

V-26  
(2018)

JAMES H. CARTER  
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RECEIVED  
MAR - 6 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

THIS IS TO CERTIFY THAT THIS PROPERTY DOES NOT  
LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD  
AREA AS SHOWN ON THE FIRM PANEL NO.  
13067C0041H, DATED 03/04/2013.

AREA: 14,911 SF ~ 0.342 ACRES  
PLAT BOOK 43 ~ PAGE 14

SURVEY FOR:  
RICHARD L. WHITENER

LOT 4, BLOCK C  
MAGGIE VALLEY SUBDIVISION  
LAND LOT 283  
16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

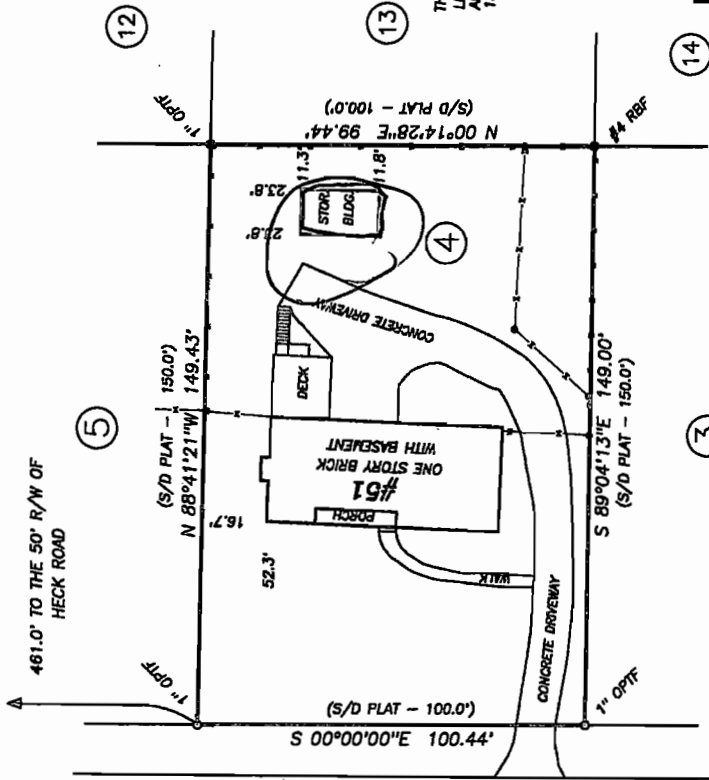
SCALE: 1" = 30'  
FIELD WORK DATE: 02/09/2018  
PLAT DATE: 02/12/2018

In my opinion, this plat is a correct representation  
of the land platted and has been prepared within  
the minimum standards and requirements of law.



LEGEND

- RBS REBAR SET
- BBF REBAR FOUND
- OTPF OPEN TOP PIPE FND.
- CTPF CRIMPED TOP PIPE FND.
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- SSE SANITARY ESMT.
- R/W RIGHT-OF-WAY
- CONC CONCRETE
- DK DECK
- PAT PATIO
- S STOOP
- X- FENCE



DILLARD DRIVE - 50' R/W

461.0' TO THE 50' R/W OF  
HECK ROAD



THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL  
EASEMENTS OR RESTRICTIONS OF RECORD.

DIMENSIONS FROM HOUSE TO PROPERTY LINES  
SHOULD NOT BE USED TO ESTABLISH FENCES.

THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT.  
USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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 7 SECONDS PER ANGLE POINT  
AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.

**APPLICANT:** Angela Whitener and Richard L. Whitener

**PHONE:** 404-316-0042

**REPRESENTATIVE:** Richard L. Whitener

**PHONE:** 404-316-0042

**TITLEHOLDER:** Richard L. Whitener and Angela M. Whitener

**PROPERTY LOCATION:** On the east side of Dillard Drive, south of Heck Road (51 Dillard Drive).

**PETITION No.:** V-26

**DATE OF HEARING:** 05-09-2018

**PRESENT ZONING:** R-20

**LAND LOT(S):** 283

**DISTRICT:** 16

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 240 square foot storage building) from the required 35 feet to 11 feet.

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

**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** Angela Whitener and  
Richard L. Whitener

**PETITION No.:** V-26

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** Any roof downspouts must be discharged to the ground at the structure to maximize overland flow of runoff.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

**SEWER:** No comments.

**APPLICANT:** Angela Whitener and  
Richard L. Whitener

**PETITION No.:** V-26

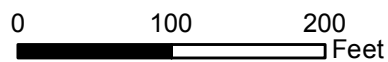
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**FIRE DEPARTMENT:** No comments.

# V-26 2018-GIS



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



-  Land Lot
-  City Boundary

RECEIVED  
MAR - 6 2018

# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

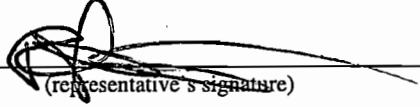
Application No. V-216  
Hearing Date: 5-9-18

Applicant 

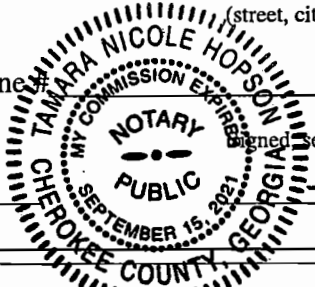
Phone # 404-316-0042 E-mail rickwhitener@gmail.com

Richard L. Whitener  
(representative's name, printed)

Address 51 Dillard Dr. NE, Kennesaw, GA 30144  
(street, city, state and zip code)

  
(representative's signature)

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_



Signed, sealed and delivered in presence of:

My commission expires: Sept 15, 2021

  
Notary Public

Titleholder Angela Whitener

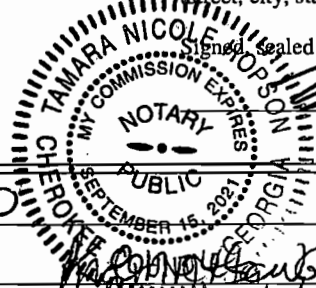
Phone # 404-520-3764 E-mail amwhitener01@netscape.net


Signature Angela Whitener  
(attach additional signatures, if needed)

Address: 51 Dillard Dr. NE, Kennesaw, GA 30144  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Sept 15, 2021



  
Notary Public

Present Zoning of Property R-20

Location 51 Dillard Dr NE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 283 District 16 Size of Tract 0.342 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 14,911 Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Setback The hardship would that the property owner would have to remove the shed. Moving the shed to the current would place the front on the driveway against the house

List type of variance requested: Rear Set back of