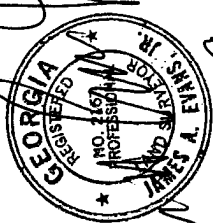
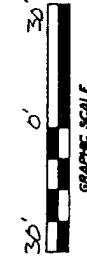


V-36
(2009)



James A. Swales
15-09-09

AREA = 0.4744 AC
2147 KINRIDGE RD



PANEL NO. 13067CD126.G
LOCATION C08B3
ZONE 11X4

NOTE: I HAVE THIS DATE EXAMINED THE TITLE, OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT IN OPEN FIELD AND AN ANGLE OF ONE SECOND PER ANGLE POINT, AND HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED: TOPCON GTS-RTB'S TRANSIT W/200' STEEL TAPE.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

James A. Swales

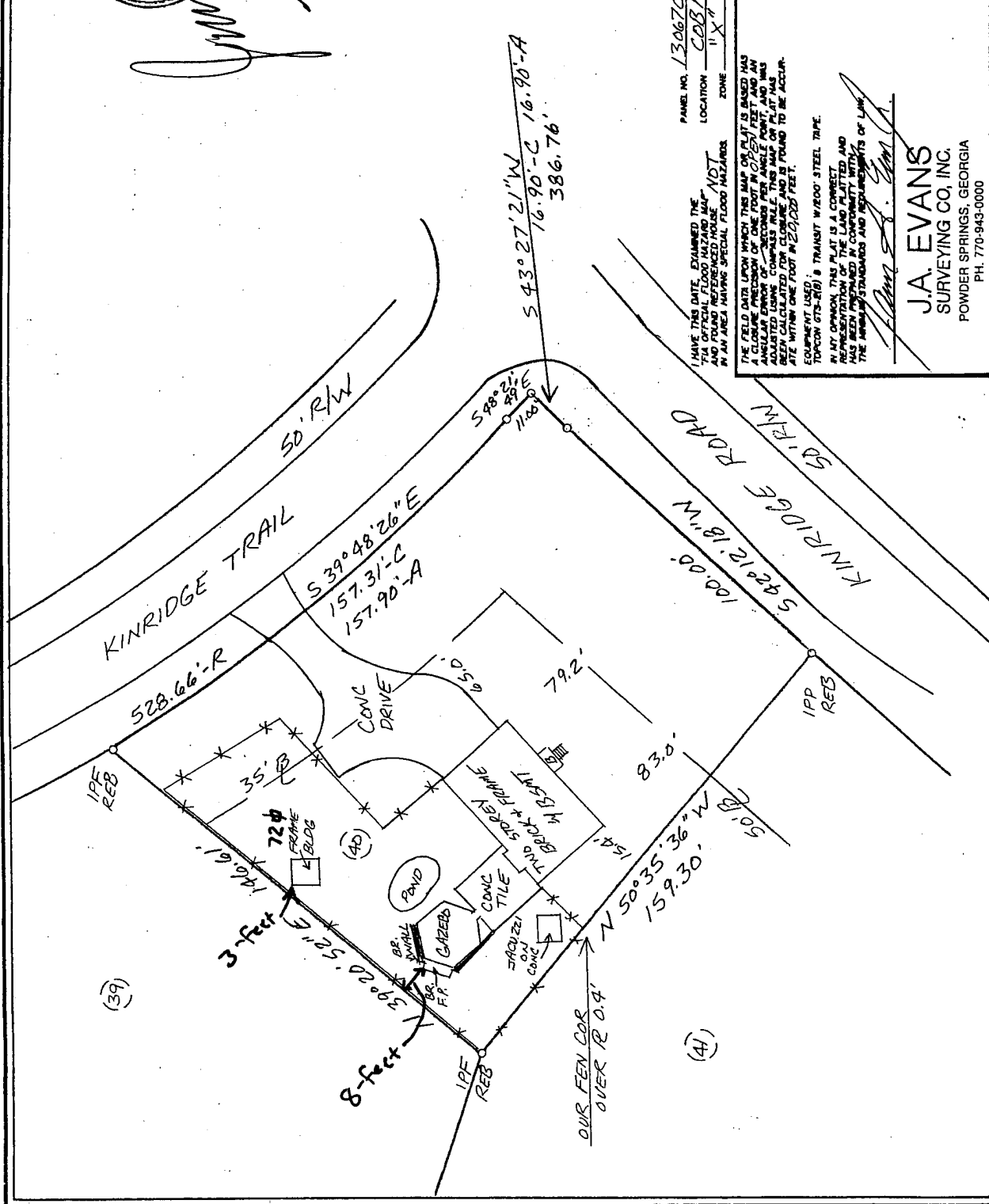
J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:

STEVE MUTH
DONNA MUTH

LOT 40 BLK. 'A' UNIT 'I'	REVISIONS
PIEDMONT BEND	
LAND LOT 773	
DISTRICT 16TH SECTION 2 NP	
C08B3 COUNTY, GEORGIA	
PLAT BOOK 68 PAGE 23	
DATE: 3-9-09 SCALE: 1" = 30'	
	JOB #
	CHKD
	DRAWN
	CC
	97-09

END.



APPLICANT: Donna Muth **PETITION NO.:** V-36
PHONE: 404-233-7281 **DATE OF HEARING:** 05-13-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 773
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 16
intersection of Kinridge Trail and Kinridge Road **SIZE OF TRACT:** .4744 acre
(2147 Kinridge Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the rear setback on lot 40 for an accessory structure over 144 square feet from the required 35 feet to 8 feet (for the gazebo); 2) allow an accessory structure (existing 72 square foot frame building) to be closer to the side street than the principal structure; and 3) waive the rear setback on lot 40 for an accessory structure under 144 square feet from the required 5 feet to 3 feet (for the frame building).

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: On 2/26/09, a Stop Work order was issued for building without a permit. If this variance request is approved, a plat revision (Piedmont Bend Unit I) must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No significant stormwater impacts are anticipated. The entire yard drains away from adjacent lots to the street frontage.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

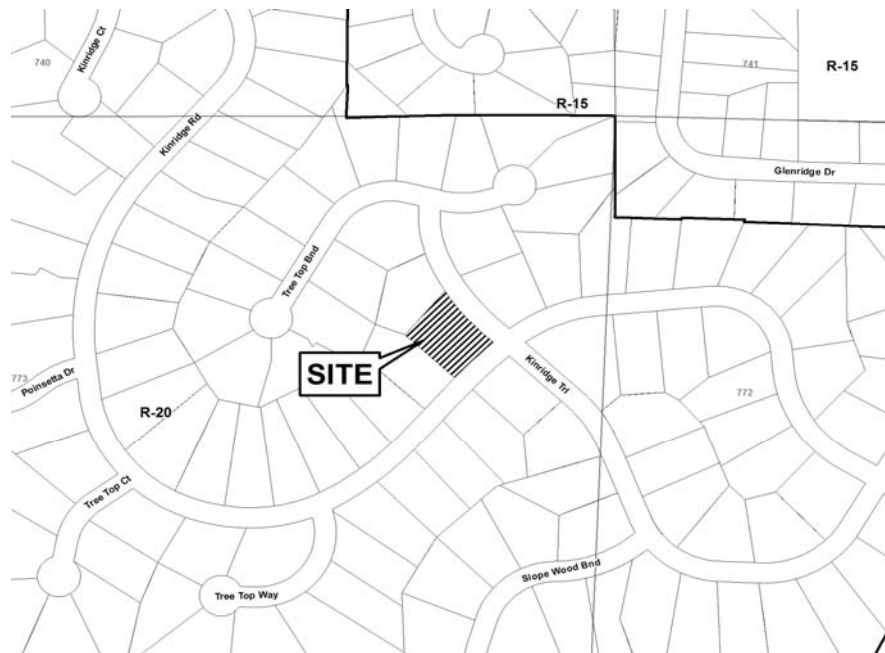
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

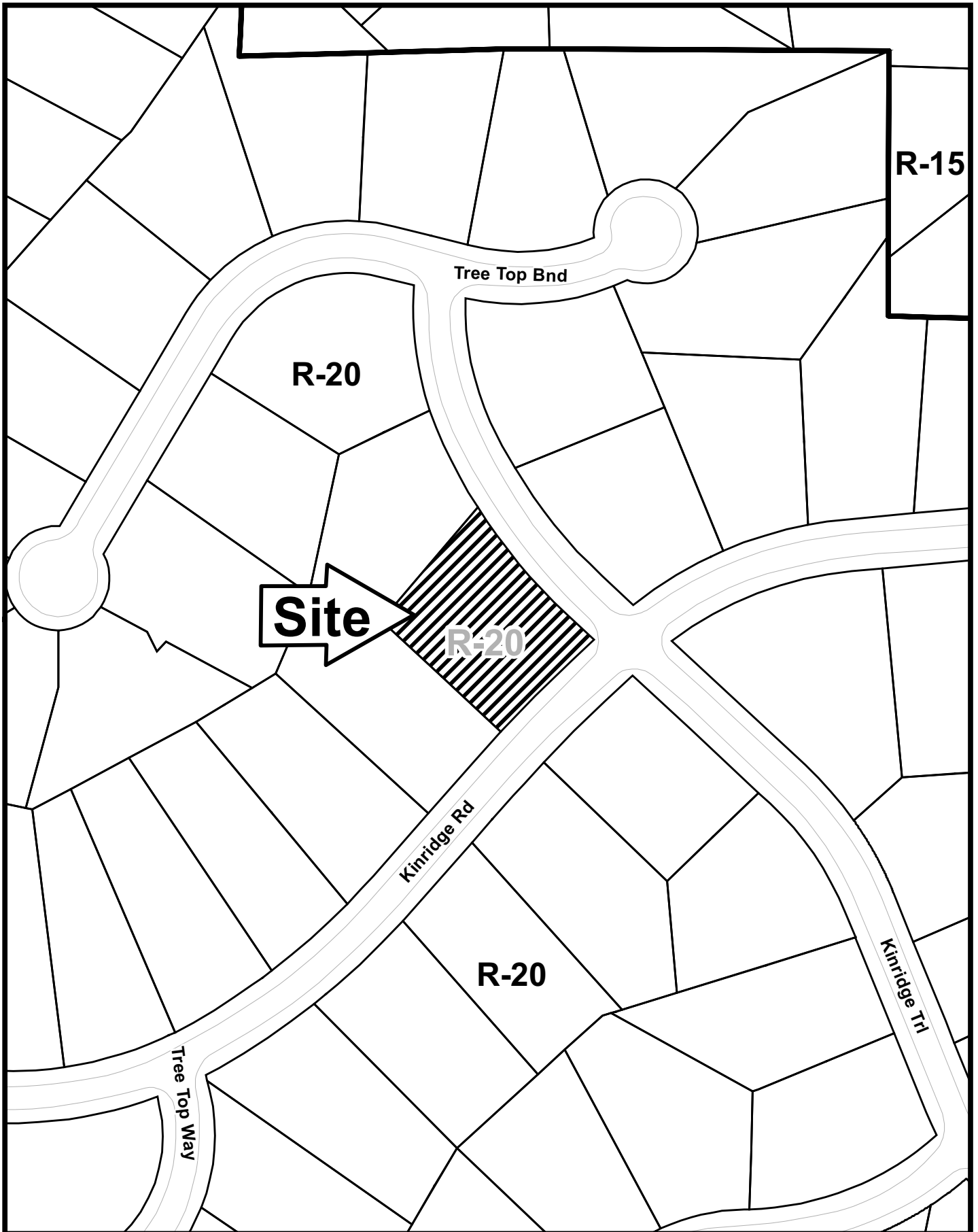
REJECTED **SECONDED**

HELD **CARRIED**

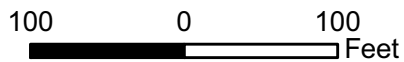
STIPULATIONS:





V-36



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-36

Hearing Date: 5-13-09

Applicant Sonna Muth Business Phone 404-1233-7281 Home Phone 770-973-3016

Address 2147 Kinridge Rd. Marietta, GA 30062
(street, city, state and zip code)

(representative's name, printed)

+ Sonna L. Muth
(representative's signature)

Business Phone _____

Cell Phone _____

LESLIE R. PARTEE

NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA

MY COMMISSION EXPIRES JULY 12, 2011

Signed, sealed and delivered in presence of:

+ Leslie ParTEE

Notary Public

My commission expires: +

Titleholder + Sonna L. Muth Business Phone 404-1233-7281 Home Phone 770-973-3016

Signature + [Signature] Address: 2147 Kinridge Rd. Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

LESLIE R. PARTEE

NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA

MY COMMISSION EXPIRES JULY 12, 2011

Signed, sealed and delivered in presence of:

+ Leslie ParTEE

Notary Public

My commission expires: +

Present Zoning of Property R-20

Location 2147 KINRIDGE ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 773 (D) 5 District 16 Size of Tract .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 _____

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.

That having this approval would cause a great hardship for our family. We would not be able to enjoy our back yard at all! We did not know about all the rules/regulations that apply to a person's backyard. Our yard is not very deep in the back & we do not have the space required by the Cobb County Zoning Laws. We feel this adds value to our property. We have some trees for all surrounding neighbors & 2 Dooryards there already a 5' from back yard.

List type of variance requested:

WAIVE THE REAR SETBACK FROM REQUIRED 35FT TO 8FT