



V-70  
(2018)

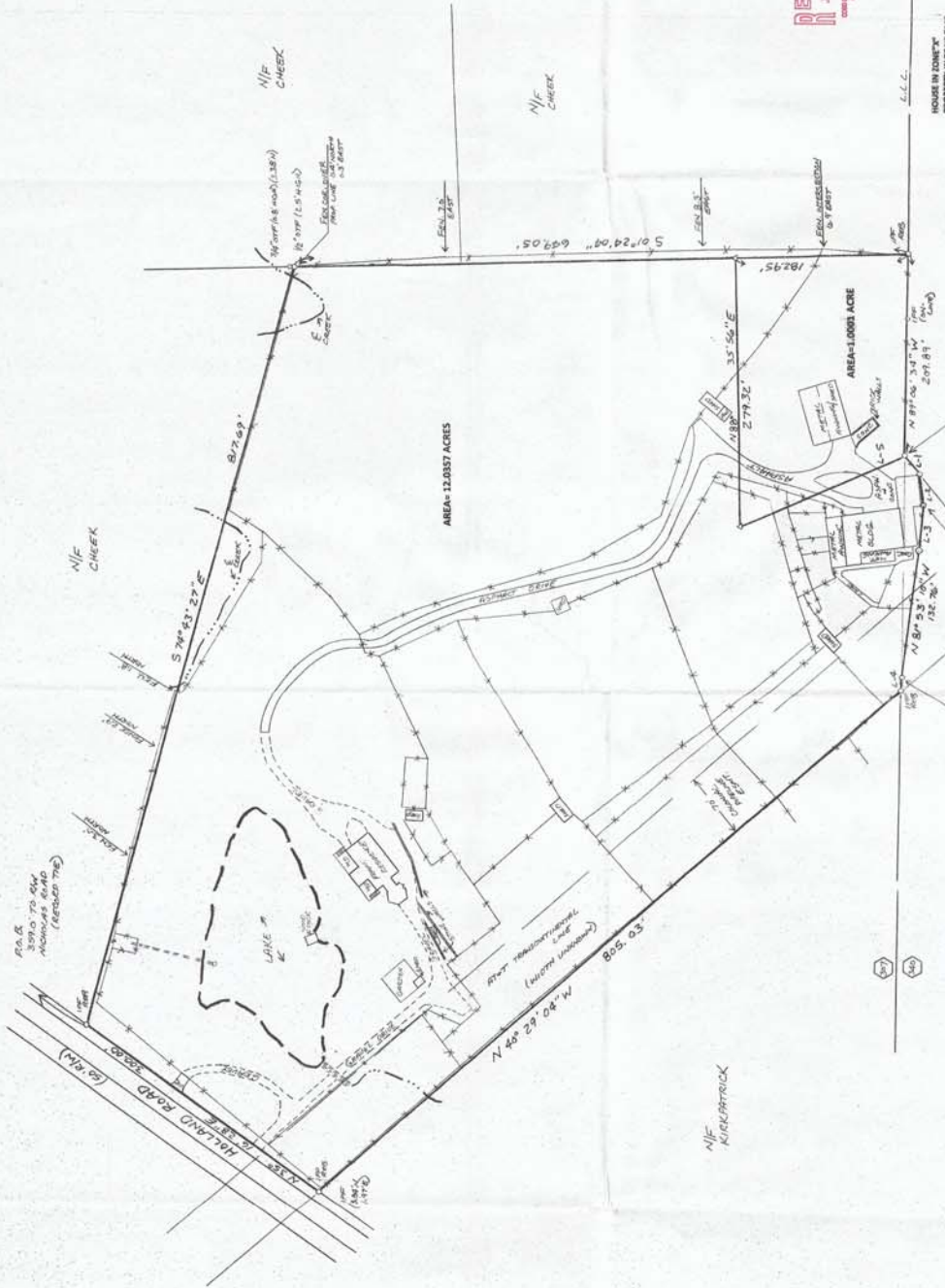


RECEIVED  
JUN 13 2018  
COUNTY CLERK'S OFFICE

THE DWELLINGS LOCATED ON THIS PROPERTY ARE NOT SUBJECT TO HOODING HOWEVER, THIS PROPERTY IS LOCATED WITHIN A HOODING AREA.

710 HOLLAND ROAD

#936-11-4  
ZMD.



HOUSE IN ZONE "M"  
PROPERTY IN ZONE "M"  
L.L.C.  
PARCEL NO. 130820002148  
LOCATION: CABLE  
THE FIELD AND LIME STONE WALLS ARE NOT TO BE CONSIDERED AS PART OF THE BOUNDARY. THE BOUNDARY IS DEFINED BY THE SURVEY DATA. THE FIELD AND LIME STONE WALLS ARE TO BE MAINTAINED AS PART OF THE PROPERTY. THE FIELD AND LIME STONE WALLS ARE TO BE MAINTAINED AS PART OF THE PROPERTY. THE FIELD AND LIME STONE WALLS ARE TO BE MAINTAINED AS PART OF THE PROPERTY.

J. A. EVANS B ASSOCIATES  
3278 Powder Springs Road  
Powder Springs, Georgia 30127  
Phone 770-943-0000  
Fax 770-943-9003

SURVEY FOR RICHARD L. HARRIS & RICHARD C. HARRIS  
LAND 1.037 ± ACRES ± 3.00  
COUNTY: COCA  
STATE: GEORGIA  
DATE: 1/15/18  
SCALE: 1" = 60'

REFERENCES:  
DEED BOOK 1443 PAGES 315, 316  
DEED BOOK 1448 PAGES 780-781  
DEED BOOK 1475 PAGES 4511, 4512

LEGEND:  
--- BOUNDARY LINE  
--- EXISTING LOT  
--- EXISTING ROAD  
--- EXISTING FENCE  
--- EXISTING UTILITY  
--- EXISTING EASEMENT  
--- EXISTING CURB  
--- EXISTING DRIVE  
--- EXISTING WALKWAY  
--- EXISTING SIDEWALK  
--- EXISTING DRIVEWAY  
--- EXISTING PORCH  
--- EXISTING PATIO  
--- EXISTING DECK  
--- EXISTING STAIRS  
--- EXISTING WELL  
--- EXISTING CISTERN  
--- EXISTING TOWER  
--- EXISTING TOWER FOUNDATION  
--- EXISTING TOWER FOUNDATION  
--- EXISTING TOWER FOUNDATION

LINE CHART

LINE	BEARING	DISTANCE
L-1	S 89° 27' 30" W	33.80'
L-2	S 89° 27' 30" W	33.80'
L-3	N 89° 27' 30" W	33.80'
L-4	N 89° 27' 30" W	33.80'
L-5	S 89° 27' 30" W	33.80'

BLANK CHART

NO.	DATE	DATE	DATE	DATE	DATE

THIS PLAN IS TO BE RECORDED ON MULTIPLE SHEETS AND IN ANY MANNER.

**APPLICANT:** Richard Harris

**PETITION No.:** V-70

**PHONE:** 404-550-6432

**DATE OF HEARING:** 08-15-2018

**REPRESENTATIVE:** Richard Harris

**PRESENT ZONING:** R-30

**PHONE:** 404-550-6432

**LAND LOT(S):** 307, 340

**TITLEHOLDER:** Richard Lee Harris and Delores C. Harris

**DISTRICT:** 20

**PROPERTY LOCATION:** On the east side of Holland Road, south of Nichols Road (783 Holland Road).

**SIZE OF TRACT:** 13.04 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** To allow a second electrical meter on a residential property.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        MOTION BY       

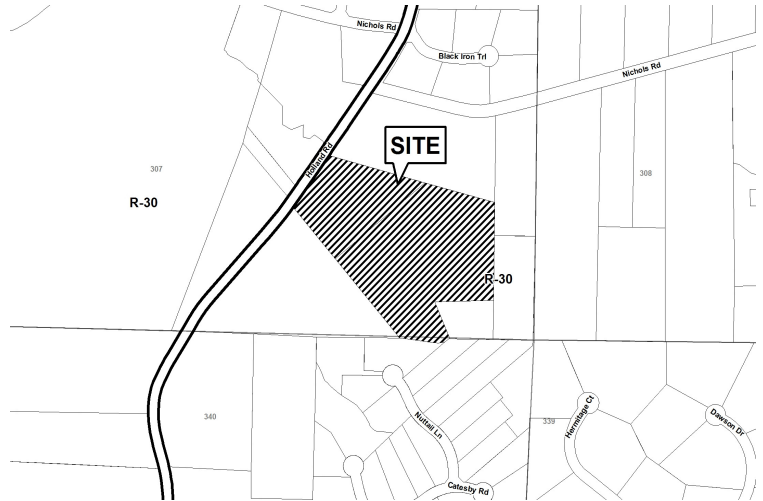
**REJECTED**        SECONDED       

**HELD**        CARRIED       

**STIPULATIONS:**       



**APPLICANT:** Richard Harris **PETITION No.:** V-70

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**COMMENTS**

**TRAFFIC:** Recommend both driveways on Holland Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No comments.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

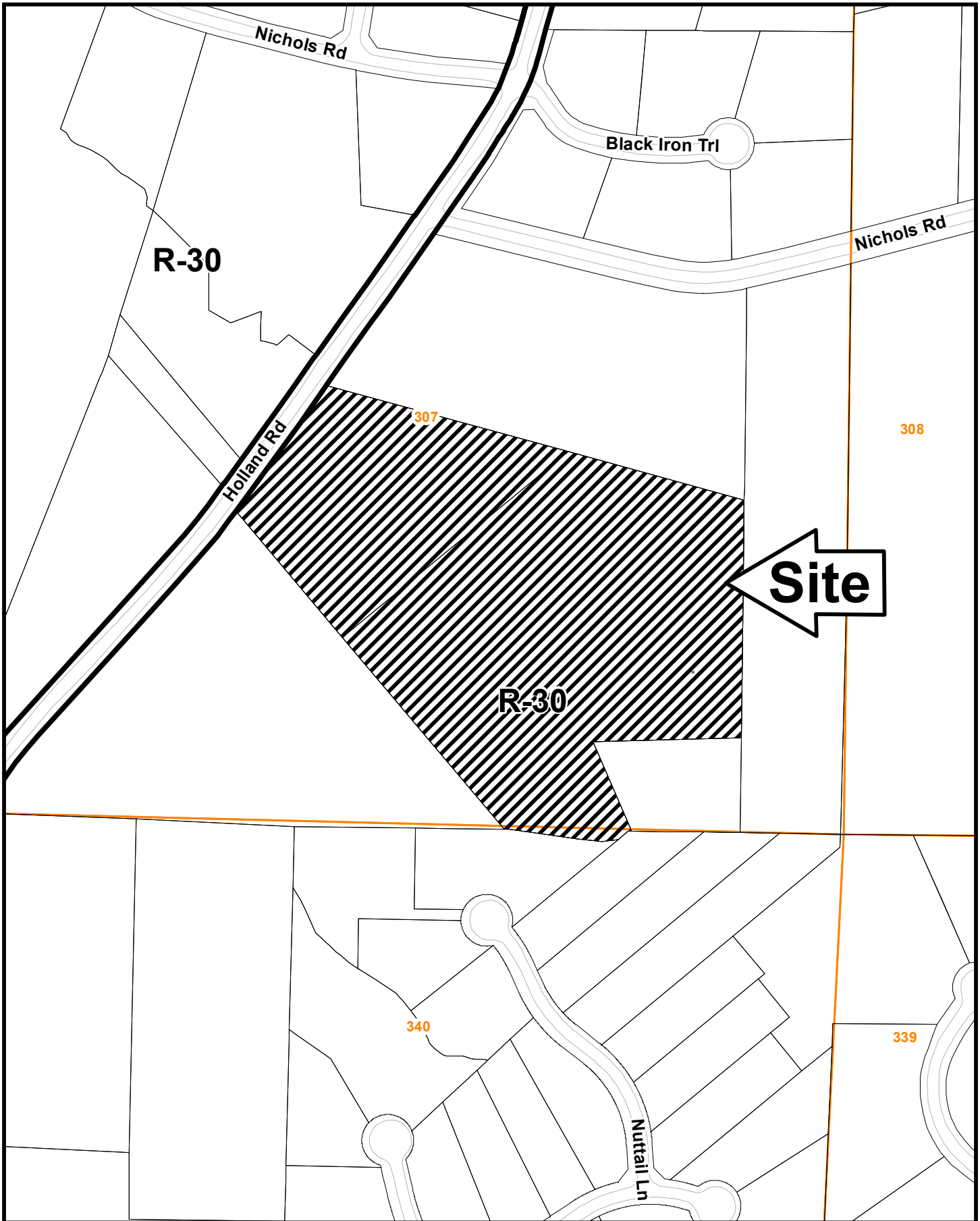
**SEWER:** No comments.

**APPLICANT:** Richard Harris                      **PETITION No.:** V-70

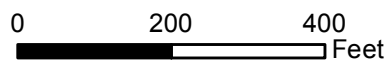
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**FIRE DEPARTMENT:** No comments.

# V-70 2018-GIS



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



-  Zoning Boundary
-  City Boundary

RECEIVED  
JUN 13 2018

# Application for Variance Cobb County

(type or print clearly)

Application No. V-70  
Hearing Date: 8-15-18

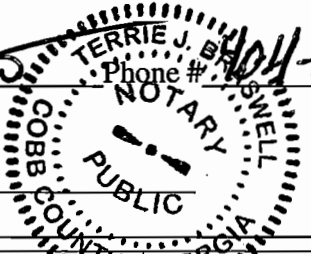
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant Richard Harris Phone # 404-550-6432 E-mail Rickharris@BellSouth.net  
Richard Harris Address 783 Nolland Rd. Powder Springs, GA. 30127  
(representative's name, printed) (street, city, state and zip code)

Richard Harris Phone # 404-550-6432 E-mail RickHarris@BellSouth.net  
(representative's signature)

Signed, sealed and delivered in presence of:  
Jerrie J Braswell  
Notary Public

My commission expires: 3/27/21



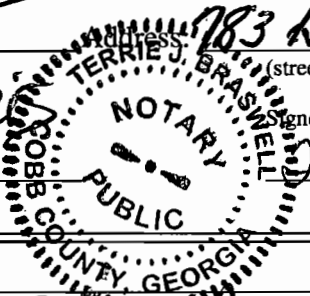
Titleholder Richard + Delores Harris Phone # 404-550-6432 E-mail Rickharris@BellSouth.net

Signature Richard Harris Address 783 Nolland Rd. Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

Delores G. Harris

Signed, sealed and delivered in presence of:  
Jerrie J Braswell  
Notary Public

My commission expires: 3/27/21



Present Zoning of Property R-30

Location 783 Nolland Road, Powder Springs, GA. 30127  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_ Size of Tract 1.3 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).

I am Building a Garage to store my collection of Classic Cars. Due to Cobb County Codes I will not be able to install HVAC. I need an extra Elect. Service installed so I can heat + cool this space with temporary HVAC units during the winter to prevent the pipes from freezing.

List type of variance requested:  
I need an additional meter installed by Cobb EMC - 200 AMP service. Conduit has already been installed by Cobb EMC.