

V-98
(2017)

Surveyor's Acknowledgment



Clerk of Courts Certification

I, the undersigned, Clerk of Courts for the County of Weld, Colorado, do hereby certify that the foregoing plat is a true and correct copy of the original as recorded in my office on this 13th day of July, 2017.

County Board of Health Certification

I, the undersigned, Board of Health for the County of Weld, Colorado, do hereby certify that the foregoing plat is a true and correct copy of the original as recorded in my office on this 13th day of July, 2017.

County Development Certification

I, the undersigned, County Development Director for the County of Weld, Colorado, do hereby certify that the foregoing plat is a true and correct copy of the original as recorded in my office on this 13th day of July, 2017.

Owner's Acknowledgment

I, the undersigned, owner of the above described property, do hereby acknowledge that the foregoing plat is a true and correct copy of the original as recorded in my office on this 13th day of July, 2017.

VICINITY MAP



GENERAL NOTES

1. THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN MY OFFICE ON THIS 13TH DAY OF JULY, 2017.

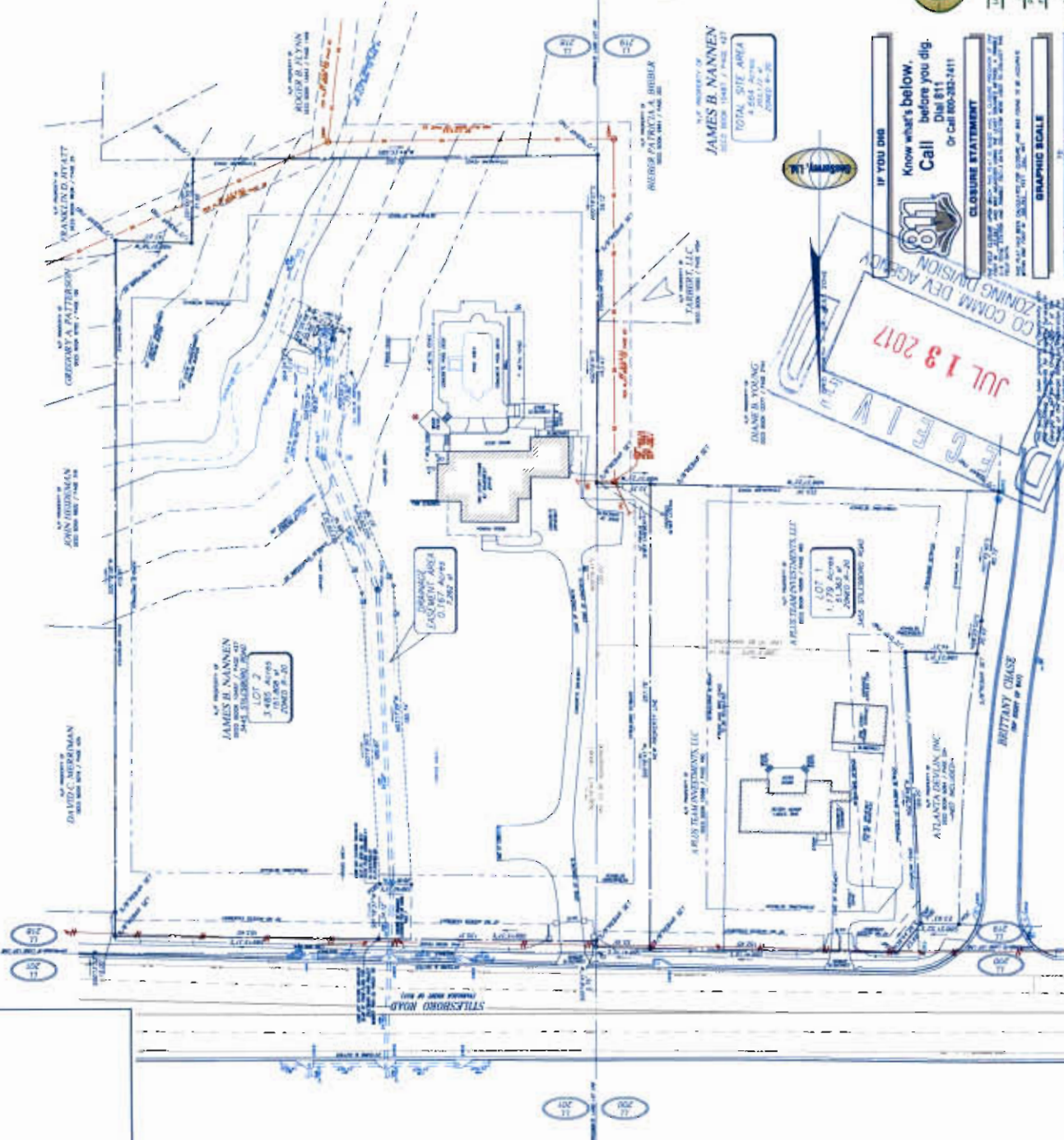
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF COLORADO.

LEGEND

- STANDARD ABBREVIATIONS: 1" EQUALS 100 FEET, 1" EQUALS 200 FEET, 1" EQUALS 400 FEET, 1" EQUALS 800 FEET, 1" EQUALS 1600 FEET.

3445 & 3-65 Stilesboro Road
James B. Nannen
SPR-2017-00137
SPR-2016-00056

GeoSurvey, Ltd.
Land Surveying & GIS
1840 Riverside Mall, Suite 300
Aurora, Colorado 80012
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www.geosurvey.com
Email: info@geosurvey.com
Certificate of Registration #137-000071



IF YOU DIG
Know what's below.
Call before you dig.
Dial 811
Or Call 800-361-8111

CO COMM DEV AGENCY
ZONING DIVISION
JUL 13 2017

CLOSURE STATEMENT
THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN MY OFFICE ON THIS 13TH DAY OF JULY, 2017.

GRAPHIC SCALE
0 10 20 30 40 50 FEET

APPLICANT: James B. Nannen and Sandy W. Nannen

PHONE: 678-230-1748

REPRESENTATIVE: Craig A. Jennings

PHONE: 678-230-1748

TITLEHOLDER: James B. Nannen and Sandy W. Nannen

PROPERTY LOCATION: On the southeast corner of Brittany Chase and Stilesboro Road (3455 Stilesboro Road).

PETITION No.: V-98

DATE OF HEARING: 9-13-2017

PRESENT ZONING: R-20

LAND LOT(S): 219

DISTRICT: 20

SIZE OF TRACT: 4.66 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (approximately 825 square foot one story frame garage) from the required 100 feet to 13 feet adjacent to the western property line on lot 1.

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

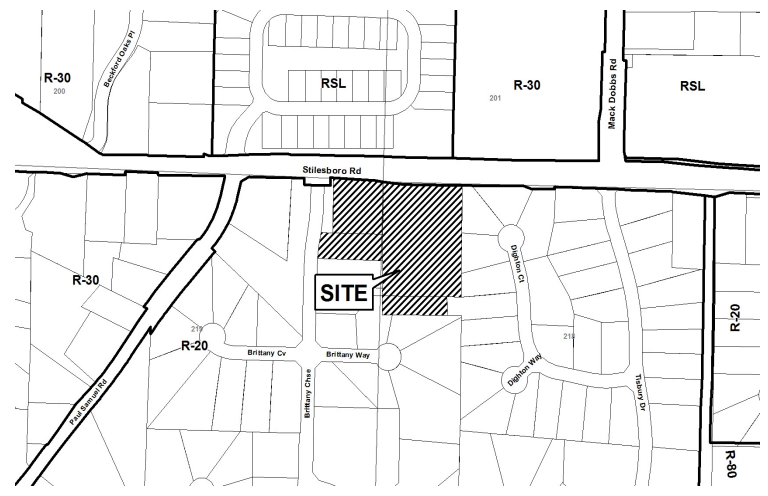
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: James B. Nannen and
Sandy W. Nannen

PETITION No.: V-98

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: No adverse stormwater management issues observed or anticipated. This accessory structure has been in place since prior to 2000.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

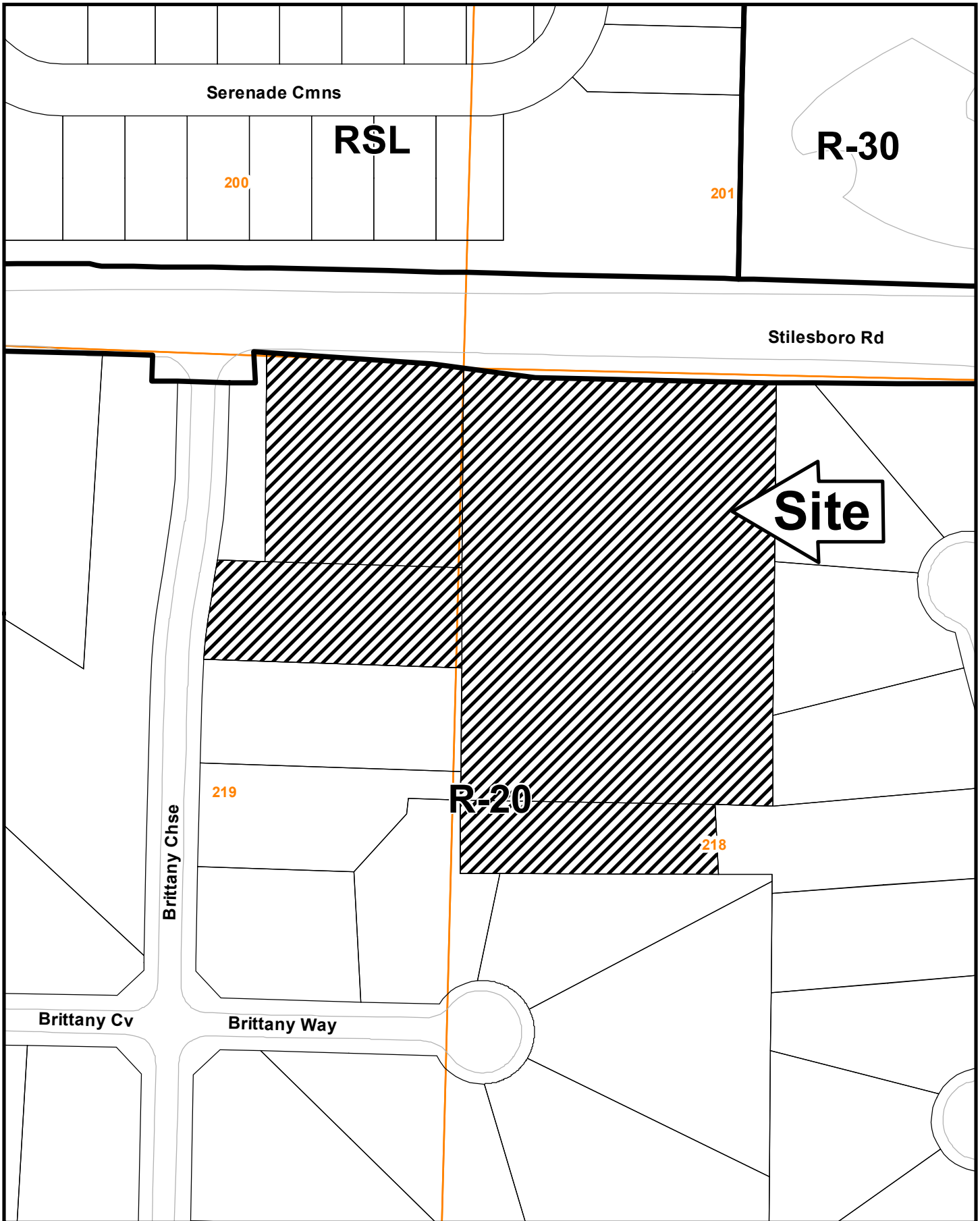
SEWER: No conflict.

APPLICANT: James B. Nannen and
Sandy W. Nannen

PETITION No.: V-98

FIRE DEPARTMENT: No comments.

V-98 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



(type or print clearly)

Application No. V-98

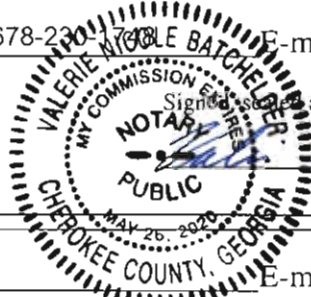
Hearing Date: 9-13-17

Applicant James B. Nannen Phone # _____ E-mail jbn@gms.com

Craig A. Jennings Address 1660 Barnes Mill Road, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-230-1700 E-mail cjennings@geosurvey.com
(representative's signature)

My commission expires: May 26, 2020

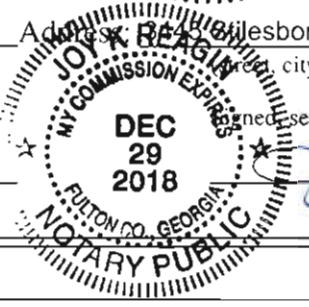


Signed, sealed and delivered in presence of:
Valerie Nicole Batchelder
Notary Public

Titleholder James B. Nannen Phone # _____ E-mail jbn@gms.com

Signature [Signature] Address 3455 Stilesboro Road, Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12-29-2018



Signed, sealed and delivered in presence of:
Joy K. Reagin
Notary Public

Present Zoning of Property R-20

Location 3455 Stilesboro Road, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 219 District 20th, 2nd Section Size of Tract 1.179 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:
Combining the original 3 lots into 2 lots on the survey switches the frontage of 3455 Stilesboro Road from Stilesboro Road to Brittany Chase. This in turn changes a set back that was originally a 10' side setback to a 35' front set back. This causes an existing structure to now be in violation.

List type of variance requested: We are requesting that the setback on this property line be changed back to a 10' setback. The affects shown on the survey with a direction of north 02 degrees 58 minutes 48 seconds and having a distance of 169.20 feet this reverting the setback to its original size when the lot fronted Stilesboro Road.