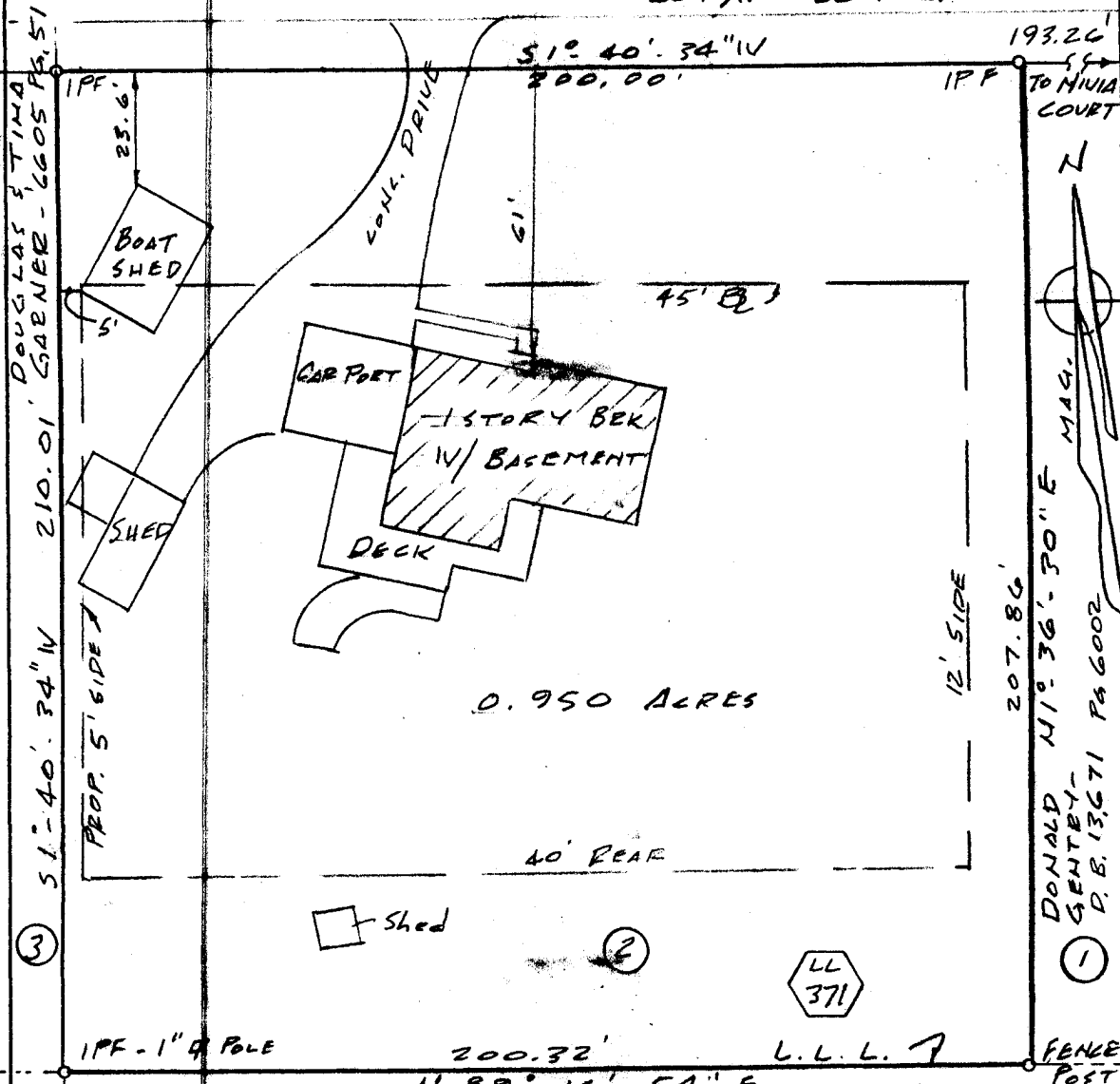


V-45
(2009)

LEGEND	
D.I.=DROP INLET	CONC.=CONCRETE
IPF=IRON PIN FOUND	MON.=MONUMENT
IPP=IRON PIN PLACED	L.P.=LIGHT POLE
CMF=CONC. MONU. FOUND	W.M.=WATER METER
H.W.=HEADWALL	W.V.=WATER VALVE
G.W.=GUY WIRE	G.V.=GAS VALVE
M.H.=MANHOLE	CMP=CORRUGATED METAL PIPE
C.B.=CATCH BASIN	RCP=REINFORCED CONC. PIPE

BLACKWELL CIRCLE 40' R/V - 20' P/V.



N
MAG.
DONALD GENTRY -
D.B. 13,671 P. 6002

207.86'
N 1° 36' - 30" E
D.B. 13,671 P. 6002

FENCE POST

ST. ANDREWS METHODIST
CHURCH R.R. 8599 P. 4551

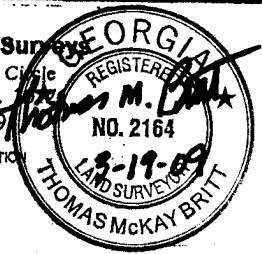
- All iron pins are 1/2" rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 41,171 feet.

GRAPHIC SCALE - 1" = 30'

LOT 2, BLACKWELL HEIGHTS
EXT. 2 P.B. 21 PAGE 170

W T E
S

T. M. Britt Surveyor
4517 Kinvarra Circle
Mabelton, Ga.
404-519-9579



SURVEY FOR -
JEAN EVANS

LAND LOT: 371	SCALE: 1" = 30'
DISTRICT: 16TH	DATE: MARCH 18, 09
SECTION: 2ND	DRAWN BY: DL
COUNTY: COBBS	CHECKED BY: TMB
STATE: GEORGIA	JOB NO.: 01-3858

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

APPLICANT: Thelma J. Evans **PETITION NO.:** V-45
PHONE: 678-764-3993 **DATE OF HEARING:** 06-10-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 371
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Blackwell Circle, west of Canton Road **SIZE OF TRACT:** .95 acre
(732 Blackwell Circle). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing boat shed) to the front of the primary structure;
2) waive the front setback for an accessory structure (boat shed) over 144 square feet from the required 35 feet to 23
feet; 3) waive the side setback for an accessory structure (boat shed) over 144 square feet from the required 10 feet to 5
feet. and 4) waive the side setback for an accessory structure (existing shed) over 144 square feet from the required 10
feet to zero feet adjacent to the western property line on lot 2.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

STORMWATER MANAGEMENT: No significant stormwater management impacts anticipated.

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: Sewer not available to property.

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

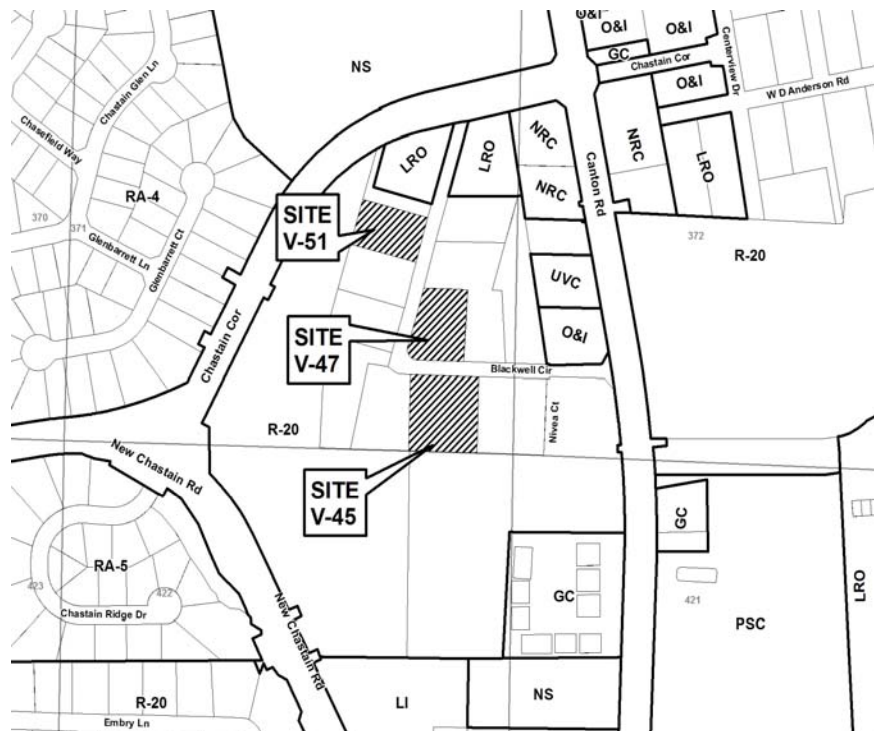
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

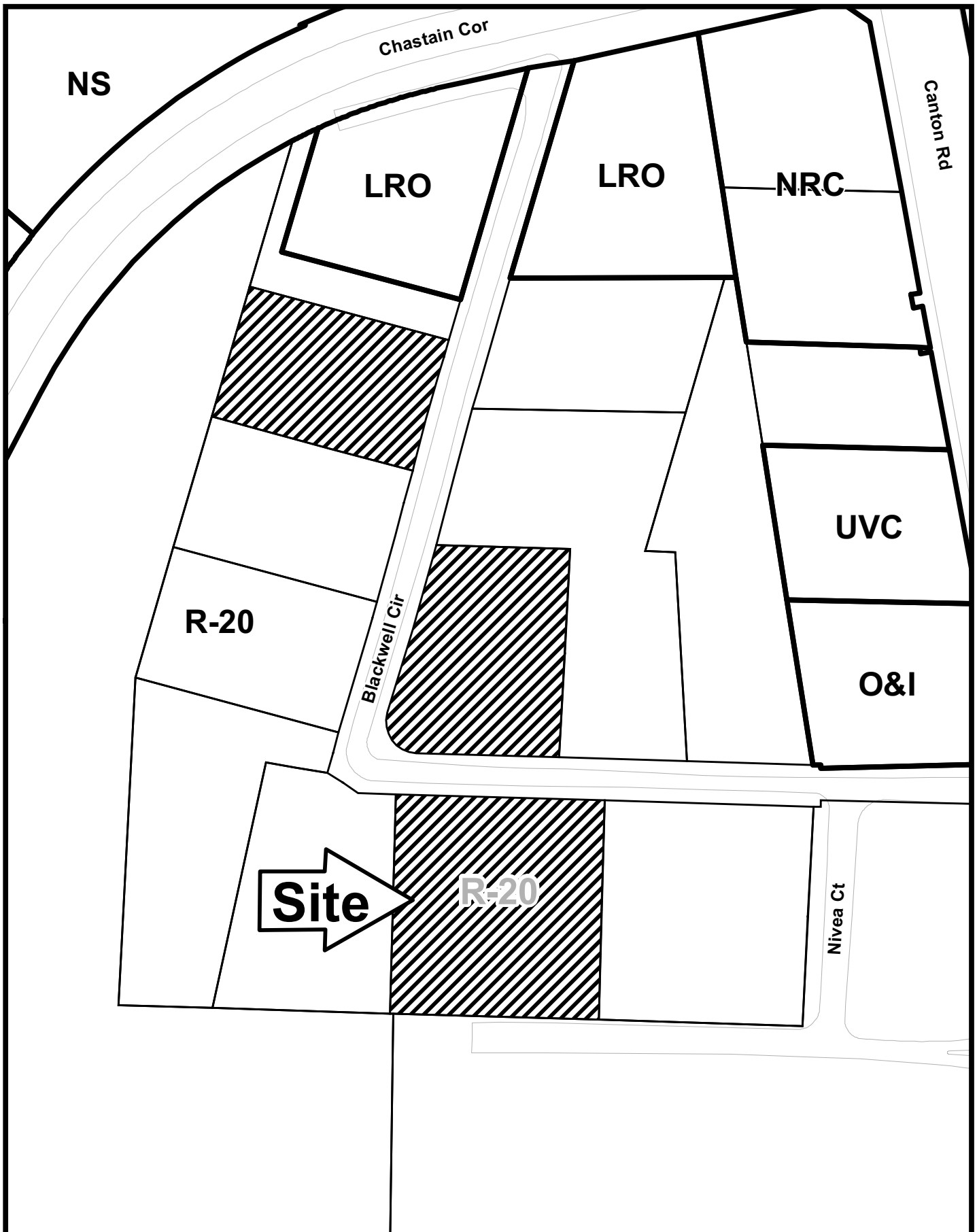
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



V-45



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

100 0 100 Feet



City Boundary
Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-45

Hearing Date: 6-10-09

Applicant Thelma J. Evans Business Phone _____ Home Phone (770) 926-7224

Thelma J. Evans Address 732 Blackwell Cir
(representative's name, printed) (street, city, state and zip code)

Thelma J. Evans Business Phone _____ Cell Phone 678-764-3993
(representative's signature)

Signed, sealed and delivered in presence of:

J. Muen

Notary Public

Notary Public, Cobb County, Georgia
My commission expires: My Commission Expires February 3, 2011

Titleholder Thelma J. Evans Business Phone _____ Home Phone _____

Signature Thelma J. Evans Address: 732 Blackwell Cir Mtn 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

J. Muen

Notary Public

Notary Public, Cobb County, Georgia
My commission expires: My Commission Expires February 3, 2011

Present Zoning of Property R-20

Location 732 Blackwell Cir
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0371 (P) 17 District 16 Size of Tract _____ 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.

I need my variance to store my car & vehicle

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO FRONT OF PRIMARY 2) WAIVE SETBACK FOR ACCESSORY STRUCTURES