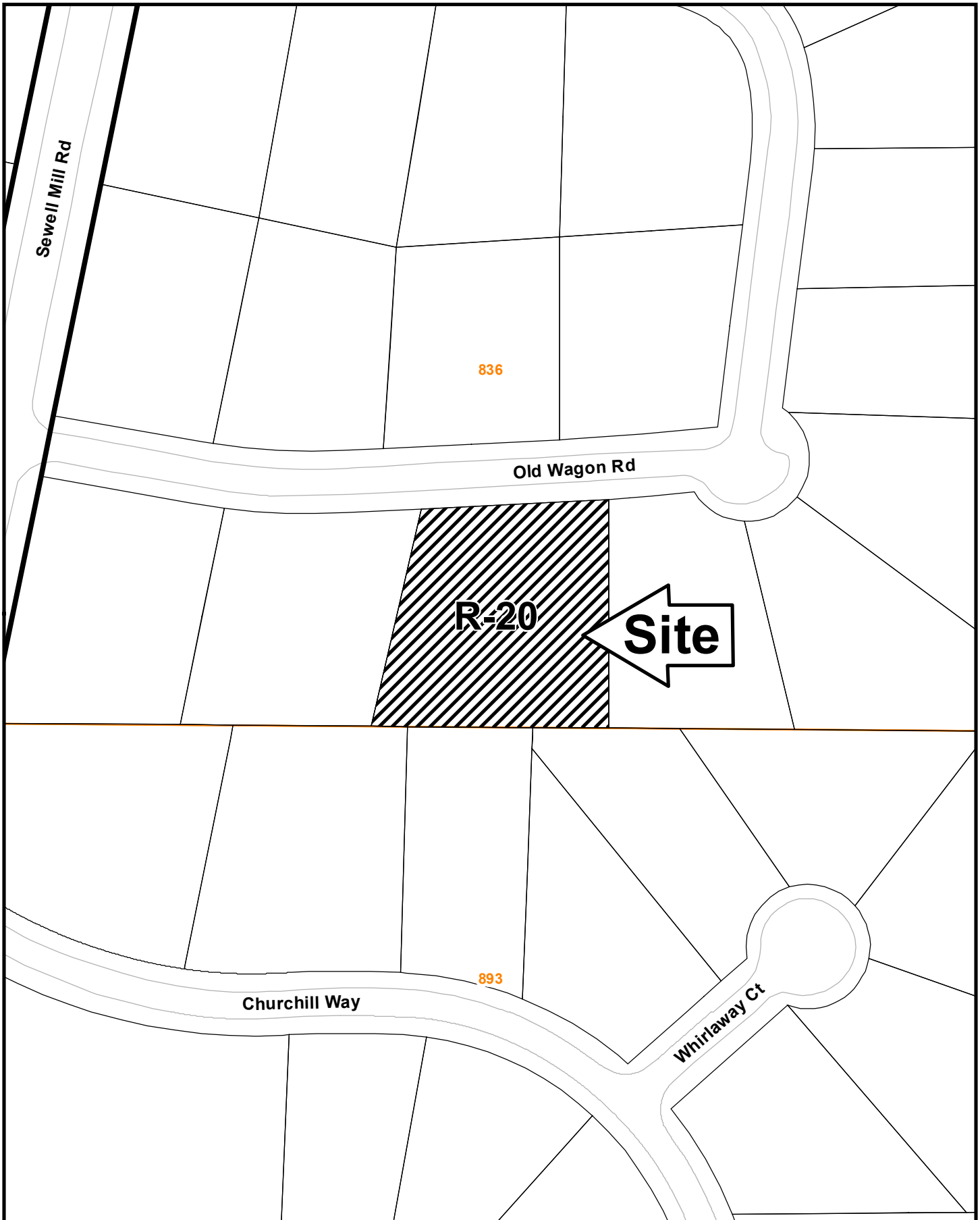
SEWER: No comments.

APPLICANT: Jason Adams and Lori
Adams

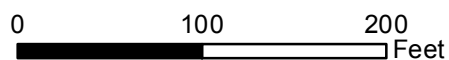
PETITION No.: V-60



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-60-2017-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)

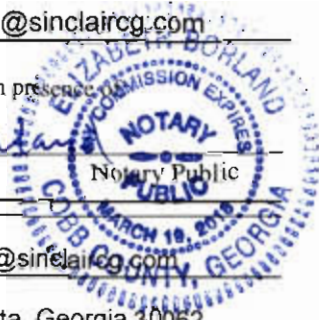
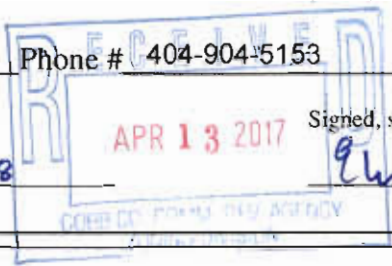
Application No. V-60
Hearing Date: 6-14-17

Applicant Jason Adams & Lori Adams Phone # 404-904-5153 E-mail jadams@sinclaircg.com

Jason Adams & Lori Adams Address 3411 Old Wagon Road, Marietta, Georgia 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-904-5153 E-mail jadams@sinclaircg.com
(representative's signature) Jason Adams
[Signature] Signed, sealed and delivered in presence of
(representative's signature) Lori Adams

My commission expires: March 19, 2018



Titleholder Jason Adams & Lori Adams Phone # 404-904-5153 E-mail jadams@sinclaircg.com

Signature [Signature] Address: 3411 Old Wagon Road, Marietta, Georgia 30062
Jason Adams (attach additional signatures, if needed) (street, city, state and zip code)

Signature [Signature] Signed, sealed and delivered in presence of
Lori Adams

My commission expires: March 19, 2018



Present Zoning of Property R-20

Location 3411 Old Wagon Road, Marietta, Georgia 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 14, Block C District 16th Size of Tract .685 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:

Applicants/Titleholders desire to expand their current 2-Car Garage into a 3 Car Garage. Doing so requires a portion of the new proposed construction to be built within the setback adjacent to one neighbor. The affected neighbor consents to the proposed new construction which is evidenced by the signatures enclosed with this application.
The hardship created by following the normal terms of the ordinance would disallow Applicants/Titleholders the ability to park all the family's vehicles in the garage as desired.

List type of variance requested: Applicants/Titleholders request that they be allowed to construct a 3-Car Garage, a portion of which would be within the setback area adjacent to one neighbor. The affected neighbor consents to the proposed new construction which is evidenced by the signatures enclosed with this application.