






























SAHSA PROPERTIES, LLC
D.B. 14809, PG. 1561
P.B. 269, PG. 73-74, DEV. AGENCY
ZONING DIVISION

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.S. - REINFORCING BAR SET
	R.B.I. - REINFORCING BAR FOUND
	C.T.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	C.Q. - SEWER CLEAN OUT
	T.M. - TELEPHONE MANHOLE
	O.H.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	P.B.X. - POWERBOX
	S.A. - STREET ADDRESS
	W-W - WATER LINE
	U.T. - UNDERGROUND TELEPHONE LINE
	G.L. - GAS LINE
	E.G.L. - UNDERGROUND ELECTRICAL LINE

N ~ F
HENRY G. WAIGHTS III
D.B. 1847, PG. 270
P.B. 69, PG. 148

GPS NOTES: 1.) HORIZONTAL DATUM
IS IN THE HORIZONTAL DATUM NAVD
83. 2.) THE REFERENCE, EASTING, AND
ELEVATION OF THE STARTING
POINT IS STARTING POINT NO. 1181 SURVEY
CROSSING THE ROAD AT A PILE# 5800

N ~ F
TDK HOLDINGS, LLC
D.B. 15111, PG. 938
P.B. 269, PG. 73-74

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER # 150052, MAP NUMBER
13067 C 0102 H DATED MARCH 4, 2013.

[illegible]

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : $1/77,973$; ANGULAR ERROR: $7''$ PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: $1/152,521$. MATTERS OF TITLE ARE EXCEPTED.



Dear C. Olson

DATE _____

REVISIONS

Gaskins

Marietta Office
1266 Powder Springs Rd.
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy.
Sta. 8 Canton, GA 30114
Phone: (770) 479-9698

FIELD DATE: 6/27/77

DRAWN BY: STK

OFFICE DATE: 6/28/17

CHECKED BY: DCO

SCALE: 1"=30'

FILE: S:/BND/COBB/20_250

BOUNDARY RETRACTION SURVEY FOR:

DANIELASTIN
GILBERT ROAD

LOCATED IN L.L. 250
250th DISTRICT 250th SECTION
COBB COUNTY, GA.

APPLICANT: <u>David C. Austin</u>	PETITION No.: <u>V-114</u>
PHONE: <u>770-403-9059</u>	DATE OF HEARING: <u>11-14-2018</u>
REPRESENTATIVE: <u>David C. Austin</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>770-403-9059</u>	LAND LOT(S): <u>250</u>
TITLEHOLDER: <u>Joanna Austin</u>	DISTRICT: <u>20</u>
PROPERTY LOCATION: <u>On the north side of</u> <u>Gilbert Road, west of Old Mountain Road</u> <u>(1450 Gilbert Road).</u>	SIZE OF TRACT: <u>1.49 acres</u>
	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: Waive the rear setback for a 400 square foot shed (eastern structure) from the required 35 feet to 20 feet; 2) waive the setback for a 950 square foot shed and gazebo (western structure) from 100 feet to 15 feet adjacent to the north property line and to 20 feet adjacent to the western property line in Land Lot 250 of the 20th District. Located on the north side of Gilbert Road, west of Old Mountain Road.

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

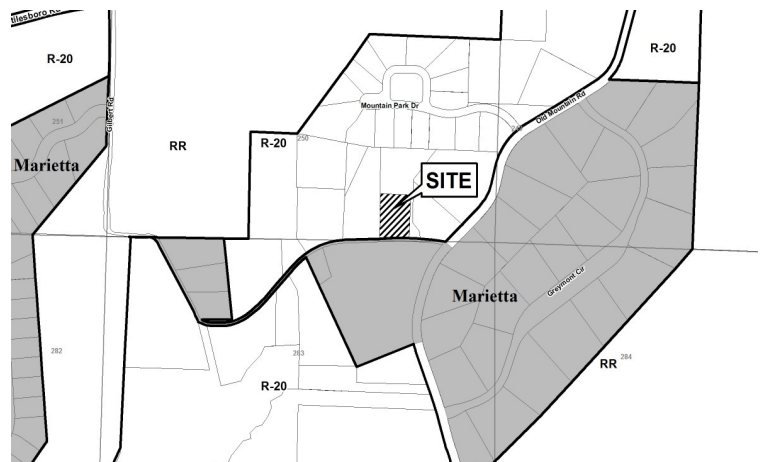
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: David C. Austin

PETITION No.: V-114

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Both buildings were erected without permits or inspections. All work will require permit & inspections and meet current construction codes.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the building permit 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.

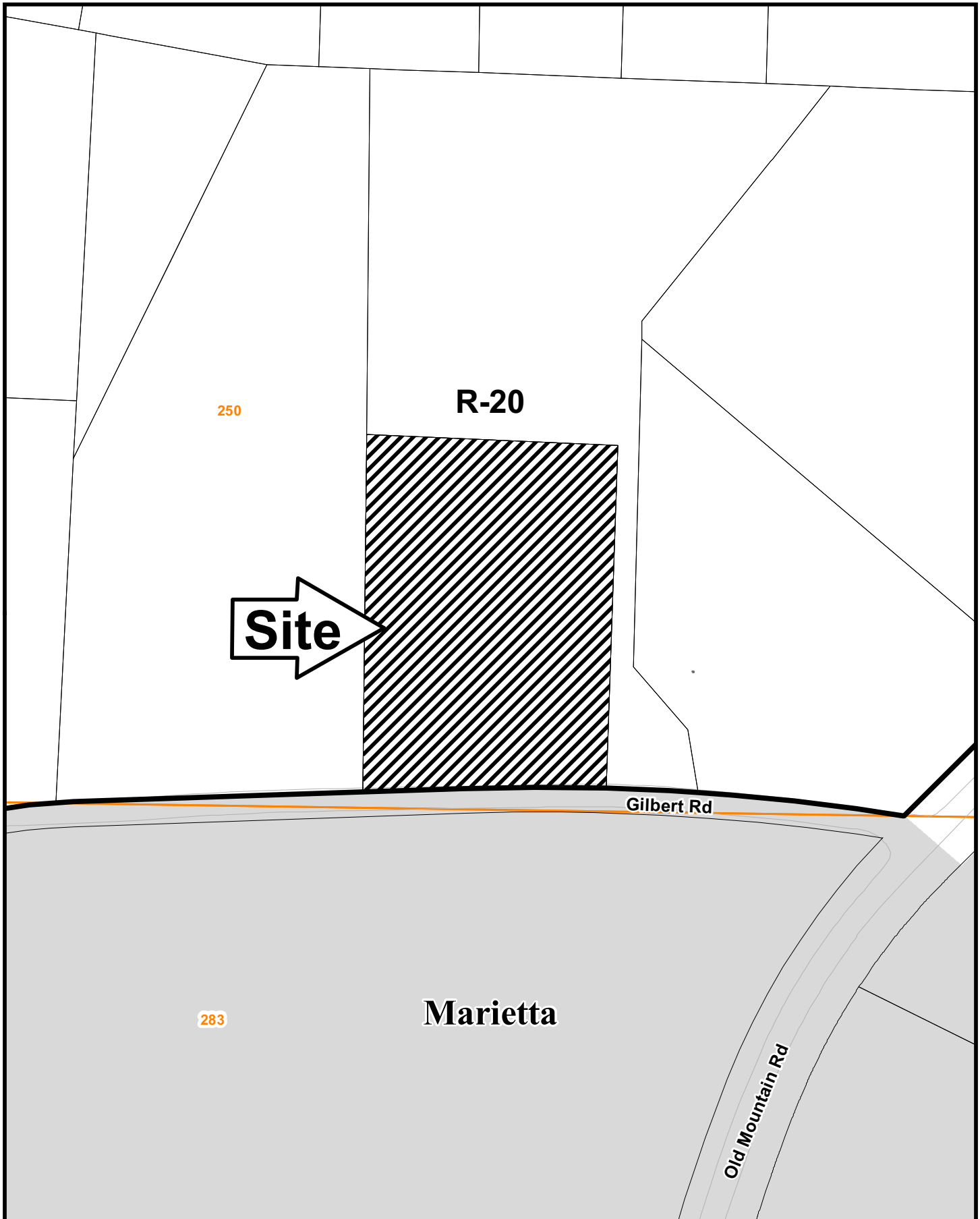
WATER: No Conflict

SEWER: No Conflict

APPLICANT: David C. Austin **PETITION No.:** V-114



FIRE DEPARTMENT: No comment.

V-114 2018-GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary

Application for Variance Cobb County

(type or print clearly)

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SEP 17 2018

Application No. V-114 (2018)
Hearing Date: 7/24/2018

*Applicant David C. Austin Phone # 770-403-9059 E-mail daustin42@yahoo.com

David C. Austin
(representative's name, printed)

Address: 1450 Gilbert Rd. NW Kennesaw, GA 30152
(street, city, state and zip code)

David C. Austin
(representative's signature)

Phone # 770-403-9059 E-mail daustin42@yahoo.com

Signed, sealed and delivered in presence of:

My commission expires:

August 1, 2018

Carol Mosier

Notary Public

*Titleholder Joanna J. Austin Phone # 404-680-9564 E-mail jojaustin@aol.com

Signature Joanna J. Austin
(attach additional signatures, if needed)

Address: 1450 Gilbert Rd. NW Kennesaw, GA 30152
(street, city, state and zip code)

My commission expires:

August 1, 2018

Signed, sealed and delivered in presence of:

Carol Mosier

Notary Public

Present Zoning of Property R20

Location 1450 Gilbert Rd. NW Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 250 District 20th Size of Tract 1.5± 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 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required rear setback from thirty-five (35) feet to ten (10) feet. (See § 134-197(4)(d)).

Revised: November 18, 2015

*See attached for Applicant's and Titleholder's representative and contact information.

V-114
(2018)
Exhibit

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EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-114 (2018)
Hearing Date: November 14, 2018

COBB CO. COMM. DEV. AG. ...
ZONING DIVISION

Applicant: David C. Austin
Titleholder: Joanna J. Austin

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

In June 2017, Applicant purchased the property which is the subject of this Application for Variance, being located at 1450 Gilbert Road, N.W., Kennesaw, Cobb County, Georgia, being 1.5 acres, more or less, Land Lot 250, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). Applicant and Property Owner desire to make improvements to the rear of the Property; and, during the process of finalizing design plans and landscaping determined the proposed pool pavilion and associated landscaping could not be accomplished as two existing structures were located within the rear setback.

Applicant, therefore, requests a waiver of the required minimum rear setback from thirty-five (35) feet to ten (10) feet, as more particularly shown and reflected on the proposed "Pool House Site Plan" dated May 5, 2018, submitted with the Application for Variance. Applicant proposes the addition of a pool pavilion, with the existing structures to be upgraded and incorporated to the pavilion area, pool, spa, and deck area. The landscaping for the entire area will be professionally designed, implemented, and maintained.

To allow the existing structures to be incorporated into the proposed addition would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties. The reduction of the rear setback is very minor. Additionally, substantial and planned landscaping to not only the newly constructed area, but also the existing area, will be completed which will enhance and appropriately utilize the entire backyard area.

V-114
(2018)
Exhibit

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SEP 17 2018
COBB COUNTY
ZONING DEPARTMENT

12 (continued)

↑ ENHANCED PRODIGY

glow red, set well
12 x 4 ft
concretoion
in field

Pool Pump
Pipes & Fittings
Back of
Add Pots

20 DISTANCE FROM R
(CONE ~~W~~ IT STRUCTURE)
WERE GRASS/FATHERS)

451X-3

GAZ H 10
SEE PLANNING
EVALUATION

store wing
wall 1/2" x
32" w base
pool deck

5000 sq ft
Confirm dimensions
store in building
on 100% of site
for 100% of site

store bags well &
empty (see
explanation p 93)
plantation should

Parent:
Rake Poo Dack

AUSTIN RESERVICE - POOL HOUSE SITE PLAN
SCALE: 1"=10'-0"

MAY 5, 2018

GOODMAN & ASSOC., INC.
LANDSCAPE ARCHITECTS
404-216-0185
Will Goodman & Associates

404-246-0785
Will Goodman @ MindSpring.com