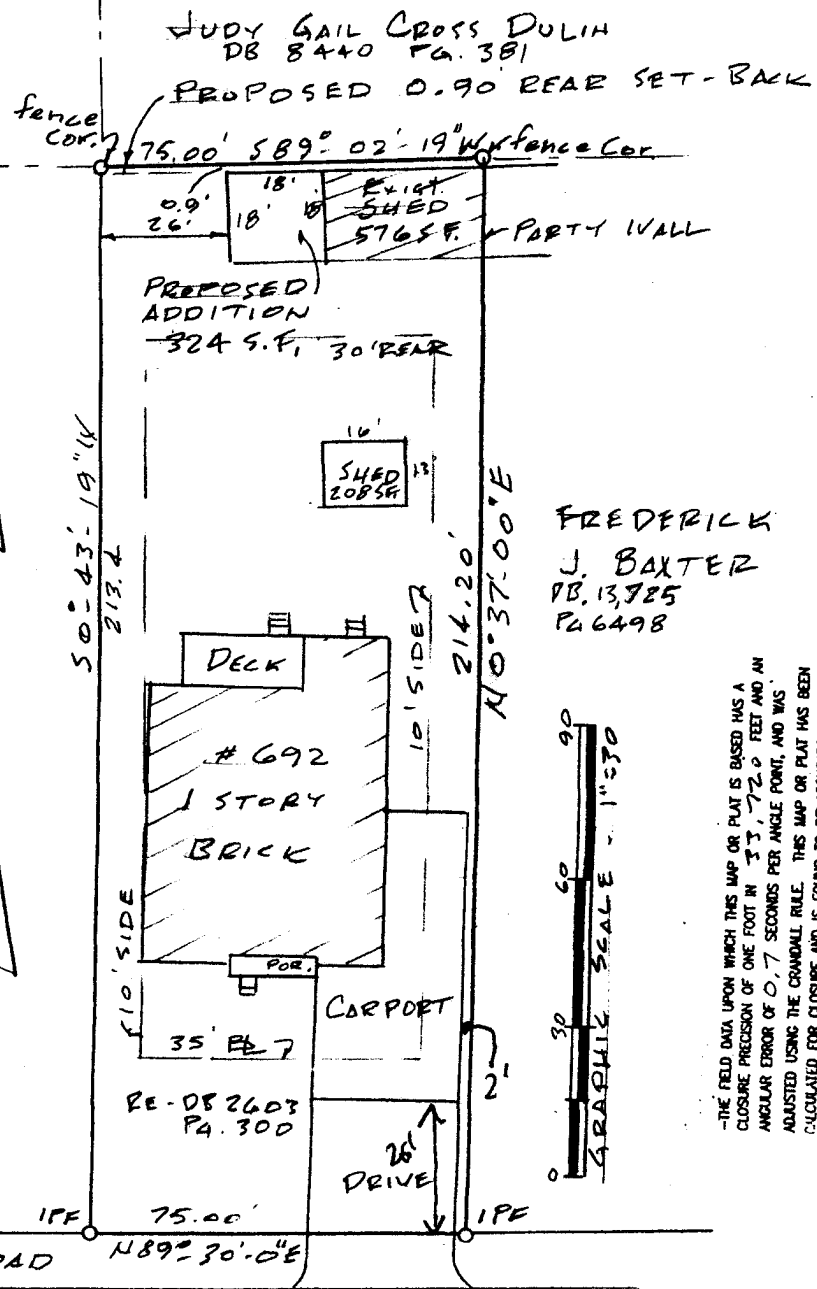


CLARA &
TERRIE
GOGGIN
P.B. 13858 P. 20



FREDERICK
J. BAXTER
P.B. 13925
P. 6498



-THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,720 FEET AND AN ANGULAR ERROR OF 0.7 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 178,365 FEET.

BARNES DRIVE - 20' P.V.G.
40' R.O.W.

LOT 4, 1/4 C. BARNES PROPERTY
PLAT BOOK 15 PAGE 11

T. M. Britt Surveys
4517 Kinvarra Circle
Mabelton, Ga. 30126
404-519-9579
NO. 2164
3-4-09
THOMAS MCKAY BRITT

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.

SURVEY FOR -
FRANCES MARIE WALKER

LAND LOT: 40	SCALE: 1" = 30'
DISTRICT: 17TH	DATE: MARCH 5, 2009
SECTION: 2ND	DRAWN BY: DL
COUNTY: COBB	CHECKED BY: T.M.B.
STATE: GEORGIA	JOB NO.: 01-3856

APPLICANT: Frances Marie Walker **PETITION NO.:** V-46
PHONE: 404-202-8398 **DATE OF HEARING:** 06-10-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 40
PROPERTY LOCATION: Located on the north side of Barnes Drive, east of Floyd Road (692 Barnes Drive). **DISTRICT:** 17
SIZE OF TRACT: .36 acre **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (proposed 900 square foot garage) from the required 100 feet to zero feet adjacent to the northern property line, 26 feet from the western property line and zero feet from the eastern property line on lot 4; 2) waive front setback from the required 35 feet to 26 feet; 3) waive the side setback adjacent to the eastern property line from the required 10 feet to 2 feet; and 4) waive the maximum allowable impervious surface from 35% to 47%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Needs to obtain permit and fire rate walls built less than 5 feet from property line. On 2/23/09, a Stop Work order was issued for building without a permit. If this variance request is approved, a plat revision 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: This parcel significantly exceeds the allowable impervious coverage limit by approximately 1,955 square feet. If this variance is approved with no reduction in impervious coverage, some type of stormwater measure(s) must be required to mitigate the increased runoff from this lot.

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: 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 conflict.

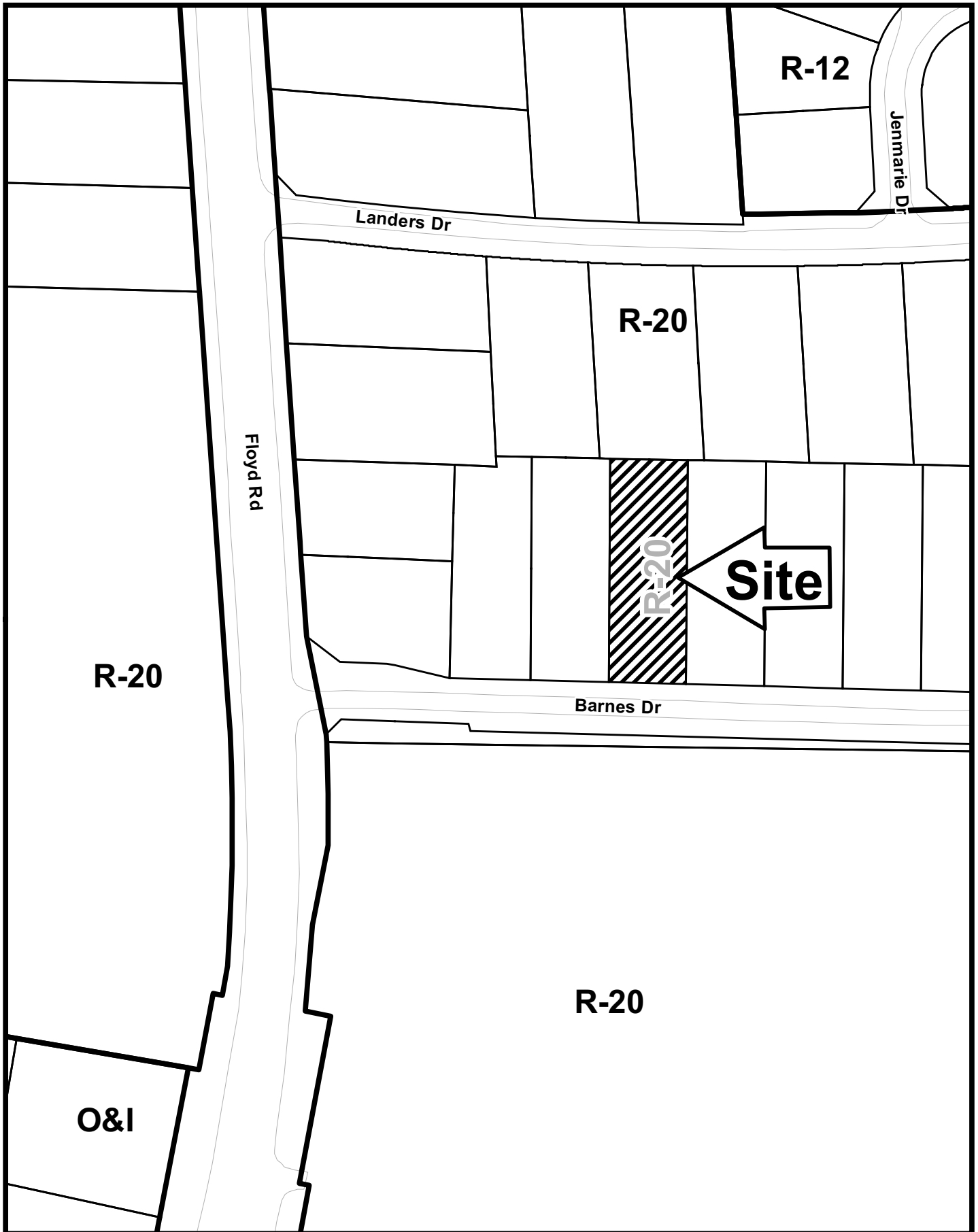
SEWER: Sewer not available to property.

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

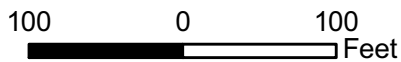
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



V-46



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-46

Hearing Date: 6-10-09

Applicant Frances Marie Walker Business Phone / Home Phone _____

Frances Marie Walker Address 692 Barnes Drive Mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

Frances Marie Walker Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

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

[Signature]
Notary Public

Titleholder Frances Marie Walker Business Phone _____ Home Phone _____

Signature Frances Marie Walker Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

[Signature]
Notary Public

Present Zoning of Property R-20

Location 692 BARNES DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 24 40 District 17 Size of Tract 0.36 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 this shed to park my boats under.

List type of variance requested: ACCESSORY STRUCTURE OVER
650 SQ FT.