

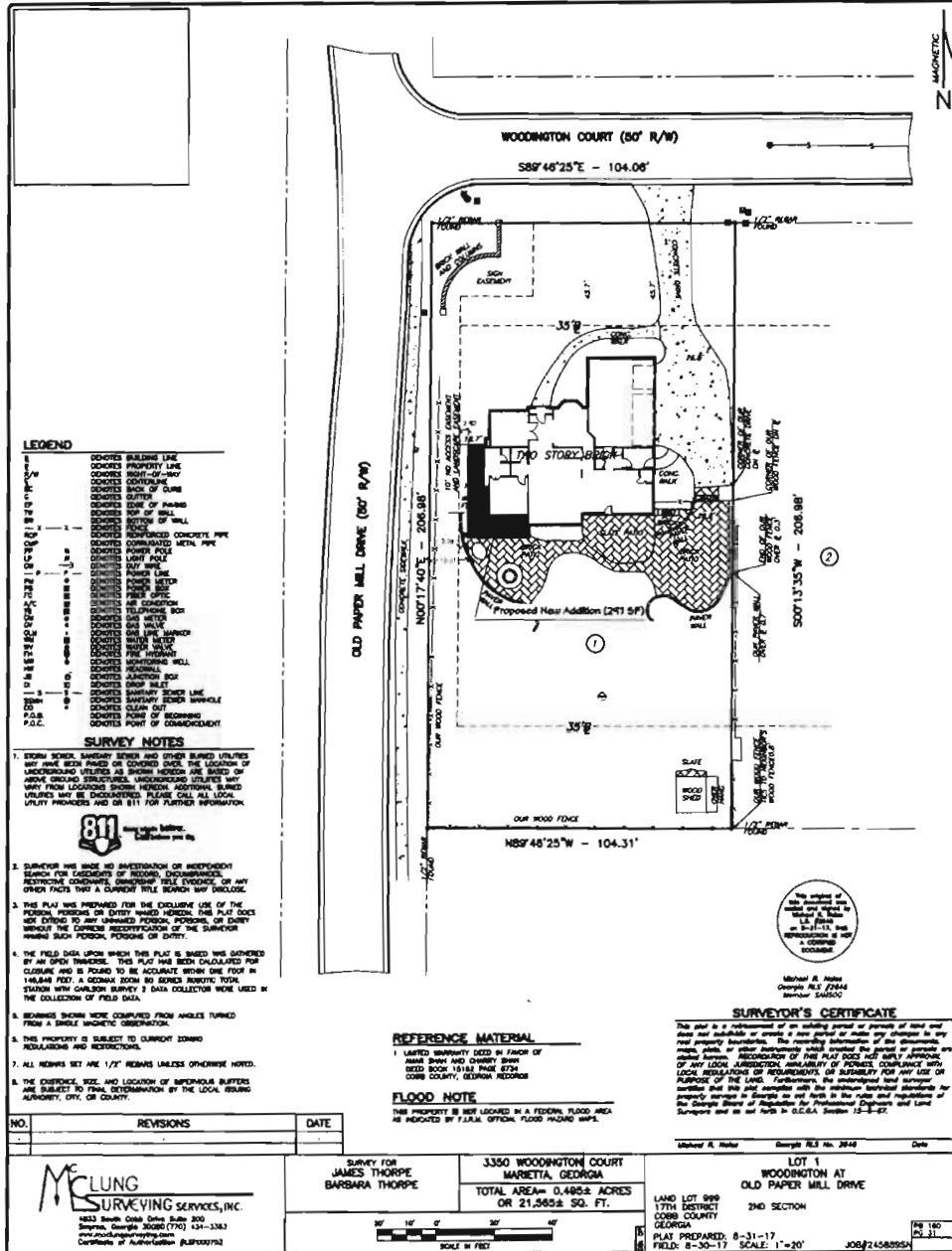
* proposed project scope shown below

V-18
(2018)

RECEIVED
JAN 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

1
Scale: 1" = 20'
McCluna Site Plan - Reference Only



- LEGEND**
- DOTTED BUILDING LINE
 - DOTTED PROPERTY LINE
 - DOTTED RIGHT-OF-WAY
 - DOTTED CONCRETE
 - DOTTED CURB
 - DOTTED DRIVE
 - DOTTED SIDE OF DRIVE
 - DOTTED TOP OF DRIVE
 - DOTTED BOTTOM OF HILL
 - DOTTED FENCE
 - DOTTED CONCRETE
 - DOTTED CORRUGATED METAL PIPE
 - DOTTED POWER POLE
 - DOTTED LIGHT POLE
 - DOTTED PAVE
 - DOTTED POWER LINE
 - DOTTED POWER METER
 - DOTTED POWER OPTIC
 - DOTTED AIR CONDITION
 - DOTTED TELEPHONE BOX
 - DOTTED GAS VALVE
 - DOTTED WATER METER
 - DOTTED SEWER METER
 - DOTTED FINE INGRAIN
 - DOTTED IRONING WELL
 - DOTTED REFRIGERATOR
 - DOTTED JACOBI BOX
 - DOTTED SHED
 - DOTTED SHED FOUNDATION
 - DOTTED SHED FOUNDATION
 - DOTTED CLEAN OUT
 - DOTTED POINT OF COMMENCEMENT

- SURVEY NOTES**
1. EXISTING SCHOOL, SANITARY SEWER AND OTHER BURIED UTILITIES WERE LOCATED BY RECORD, SURVEYING, RESTRICTIVE COVENANTS, COMPASSION TITLE EVIDENCE, OR ANY OTHER FACTS THAT A REASONABLE TITLE SEARCH WOULD DISCLOSE.
 2. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECOGNITION OF THE SURVEYOR NAMED EACH PERSON, PERSONS OR ENTITY.
 3. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY AN OPEN TRIANGULAR. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN A HUNDRED FEET. A CORRECTION BEING IN SOME REVERSE TOTAL STATION WITH GARCON SURVEY 3 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
 4. READINGS SHOWN WERE OBTAINED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
 5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
 6. ALL BOUNDARY SET ARE 1/4" REMAINS UNLESS OTHERWISE NOTED.
 7. THE EXISTING, USE, AND LOCATION OF NEIGHBORING UTILITIES ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AGENCY, CITY, OR COUNTY.

REFERENCE MATERIAL

1. LATEST SURVEYING DEED IN FAVOR OF JAMES THORPE AND BARBARA THORPE, DEED BOOK 15182 PAGE 8724, COBB COUNTY, GEORGIA RECORDS.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.A. OFFICIAL FLOOD HAZARD MAPS.

This project or any portion thereof may be subject to change by the Georgia State Board of Registration for Professional Engineers and Land Surveyors and set forth in G.S.B.A. Section 15-2-27.

SURVEYOR'S CERTIFICATE

This plan is a representation of an existing parcel of property of land and does not constitute a warranty of title. The recording information of the documents, plans, books or other documents which contain the plan or portion of any local jurisdiction, availability of records, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum technical standards for surveys as set forth in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in G.S.B.A. Section 15-2-27.

Michael A. Hoke Georgia REG No. 28448 Date

NO.	REVISIONS	DATE

<p>McLUNG SURVEYING SERVICES, INC. 4833 South Cobb Center Suite 300 Marietta, Georgia 30066 (770) 434-3383 www.mclungsurveying.com Certificate of Authorization: PLSP00792</p>	SURVEY FOR JAMES THORPE BARBARA THORPE	3350 WOODINGTON COURT MARIETTA, GEORGIA TOTAL AREA= 0.486± ACRES OR 21,565± SQ. FT.	LAND LOT 999 17TH DISTRICT COBB COUNTY GEORGIA PLAT PREPARED, 8-31-17 FIELD: 8-30-17 SCALE: 1"=20' JOB#2458958A
	LOT 1 WOODINGTON AT OLD PAPER MILL DRIVE 2ND SECTION		SHEET 180 OF 31

Released for Construction

Site Reference
L1.0
All dimensions
AS SHOWN

DATE	BY	REVISION

atlanta design & build
Transforming Homes
Enriching Lives

James and Barbara Thorpe
3350 Woodington Court
Marietta, Georgia 30067

CONTRACTOR'S NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

APPLICANT: James W. Thorpe

PETITION No.: V-18

PHONE: 770-371-7264

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Keely Q. Contant

PRESENT ZONING: R-20

PHONE: 770-565-8999

LAND LOT(S): 999

TITLEHOLDER: James W. Thorpe

DISTRICT: 17

PROPERTY LOCATION: On the southeast corner of
Old Paper Mill Drive and Woodington Court, north of
Stovehill Court
(3350 Woodington Court).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the major side setback adjacent to Old Paper Mill Drive from the required 25 feet to 12 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: James W. Thorpe

PETITION No.: V-18

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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.

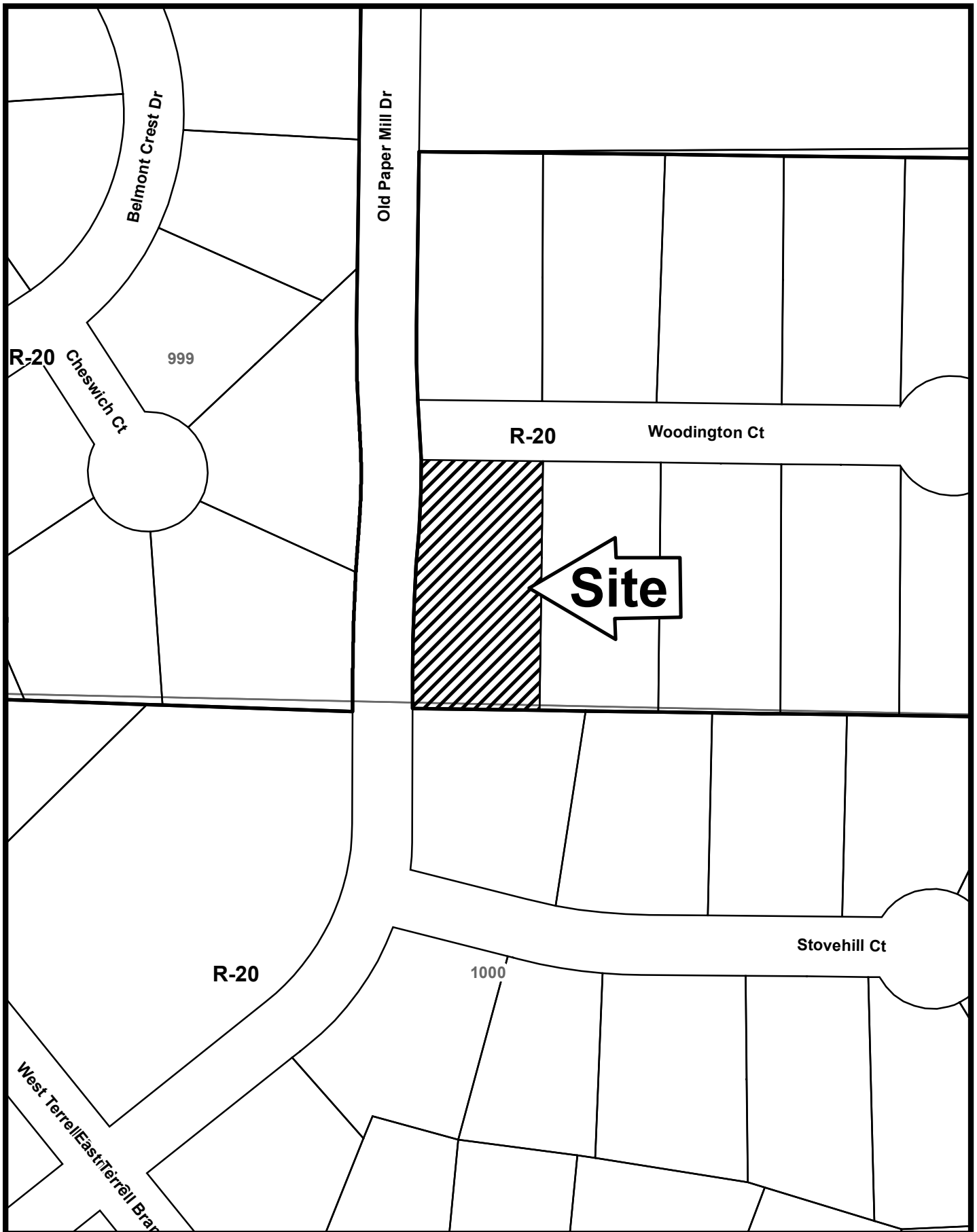
WATER: No comments.

SEWER: No comments.

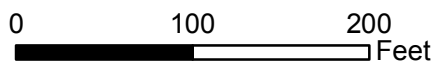
APPLICANT: James W. Thorpe **PETITION No.:** V-18



FIRE DEPARTMENT: No comments.

V-18 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



Application for Variance

Cobb County

(type or print clearly)

Application No. V-18
Hearing Date: 3-14-18

Applicant James W. Thorpe Phone # 770-371-7264 E-mail james-thorpe@homedepot.com
Sun Fun Remodeling, Inc DBA: Atlanta Design & Build
Keely Q. Contant Address 1631 Canton Rd., Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Keely Q. Contant Phone # 770-565-8999 E-mail keely@atlantadb.com
(representative's signature)

My commission expires: 10/19/19 19 2019
Signed, sealed and delivered in presence of:
Nancy W. Pegg
Notary Public

Titleholder James W. Thorpe Phone # 770-371-7264 E-mail james-thorpe@homedepot.com
Signature [Signature] Address 3350 Woodington Court SE, Marietta GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/19/19
Signed, sealed and delivered in presence of:
Nancy W. Pegg
Notary Public

Present Zoning of Property Residential (R-3)
Location 3350 Woodington Ct. SE, Marietta, Georgia 30067
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 999 District 17th Size of Tract 0.495 ± 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

* please see attached

List type of variance requested: We would like to ask that Cobb County Zoning would waive/change the 25' setback on one the major side of our property to 12' setback to allow our family to add additional space for our growing family.

V-18
(2018)
Exhibit

January 11, 2018

RECEIVED
JAN 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

To Whom It May Concern,

My wife and I purchased our home located at 3350 Woodington Ct SE, Marietta, GA 30067 on Sept. 29, 2017. Prior to buying we had the property surveyed by Mclung Surveyors, who advised amongst other things, of 10ft side easement. This was important as the intent when purchasing was to build an extension, adding space at the rear and side. This is to accommodate our family of four children and live in au pair.

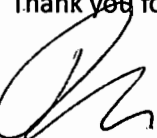
On Jan 9, 2018, during our attempt to submit for a building permit for a desired extension (added s/f) of bedrooms on both the main floor and the 2nd floor, we were advised that Cobb County Code is 25ft for major side.

We presume Cobb County permitted and approved all inspections, including the zoning compliance inspection, at the time the house was built. However when completed in 1996, the side of house (Old Paper Mill Drive – major side) was built, 18ft 7" from the property line.

Our survey company, Mc Clung Surveying Services, Inc referenced the plat, dated 11-20-1995 (Plat Book 160, Page 31), signed by Cobb County Zoning. This plat (1995) does not show the 25' setback and references only building setback, side, 10ft. Mclung stated that the building line is drawn in Plat, around plot 1, at 10ft and that this represented 10ft easement. Cobb Zoning, although somewhat confused by the Plat, advised that because we are on a corner lot, the major side setback is 25ft, not 10ft.

We had this property surveyed before purchase, and purchased in the belief that there was a 10ft setback that allowed us all the space we need for our growing family, with two sets of twins under age 3. We have already purchased the home and really need the space for our family to grow. Our intent is to invest in the property, partnering with architect/builder in design, to design the perfect additional space. We would like to ask that Cobb County waive/change the 25ft set back on the major side of our property to a 12' set back to allow us the opportunity to provide this desperately needed space for our family.

Thank you for your time and consideration in this matter.



James W. Thorpe