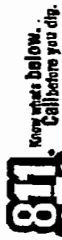


SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT. THIS PLAT HAS BEEN ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT NOT INTENDED FOR RECORDING.

V-6
(2018)

TOTAL AREA= 0.189± ACRES
OR 8,244± SQ. FT.

1836 TRISTAN DRIVE
SMYRNA, GEORGIA

SURVEY FOR
CATHY SCUTIER

LOT 22, BLOCK "A"
PAGES GREEN, UNIT II

LAND LOT 675
DISTRICT 17TH.
COBB COUNTY
GEORGIA

SECTION 2ND
PLAT PREPARED: 1-16-15
FIELD: 1-13-15 SCALE: 1"=20'

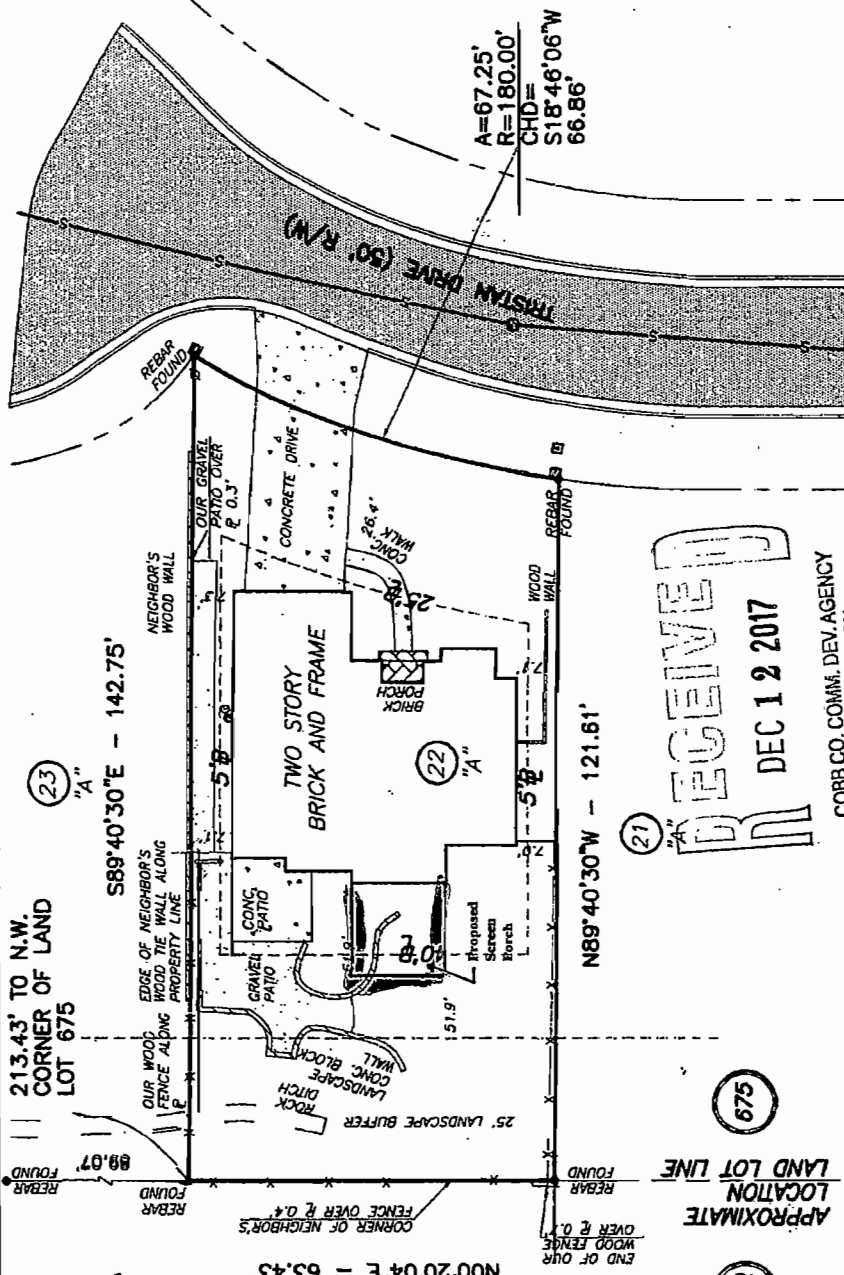
Michael R. Niles
Georgia RLS #2846
Member SMS50G
JOB#238405



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M. or Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



RECEIVED
DEC 12 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF LISA M. CHEATER AND THOMAS CHEATER DEED BOOK 13204 PAGE 148 COBB COUNTY, GEORGIA RECORDS



No.	Revision	Date
15		
16		

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED CONCRETE PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE



APPLICANT: Cathy Scutier

PETITION No.: V-6

PHONE: 315-876-7083

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Cathy Scutier

PRESENT ZONING: RM-8

PHONE: 315-876-7083

LAND LOT(S): 675

TITLEHOLDER: Cathy Scutier

DISTRICT: 17

PROPERTY LOCATION: On the west side of
Tristan Drive, west of Weldon Drive
(1836 Tristan Drive).

SIZE OF TRACT: 0.19 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 30 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Cathy Scutier

PETITION No.: V-6

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Home has an expired bath remodel permit. Will need to be cleared up before any further permits issued. 2007-011076 10/9/2007.

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: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

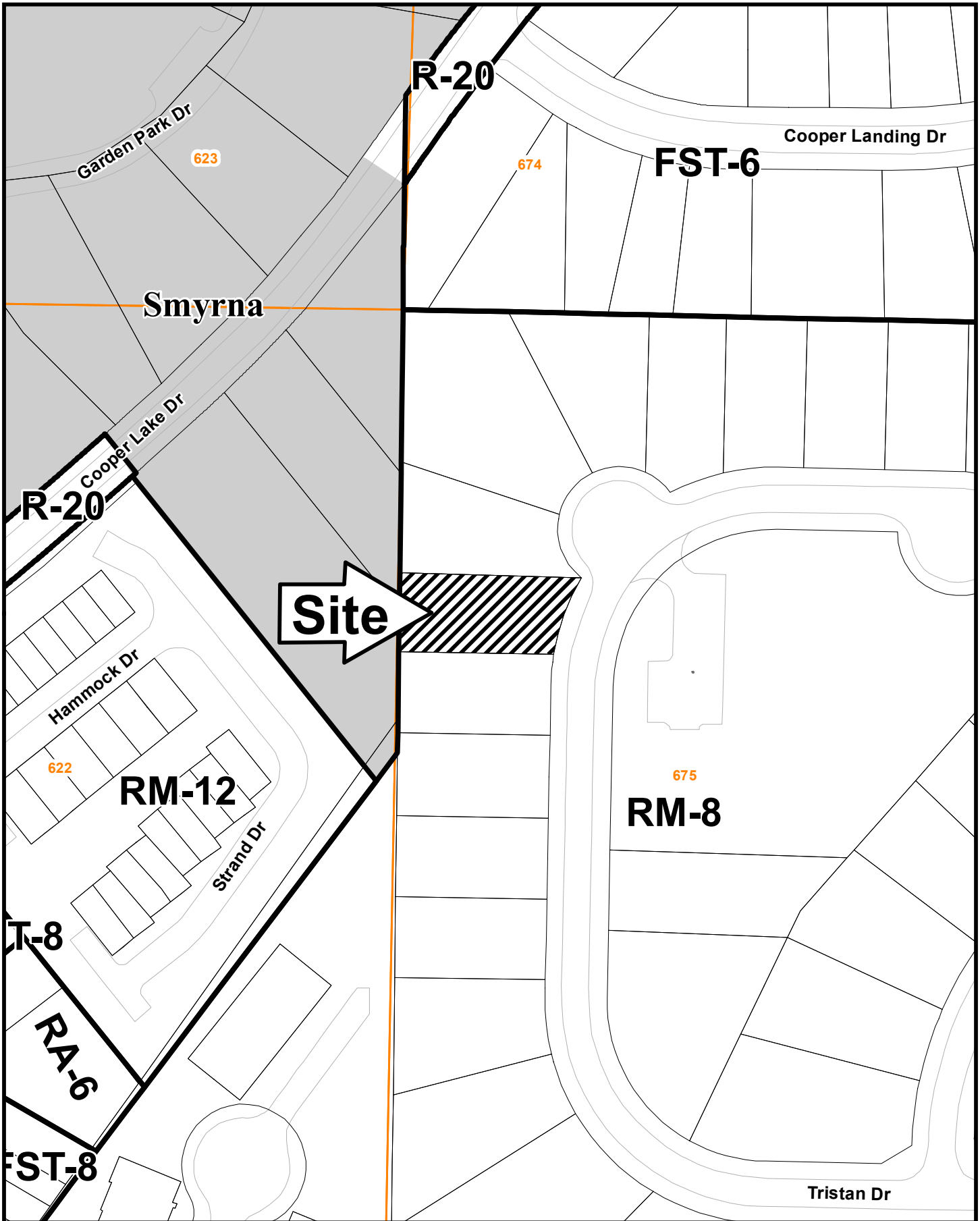
WATER: No comments.

SEWER: No comments.

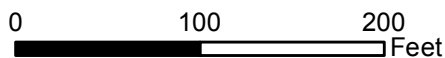
APPLICANT: Cathy Scutier **PETITION No.:** V-6



FIRE DEPARTMENT: No comments.

V-6 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

DEC 12 2017

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

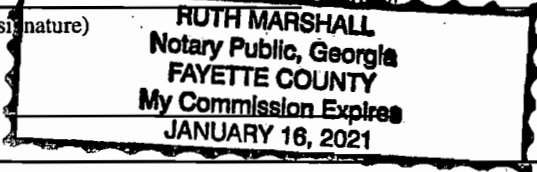
Application No. V-6
Hearing Date: 2-14-18

Applicant Cathy Scutier Phone # 315-876-7083 E-mail SEKAS326@aol.com

Cathy Scutier Address 1836 Tristan Dr. SE Smyrna GA 30080
(representative's name, printed) (street, city, state and zip code)

CA SUT Phone # _____ E-mail _____
(representative's signature)

My commission expires: _____

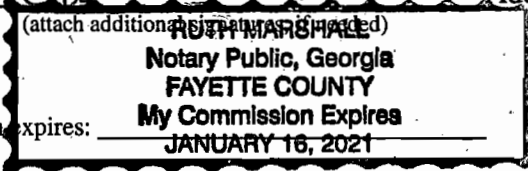


Signed, sealed and delivered in presence of:
Ruth Marshall 12/7/17
Notary Public

Titleholder Cathy Scutier Phone # 315-876-7083 E-mail SEKAS326@aol.com

Signature CA SUT Address: 1836 Tristan Dr SE Smyrna GA 30080
(attach additional signatures) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:
Ruth Marshall 12/7/17
Notary Public

Present Zoning of Property 1836 Tristan Dr. SE Smyrna GA 30080

Location Puces Green - off of S.Cobb + Cooperlake rd.
675 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) Lot 22 Block A District 17th Size of Tract 0.189 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 40' No Build Line

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:

Attached

List type of variance requested: Rear Set back changed from 40' to 30'

Cathy Scutier

V-6
(2018)
Exhibit

o w/pictures

From: Cathy Scutier
Sent: Monday, December 11, 2017 2:45 PM
To: Cathy Scutier
Subject: Zoning Request



Date: 12/11/17
To: Cobb County Zoning
Re: 1836 Tristan Drive SE, Smyrna GA 30080 – Request for variance

Hardship

I am requesting the rear set back of my property to be changed from 40' to 30' for several reasons that create a hardship. The addition I want to build off the back of the house without the variance allows me to only build out 10' however, the back of my house is not straight and has various bump outs that reduces the available build to 7' in the area I need to build. The size of the room that was designed specifically to be centered off the back of the house is 16.5' x 17' which means I only need to build a few feet into the 40' set back. This room was designed specifically to utilize the center of the back of the house, off the current living room for several reasons. It already has existing French Doors that will flow from my living room to the addition and will not require any other structure to be moved or windows to be lost because it has 2 story ceilings, nor does it require any doors to be installed. All other locations were looked at by myself and my contractor and this spot I'm requesting to build on is the only option I have because of the shape of the house.

That still leaves 33' of a set-back that won't be built on. Because of the shape of the house it has several 'bump outs' which cut into the available size to build without the variance approval meaning, the bump out of the middle of the house will not accommodate the room size and with the 10' allotment will only allow me for an 7' room because of the bump out. I need to build this addition off of the existing French doors because it will be at the center of the house and the only part of the house that I can build on without major renovations. The hardship for me is the shape of the house and my limited options to build this room in any other place would be impossible. It will require me to undergo major renovations by installing more doors and losing windows that are in bedrooms. In addition, I would have to move a pergola which is already standing and not easy to relocate. This set back creates a hardship and makes it impossible to build the addition without compromising the original look of the house and I don't want to lose any bedroom windows or undergo major renovations. The pergola requires it to be on a concrete foundation so I would be incurring tens of thousands of dollars extra to move the pergola, pour a new concrete foundation for the pergola to stand on and then have to install doors leading from the house to the new room and remove bedroom windows, none of which is necessary. I need the room to be built off of the center of the house where my living room is because that has two story ceilings and I won't have to lose windows or move expensive structures plus the French doors are already in place.

I currently serve on the board of my HOA and talked to all three contiguous neighbors who do not have a problem with it and have signed the petition. In addition, I talked with a few neighbors in my development Paces Green and their set back is only 30' so I'm only asking for a reasonable use of my land. Directly behind me is nothing but trees because that neighbor sits up on a hill at least 500ft away from my house who also signed the petition. I've attached pictures so that you can see what the house looks like currently with the backyard.

I'm asking you to grant me the approval to move the set back from 40' to 30' because of the above hardship described.

Kind regards,

Cathy Scutier | Sr. National Account Mgr., Homecenter

V-6
(2018)
Exhibit

Building off
center of
back of house



V-6
(2018)
Exhibit

Back Yard
nobody close
to me



V-6
(2018)
Exhibit

*Nobody Close
to the
Road
Back*

