



**GENERAL NOTES**

1. THIS SITE PLAN IS SUBMITTED FOR THE REVISION OF THE ZONING MAP AND THE REVISION OF THE ZONING MAP IS SUBJECT TO THE REVISION OF THE ZONING MAP AND THE REVISION OF THE ZONING MAP IS SUBJECT TO THE REVISION OF THE ZONING MAP.

V-132  
(2017)

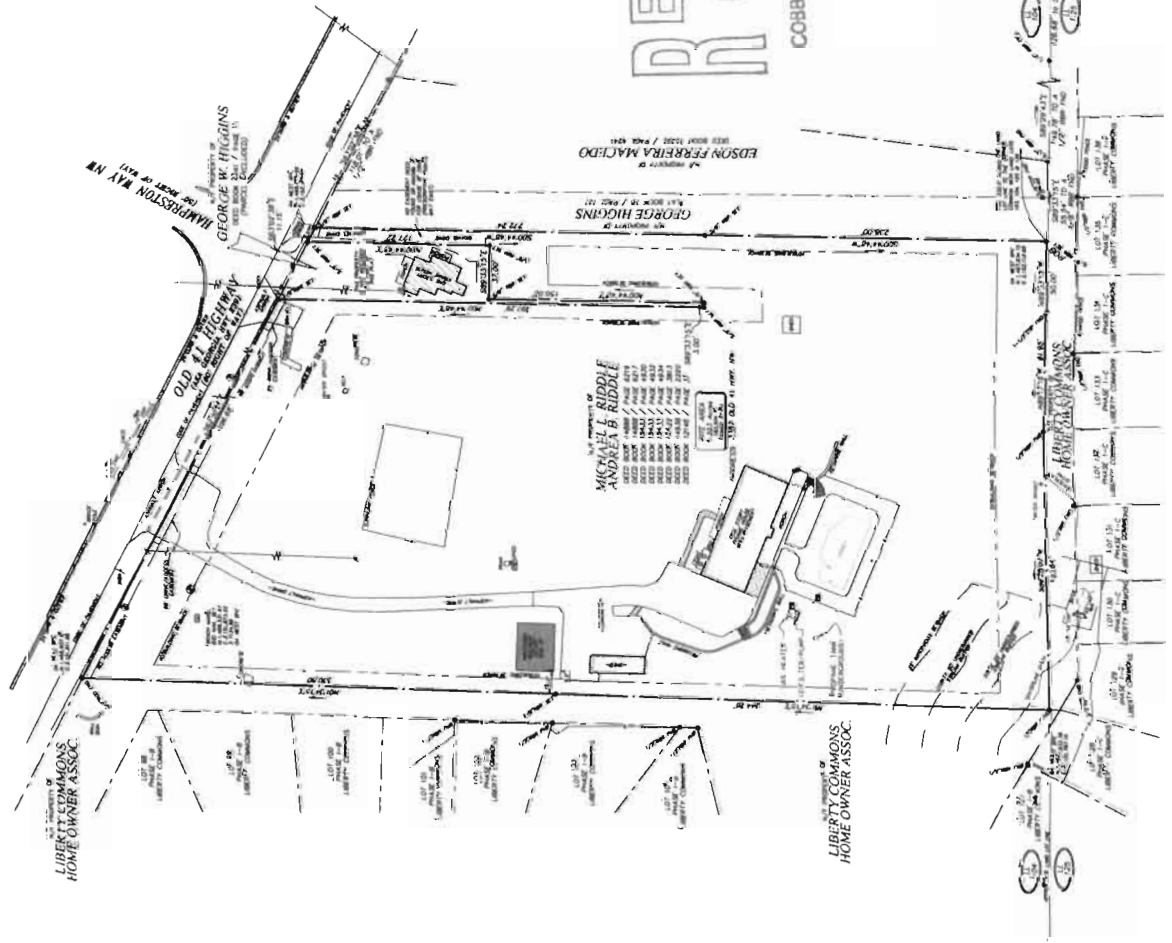
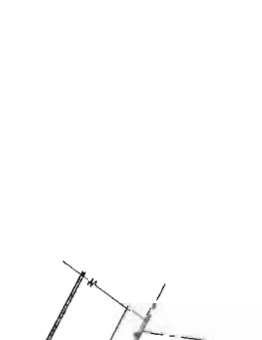
**SURVEYOR CERTIFICATION**

I, **JOHN J. MERRILL**, State of Georgia, County of Cobb, do hereby certify that the above and foregoing plat was prepared by me or under my supervision and that I am a duly Licensed Surveyor in the State of Georgia.

SITE PLAN FOR PROPOSED CHANGE OF  
3387 Old 41 Highway

FOR  
**MICHAEL L. RIDDLE  
ANDREA B. RIDDLE**

DATE	FILE NO.	DATE	DESCRIPTION	
06-18-2011	2011-415-0		ORIGINALLY SUBMITTED	
			REVISIONS	
			DATE	BY



**GeoSurvey, Ltd.**  
Land Surveying • 3D Laser Scanning  
1880 Matthews Mill Road  
Marietta, Georgia 30066  
Phone: (770) 769-8920  
Fax: (770) 769-2582  
E-mail: info@geosurvey.com  
Certificate of Accreditation #07-03021



**LEGEND**

**EXISTING**  
 - Building Footprints  
 - Existing Utility Lines  
 - Existing Easements  
 - Easement Lines  
 - Property Lines  
 - Lot Lines

**PROPOSED**  
 - Proposed Building Footprints  
 - Proposed Utility Lines  
 - Proposed Easements  
 - Proposed Easement Lines  
 - Proposed Property Lines  
 - Proposed Lot Lines

**CAPTURE STATEMENT**

This site plan was prepared by GeoSurvey, Ltd. under the supervision of John J. Merrill, a duly Licensed Surveyor in the State of Georgia. The site plan was prepared for the purpose of obtaining a zoning change for the proposed development.

**IF YOU Dig**

Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-382-7411

**APPLICANT:** Michael Riddle

**PETITION No.:** V-132

**PHONE:** 770-974-8353

**DATE OF HEARING:** 12-13-2017

**REPRESENTATIVE:** Michael Riddle

**PRESENT ZONING:** R-20

**PHONE:** 770-974-8353

**LAND LOT(S):** 104

**TITLEHOLDER:** Michael Riddle and Andrea Berry Riddle

**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of Old 41 Highway, south of Liberty Commons Drive (3387 Old 41 Highway).

**SIZE OF TRACT:** 4.22 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the front of the principal building (proposed 858 square foot building and approximately 456 square foot existing shed); and 2) waive the required side setback for an accessory structure over 650 square feet (proposed 858 square foot building) from the required 100 feet to 15 feet adjacent to the western property line.

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

**BOARD OF APPEALS DECISION**

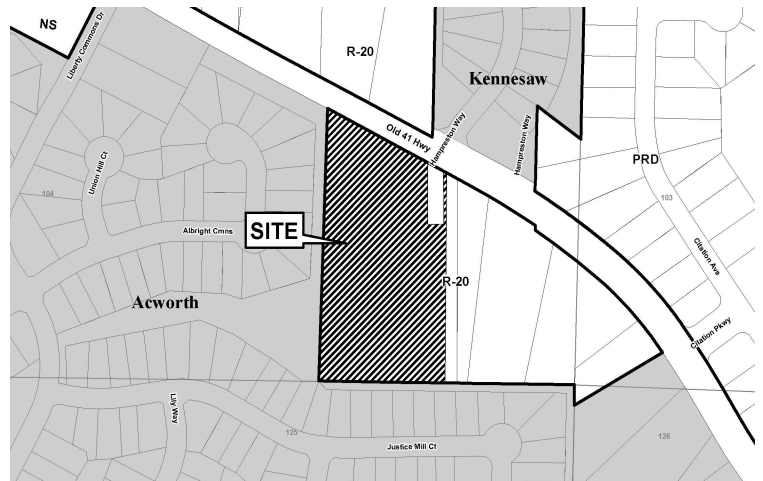
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Michael Riddle **PETITION No.:** V-132

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** GIS maps show indicate that the building to the west was enlarged between 2014-2016.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** Subject to site grading plan approval by Stormwater Management prior to permitting. All roof downspouts should be directed to drain to the rear yard.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

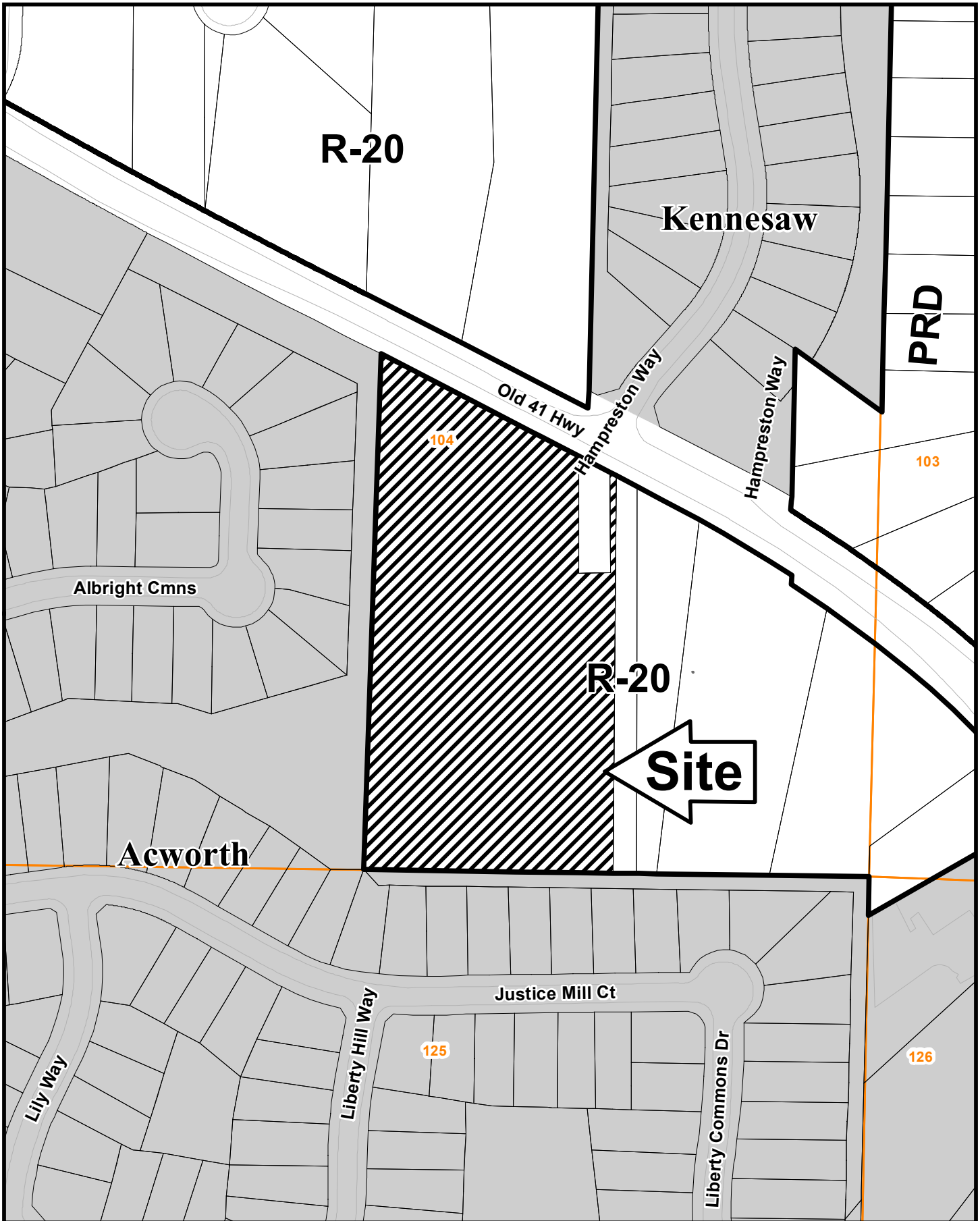
**SEWER:** No conflict.

**APPLICANT:** Michael Riddle **PETITION No.:** V-132

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**FIRE DEPARTMENT:** No comments.

# V-132 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)

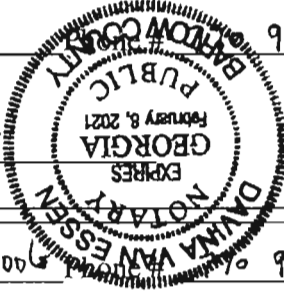
Application No. V-132  
Hearing Date: 12-13-17

Applicant Michael Riddle Phone # 770 974-8353 E-mail riddle3387@comcast.net

Michael Riddle Address 3387 Old 41 Hwy Kennesaw, GA 30144  
(representative's name, printed) (street, city, state and zip code)

x [Signature] 974-8353 E-mail riddle3387@comcast.net  
(representative's signature)

My commission expires: 02/08/2021



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

Titleholder Michael & Andrea Riddle Phone # 770 974-8353 E-mail riddle3387@comcast.net

Signature x [Signature] Address: 3387 Old 41 Hwy Kennesaw, GA 30144  
(attach additional signatures, if needed) (street, city, state and zip code)

x Andrea B Riddle

My commission expires: 02/08/2021



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

Present Zoning of Property R-20

Location 3387 Old 41 Hwy Kennesaw, GA 30144  
(street address, lot number, nearest intersection, etc.)

Land Lot(s) 104 District 20 Size of Tract 4.223 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  - 2 current meters

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:

- garage can only be located in front of residence because of topography
- the setback too great for 33' x 26' detached garage

List type of variance requested:

- set back allowance for 33' x 26' garage
- garage to be located in front of residence