

RECEIVED
APR 12 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

RESERVED FOR CLERK OF COURT

LINE	BEARING	DISTANCE
L1	N48°28'30"W	33.43'



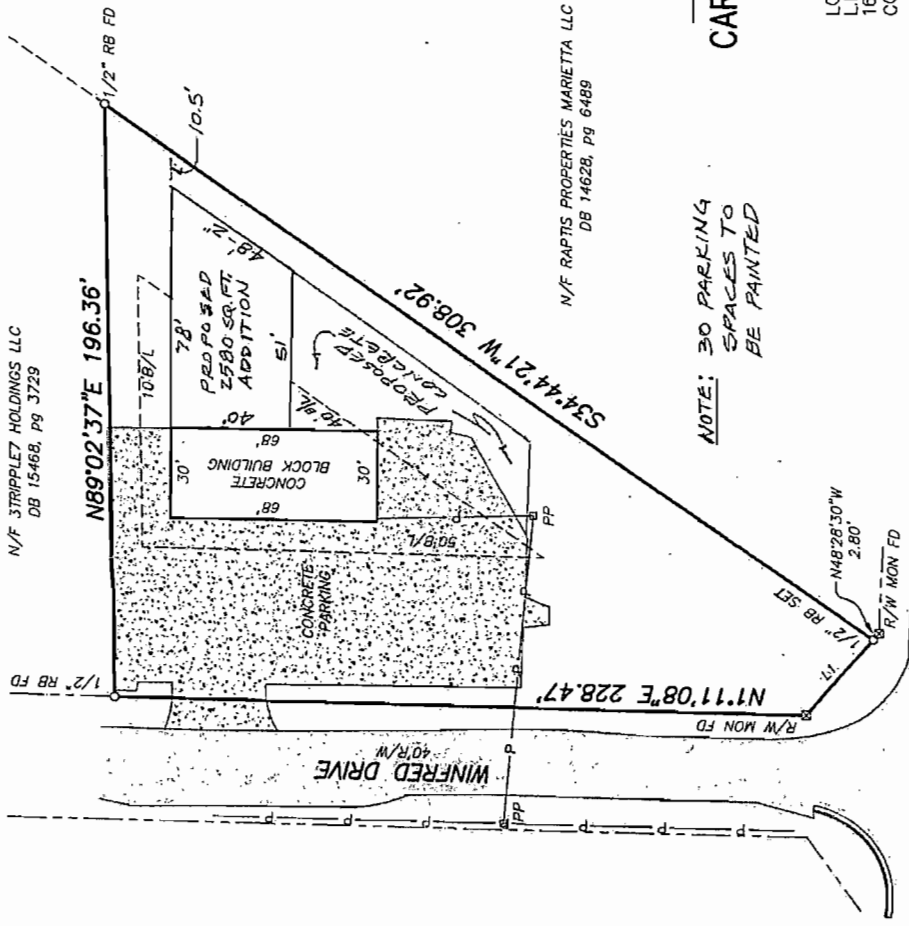
SURVEYOR'S CERTIFICATION

This plot is a retracement of an existing parcel or parcels of land 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 which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Thomas M. Jones

11/22/17

PROPERTY INFORMATION
 PARCEL #: 16-0158-00110
 DB 144986, Pg 3654



N/F STRIPPLEY HOLDINGS LLC
 DB 15468, Pg 3729

N89°02'37"E 196.36'

108' L

78'

PROPOSED
 2580 SQ. FT.
 ADDITION

48' W

10.5'

30'

CONCRETE
 BLOCK BUILDING

68'

30'

CONCRETE
 PARKING

40' W

50' B/L

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4360 WINFRED DRIVE
 MARIETTA, GEORGIA 30066

AREA
 27,542 SQ. FT.
 0.63 ACRES

N/F RAPTIS PROPERTIES MARIETTA LLC
 DB 14628, Pg 6489

SURVEY FOR

CARRIAGEHOUSE AUTOWORKS

LOCATED IN:
 L.L. 158
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA

NOTE: 30 PARKING
 SPACES TO
 BE PAINTED

SHALLOWFORD ROAD
 VARIABLE R/W

THE DATA UPON WHICH THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF BETTER THAN 1:62,314.
 AN ANGULAR ERROR OF 1 SECONDS PER ANGLE
 POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS PLAT WAS CALCULATED FOR ERROR AND IS
 ACCURATE TO BETTER THAN 1:76,718
 EQUIPMENT USED ON THIS PROJECT
 WAS A TRIMBLE 5600.

V-47
 (2018)

**SOUTHERN SURVEYING &
 MAPPING COMPANY, INC.**

4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
 PHONE: (770) 926-7759

DATE: 2/3/18 SCALE: 1"=40' B-05-18

APPLICANT: Carriage House Autoworks, Inc.

PETITION No.: V-47

PHONE: 770-314-3884

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: HI

PHONE: 770-429-1499

LAND LOT(S): 158

TITLEHOLDER: Katherine E. Early

DISTRICT: 16

PROPERTY LOCATION: On the northeast corner of
Shallowford Road and Winfred Drive
(4360 Winfred Drive).

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 10 feet.

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

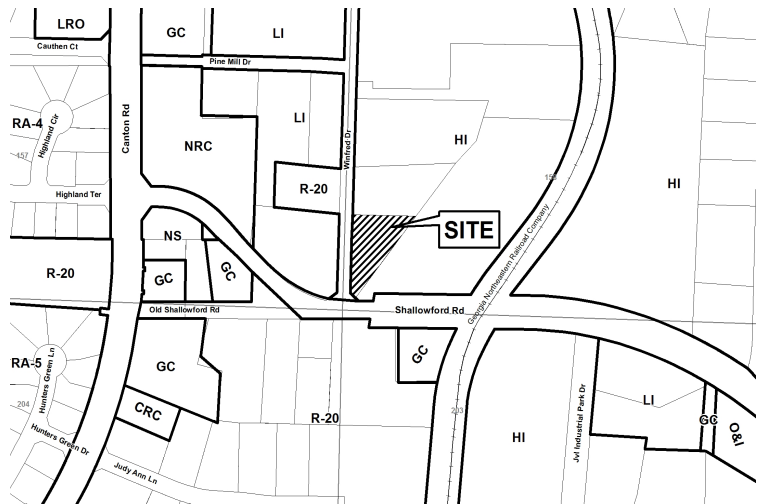
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Carriage House Autoworks,
Inc.

PETITION No.: V-47

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.). Contact Site Plan Review, 770-528-2147.

STORMWATER MANAGEMENT: Subject to Plan Review comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No comments.

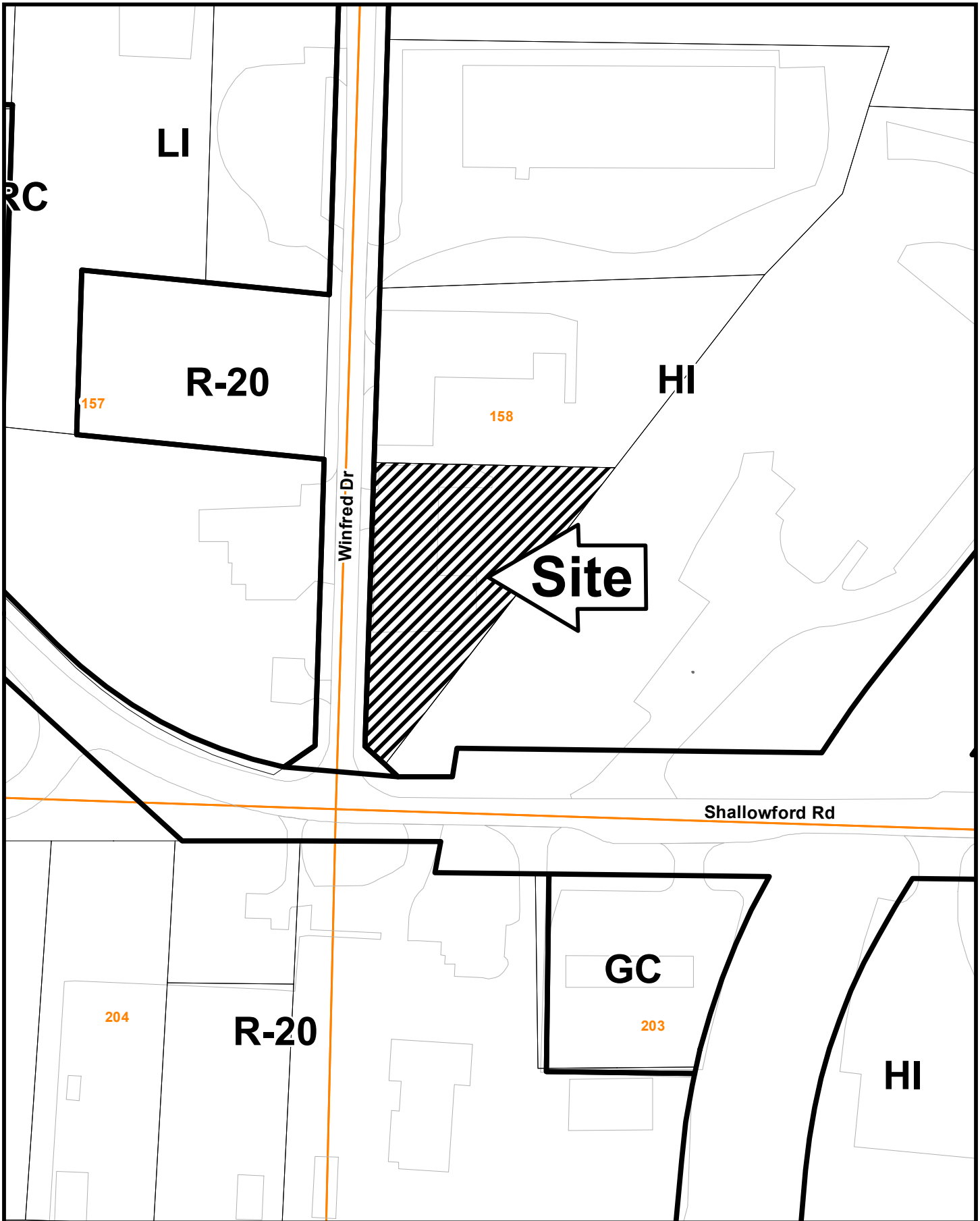
SEWER: No comments.

APPLICANT: Carriage House Autoworks,
Inc.

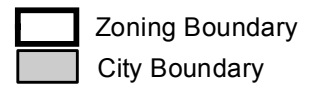
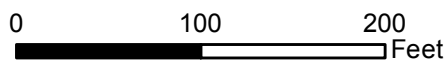
PETITION No.: V-47

FIRE DEPARTMENT: No comments.

V-47 2018-GIS



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



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Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V- 47 (2018)
Hearing Date: 06/13/2018

Applicant Carriage House Autoworks, Inc. Phone # (770) 314-3884 E-mail emoryp2@yahoo.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mjs.com
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2019
Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Katherine E. Early Phone # (770) 432-6425 E-mail _____
Signature See Attached Exhibit "A" Address: 3960 W. Cooper Lake Drive, Smyrna, GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
My commission expires: _____
Notary Public

Present Zoning of Property H1

Location Easterly side of Winfred Drive; north of Shallowford Road (4360 Winfred Drive)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 16th Size of Tract 0.63 +/- 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 X Shape of Property X Topography of Property _____ Other X

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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required minimum rear setback from forty (40) feet to ten (10) feet.
(See § 134-231(4)(d)).

V-47
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 47 (2018)
Hearing Date: June 13, 2018

Applicant: Carriage House Autoworks, Inc.
Titleholder: Katherine E. Early

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Katherine E. Early
Katherine E. Early

Date Executed: March 28, 2018

Address: 3960 W. Cooper Lake Dr
Smyrna, GA 30082

Telephone No.: (770) 432-6425

Signed, sealed, and delivered
in the presence of:
Katie Nichols
Notary Public
Commission Expires: 3-14-2022

(Notary Seal)
KATIE NICHOLS
My Commission Expires
NOTARY PUBLIC
03-14-2022
COBB COUNTY, GEORGIA

V-47
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 47 (2018)
Hearing Date: June 13, 2018

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant: Carriage House Autoworks, Inc.
Titleholder: Katherine E. Early

Please state what hardship would be created by following the normal terms of the ordinance:

The property which is the subject of this Application for Variance is located on the easterly side of Winfred Drive, north of Shallowford Road, being more particularly known as 4360 Winfred Drive, in Land Lot 158, 16th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Property is triangular in shape, and contains an existing concrete block building, which is 68 feet x 30 feet in size. For a number of years, Applicant, through its Member and Manager, Emory Patton, has leased the Subject Property and building for the operation of an automotive garage. Applicant desires to expand the building to accommodate a growing clientele; and, due to the shape of the Property, is limited on the placement of the proposed building addition. The Subject Property is zoned to the Heavy Industrial ("HI") zoning classification, which establishes a forty (40) foot rear setback line. The 2,580 square foot building addition proposed by Applicant would be to the rear of the existing concrete block building, and thus intrude into the rear setback area. Due to the size and shape of the Subject Property; as well as, the location of the existing concrete block structure used for automotive repair, Applicant is very limited on the placement of the proposed addition.

Applicant, therefore, seeks a waiver of the required minimum rear setback of the Subject Property from the required forty (40) feet to ten (10) feet to allow for the construction of the proposed building addition. The requested variance is not substantial and would allow an otherwise reasonable and existing use of the Subject Property; especially, given that adjoining and surrounding properties are zoned and used for commercial purposes within the HI zoning classification.