

**V-104 (2017)**

**BOUNDARY RETRACEMENT SURVEY FOR:**

**MICHAEL D. FOX & BARBARA J. FOX**  
 #3941 ERNEST BARRETT PKWY

LOCATED IN L.L. 123  
 19th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

FIELD DATE : 3-15-10  
 REVISIONS : #1 - FIELD 10-26-16 & #2 - OFFICE 10-27-16: UPDATE  
 SCALE : 1"=50'  
 DRAWN BY : MAN  
 CHECKED BY : CAE  
 PLS BASED ON SWAP DEEDS  
 NO INTERIOR IMPROVEMENTS.

**Gaskins**  
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
 1266 Powder Springs Rd  
 Marietta, Georgia 30066  
 Phone: (770) 434-7168  
 Fax: (770) 434-7593  
 www.gaskinsurvey.com

**THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER J0087 G 0082 H DATED MARCH 4, 2013.**

**LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.**

**THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,143; ANGULAR ERROR: 9" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/237,767. MATTERS OF TITLE ARE EXCEPTED.**

**APPLICANT:** Michael D. Fox  
**PHONE:** 770-657-3571  
**REPRESENTATIVE:** Michael D. Fox  
**PHONE:** 770-657-3571  
**TITLEHOLDER:** Michael D. Fox and Barbara J. Fox  
**PROPERTY LOCATION:** On the east side of Ernest Barrett Parkway, north of Appaloosa Trail (3941 Ernest Barrett Parkway).

**PETITION No.:** V-104  
**DATE OF HEARING:** 10-11-2017  
**PRESENT ZONING:** R-20, R-80  
**LAND LOT(S):** 123  
**DISTRICT:** 19  
**SIZE OF TRACT:** 1.10 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 75 feet to 44 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 40 feet; 3) allow an accessory structure (approximately 2,225 square foot hanger) to the front of the principal building; 4) waive the setbacks for an accessory structure over 1,000 square feet (approximately 2,225 square foot hanger) from the required 100 feet from all property lines to one (1) foot adjacent to the western property line and to 10 feet adjacent to the northern property line; and 5) allow access on a nonhardened surface.

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

**BOARD OF APPEALS DECISION**

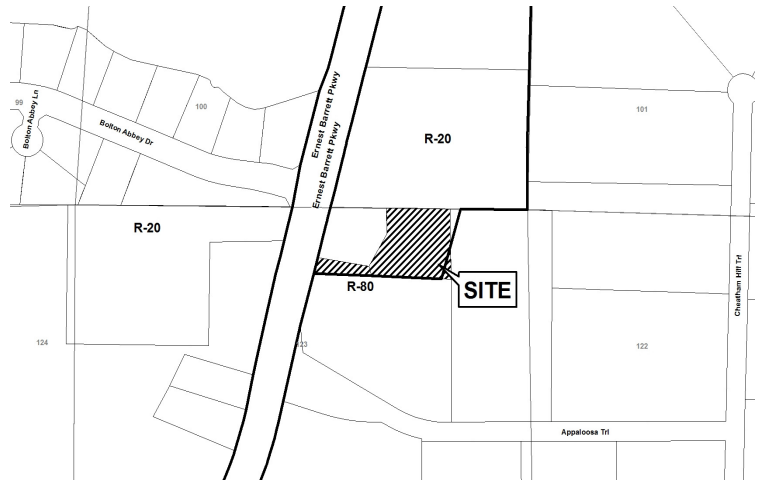
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



**APPLICANT:** Michael D. Fox

**PETITION No.:** V-104

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend driveway on Ernest Barrett Parkway be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

**DEVELOPMENT & INSPECTIONS:** No comments

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No adverse stormwater management issues observed or anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

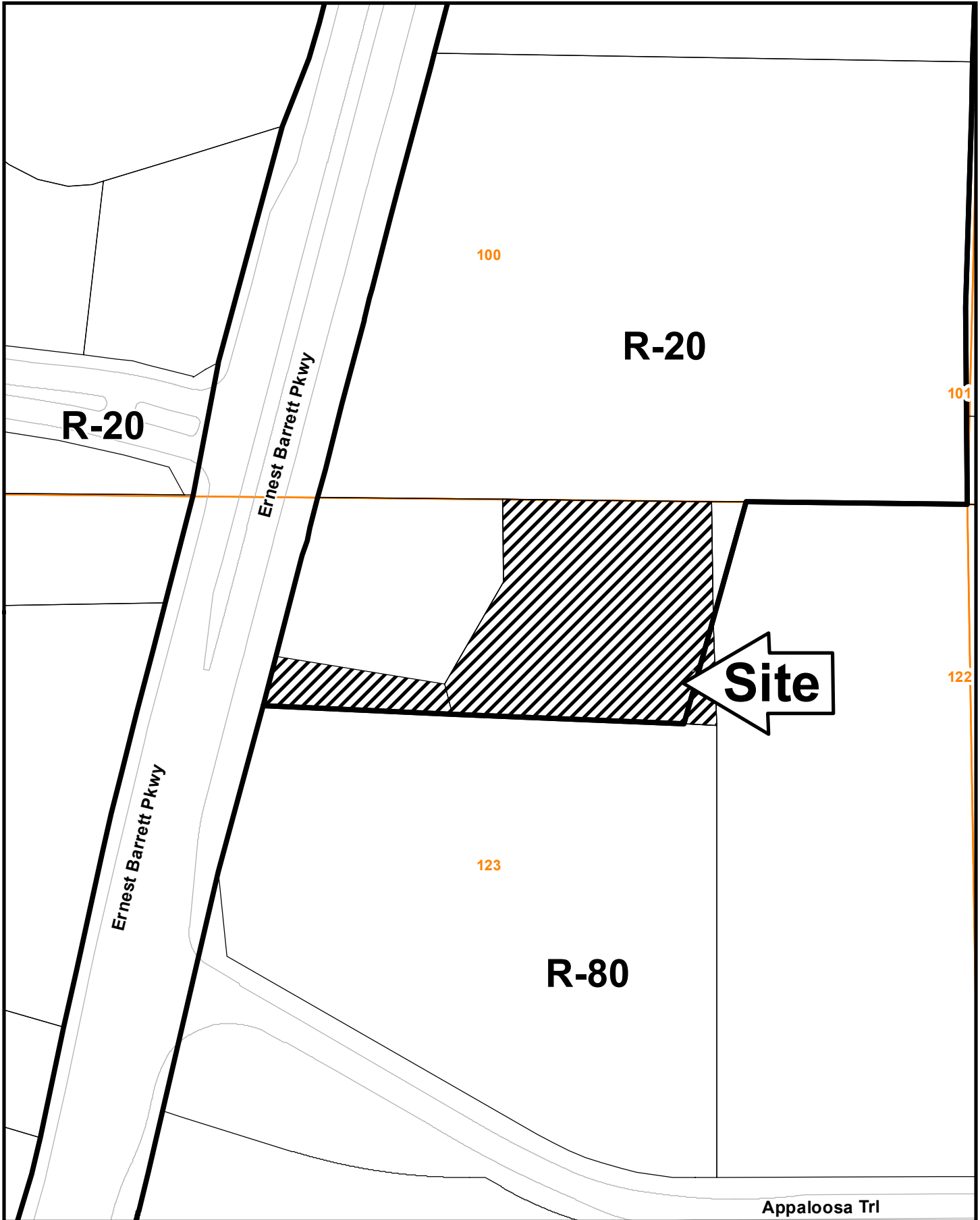
**SEWER:** No conflict.

**APPLICANT:** Michael D. Fox                      **PETITION No.:** V-104

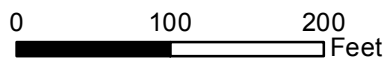
\*\*\*\*\*



**FIRE DEPARTMENT:** No comments.

# V-104 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-104  
Hearing Date: 10-11-17

Applicant Michael D Fox Phone # 770 657 3571 E-mail mike\_fox@bellsouth.net  
(representative's name, printed) Address 3941 Ernest W Barrett Pkwy Marietta, GA 30064  
(street, city, state and zip code)

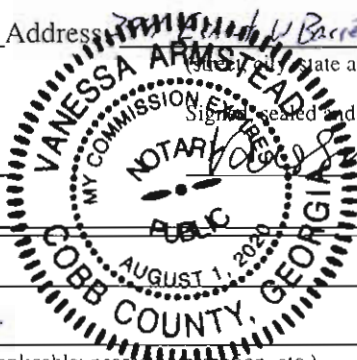
Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public

Titleholder Michael D Fox Phone # 770 657 3571 E-mail mike\_fox@bellsouth.net  
Signature [Signature] Address 3941 Ernest W Barrett Pkwy Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 1, 2020  
Notary Public



Present Zoning of Property R-20  
Location 3941 Ernest W Barrett Pkwy  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 123 District 19 Size of Tract 1 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 1 acre Shape of Property Plat Topography of Property Flat 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:

Zoning was changed after the existing lots were subdivided and structures built. Applying the current law would require that building be demolished and lot boundaries changed.

List type of variance requested: B set-backs and road frontage