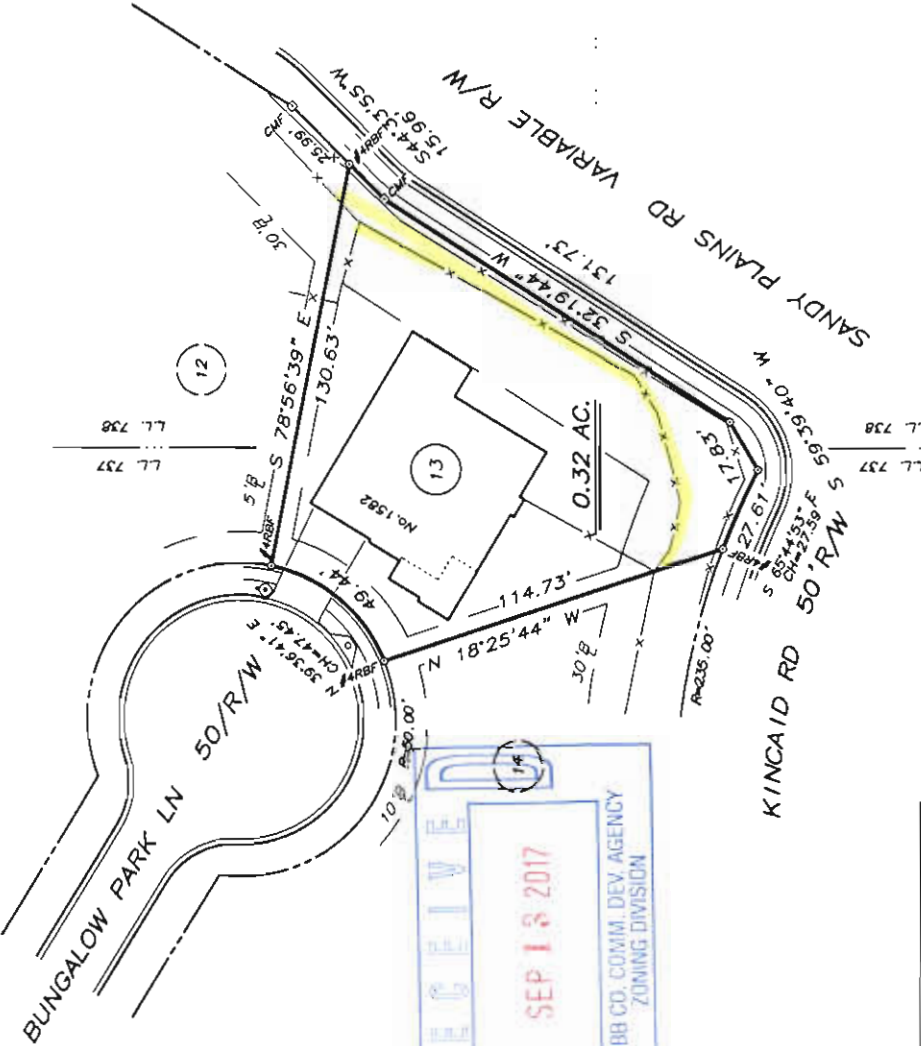


V-116
(2017)



MAGNETIC NORTH
REF. PB 236 p. 20



DATE : 08-21-17
SCALE : 1"=40'
DRAWN BY : DTB
CHECKED BY : DTB
017/bp13

DANIEL BAKER, PC
LAND SURVEYORS

Post Office Box 2047
CARTERSVILLE, GEORGIA 30120
(770) 382-5969

BOUNDARY RETRACEMENT SURVEY FOR:
NANCY MILLIGAN

LOT # 13
BUNGALOW PARK
LOCATED IN L.L. 737 & 738
16th DIST., 2nd SECT.,
COBB COUNTY, GA.

THIS IS A RETRACEMENT SURVEY OF A CURRENT PARCEL OF RECORD, AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS CREATING THIS PARCEL ARE STATED HEREON. THE RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, REQUIREMENTS, OR SUITABILITY FOR ANY INTENDED USE OF THE PROPERTY. THE UNDERSIGNED CERTIFIES THAT THIS PLAT IS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AS SET FORTH IN O.C.G.A. §15-18-17.

Daniel Baker
Daniel Baker
2017-08-21

Georgia Land Surveyor Registration No. 2327 Date

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. MAKING REDUNDANT LINEAR MEASUREMENTS TO ACHIEVE A RELATIVE POSITIONAL TOLERANCE OF 0.07" THE TRAVERSE WAS NOT ADJUSTED. LINEAR PRECISION OF THIS PLAT: 1/ 111,365. MATTERS OF TITLE ARE EXCEPTED.

RECEIVED
SEP 13 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



APPLICANT: Nancy Milligan

PETITION No.: V-116

PHONE: 770-971-1255

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Nancy Milligan

PRESENT ZONING: RA-5

PHONE: 770-971-1256

LAND LOT(S): 737, 738

TITLEHOLDER: Nancy Guthrie Milligan and Daniel Barnett

DISTRICT: 16

PROPERTY LOCATION: At the eastern terminus of

SIZE OF TRACT: 0.32 acres

Bungalow Park Lane, east of Bungalow Park Drive, on the north side of Kincaid Road, and on the western side of Sandy Plains Road

COMMISSION DISTRICT: 3

(1582 Bungalow Park Lane).

TYPE OF VARIANCE: Waive the maximum height of a fence along a roadway from the required six (6) feet to eight (8) feet.

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

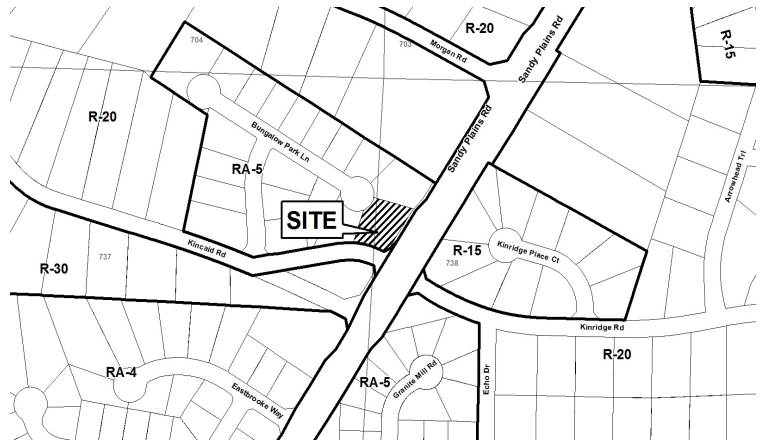
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Nancy Milligan

PETITION No.: V-116

COMMENTS

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

DEVELOPMENT & INSPECTIONS: General Inquiry- INQ-2012-00484 8/1/12. Questionable property line issue with builder on lot next door. Builder was in compliance.

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 or letter of completion 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: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

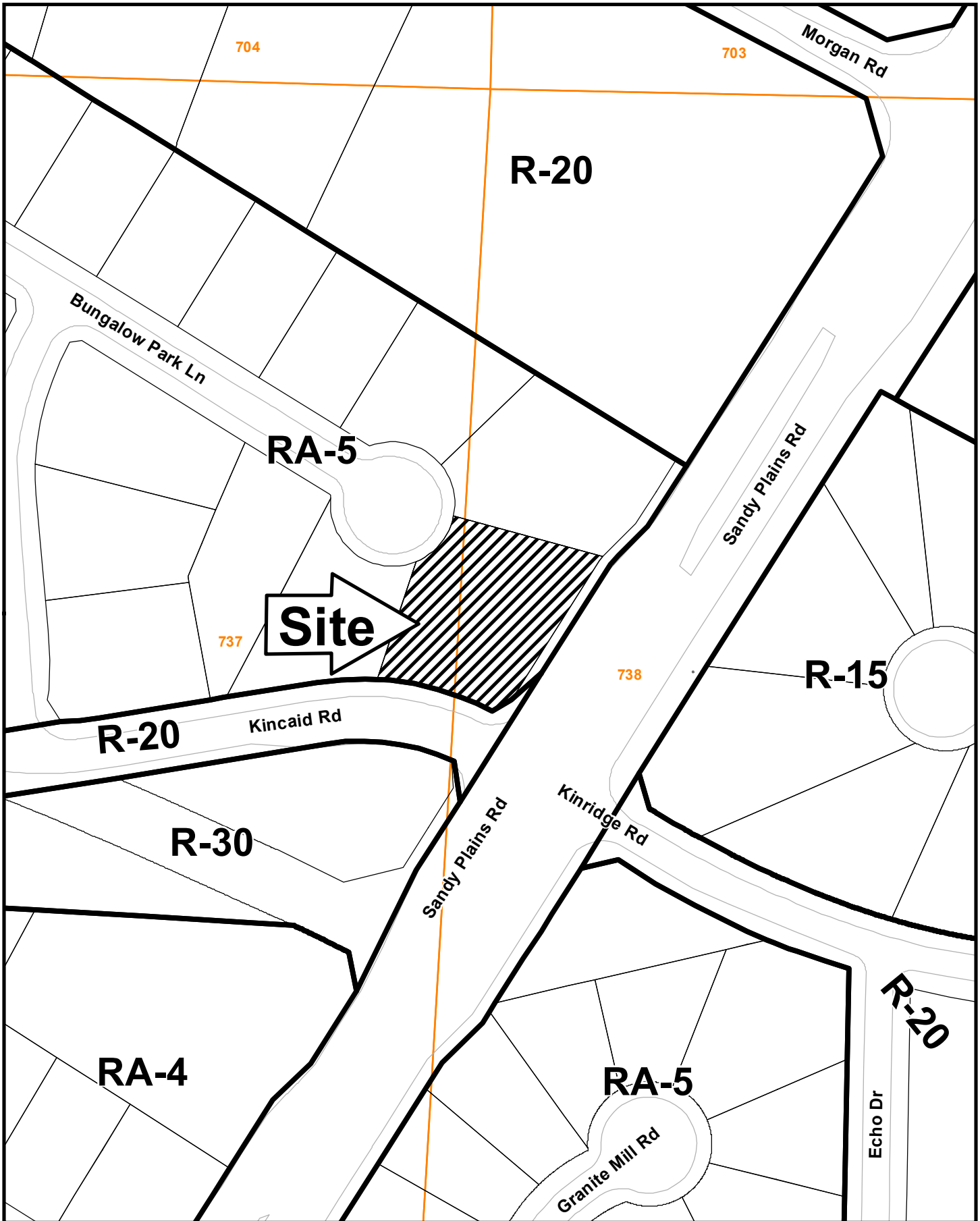
WATER: No conflict.

SEWER: No conflict.

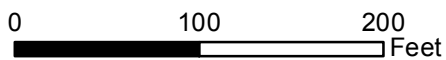
APPLICANT: Nancy Milligan **PETITION No.:** V-116



FIRE DEPARTMENT: No comments.

V-116 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-116
Hearing Date: 11-15-17

Applicant Nancy Miller Phone # _____ E-mail _____

Nancy Milligan Address 1582 Bungalow Park Ln
(representative's name, printed) (street, city, state and zip code)

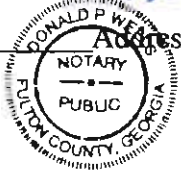
Phone # 770 971 1256 E-mail Nanga40@hotmail.com
(representative's signature)

Signed, sealed and delivered in presence of: CDP

My commission expires: _____ Notary Public

Titleholder Nancy Milligan Phone # 770 971 1256 E-mail nanga40@hotmail.com

Signature Nancy Miller Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: [Signature]
Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Present Zoning of Property RAS

Location 1582 Bungalow Park Lane, Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 737 + 738 District 16 Size of Tract _____ 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 .32 Shape of Property Pine Topography of Property level 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:

loud noise from heavy traffic on Sandy Plains Rd.
House is for sell and the loud noise is the most
frequent buyer objections

List type of variance requested: Raise the existing fence on back of
property that sits on small berm, by raising the berm
approx. 2 feet. Existing fence will be reinstalled on top
of raised berm. See drawing attached Total height 8'

1582 Bungalow Park Lane

current fence line

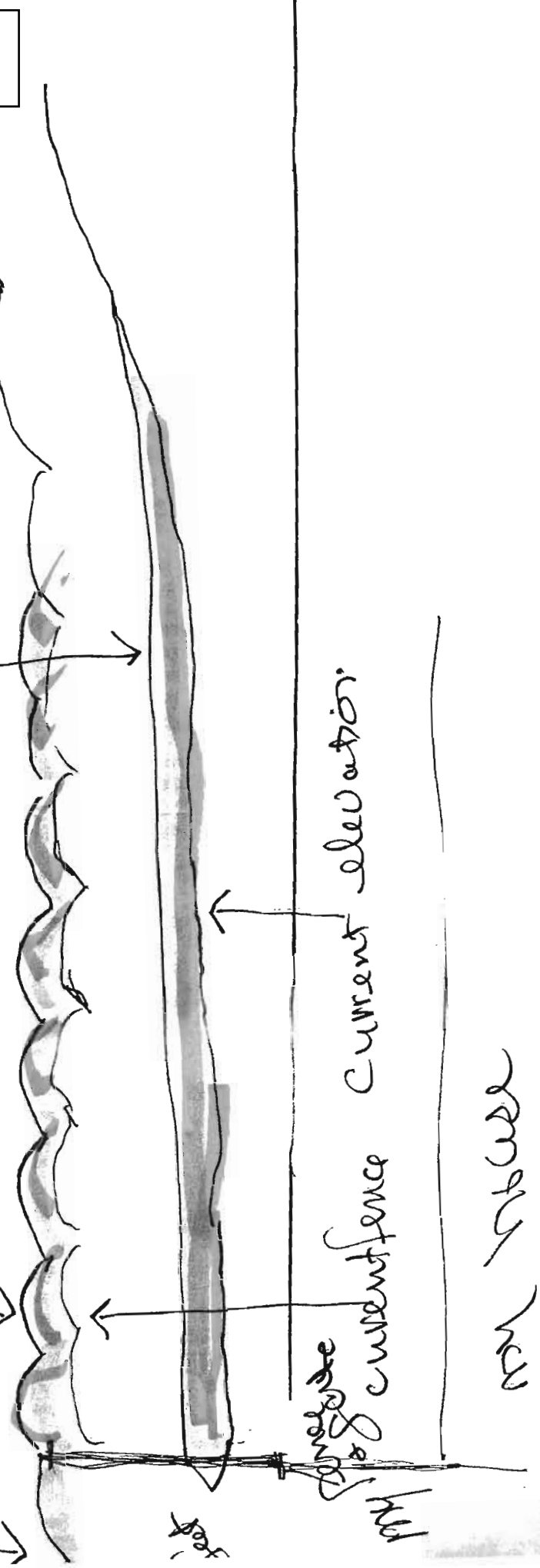
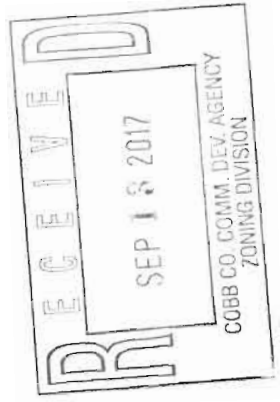
-fined elevations

new elevation

New fence line

Drppack

V-116
(2017)
Exhibit



current fence current elevation

new street