

BRAD CASH LAND SURVEYING
 GEORGIA REGISTERED SURVEYOR NO. 2840
 3004 CRENSHAW WAY, LAWRENCEVILLE, GA 30046
 PHONE (770) 962-3011
 E-MAIL: bccash@earthlink.net

SITE PLAN FOR:
 LOT 177 - FOREST CHASE S/D, UNIT NO. 3
 2671 FOREST GLEN DRIVE
 THOMAS AND SHARON SAXTON

DATE: 07/07/2009
 SCALE: 1" = 30'
 DRAWN: BDC
 LAND LOT(S): 177, 95
 DISTRICT: 16 TH
 SECTION: 2 ND
 COUNTY: COBB COUNTY, GEORGIA
 CITY: UNINCORPORATED

BC
 104

REFERENCE SURVEY:
 FINAL PLAT FOR: FOREST CHASE S/D, UNIT NO. 3
 PREPARED BY DIXON'S LAND SURVEYING, INC., DATED
 08/14/1984, AND RECORDED IN P.B. 94, PG. 57,
 COBB CO., GEORGIA RECORDS.

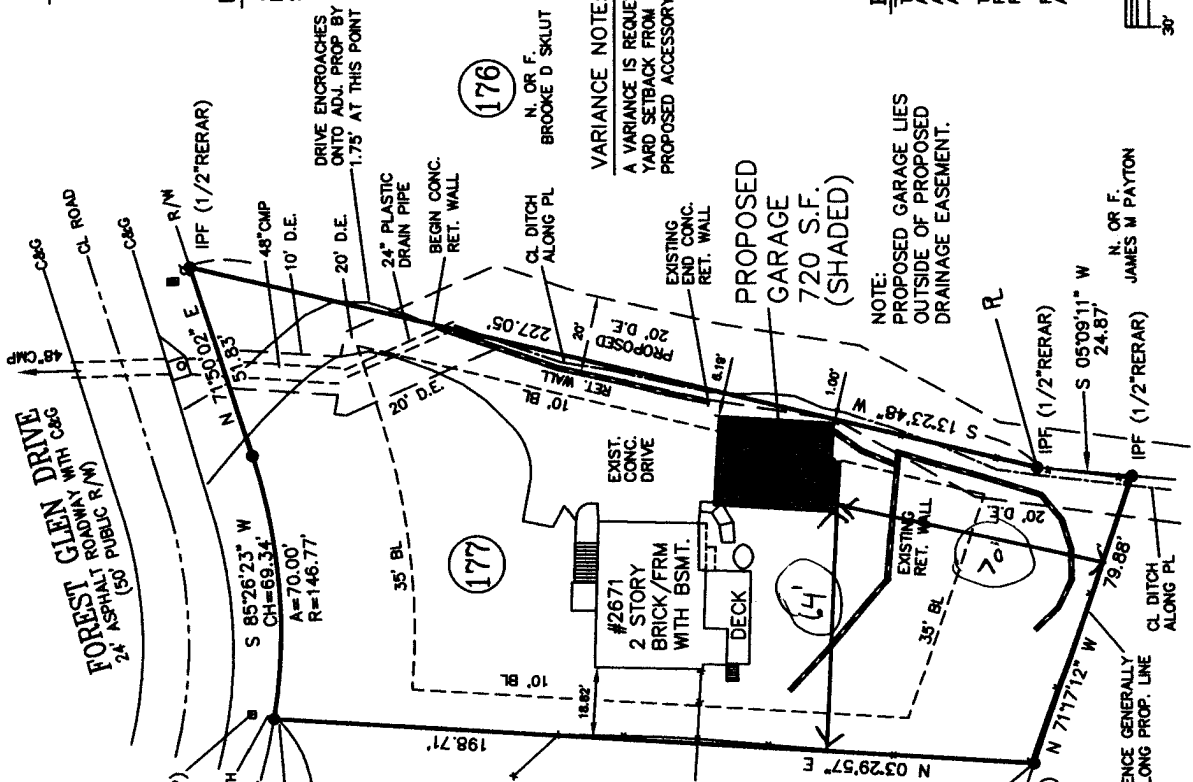
SURVEY FOR: THOMAS W. SAXTON & SHARON A. SAXTON
 PREPARED BY GA LAND SURVEYING, INC., DATED 4/13/98

DRAINAGE EASEMENT NOTE:
 A REVISED SUBDIVISION PLAT WILL BE FILED TO
 RELOCATE THE EXISTING DRAINAGE EASEMENT AS
 SHOWN.

LOT AREA:
 20,581.10 SF
 0.4725 ACRES



PRECISION OF SURVEY:
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
 A FIELD CLOSURE OF ONE FOOT IN 240,556 FEET AND
 AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT
 AND WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000
 FEET.
 FIELD ANGLES AND LINEAR DISTANCES MEASURED USING
 A LEICA TCR 703 TOTAL STATION.



VARIANCE NOTE:
 A VARIANCE IS REQUESTED TO REDUCE THE SIDE
 YARD SETBACK FROM 10 FEET TO 1 FOOT FOR
 PROPOSED ACCESSORY STRUCTURE AS SHOWN.

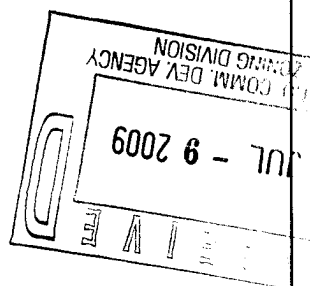
NOTE:
 PROPOSED GARAGE LIES
 OUTSIDE OF PROPOSED
 DRAINAGE EASEMENT.

FLOOD NOTE:
 THIS LOT DOES NOT LIE WITHIN A SPECIAL FLOOD
 HAZARD AREA AS SHOWN ON F.I.R.M. MAP NUMBER
 13067C00536, DATED 12/16/2008.

P.O.B.
 326.35' ALONG R/W TO INTER.
 WITH EAST R/W OF FOREST
 WAY (50' R/W)

SURVEY NOTES:
 MATTERS OF RECORD NOT SHOWN ARE EXCEPTED
 FROM SURVEY CERTIFICATION.
 CERTAIN UNDERGROUND UTILITIES ARE NOT SHOWN.
 THIS PROPERTY IS ZONED R-20.

- LEGEND:**
- BL = BUILDING LINE
 - CL = CENTERLINE
 - C&G = CURB AND GUTTER
 - CMP = CORRUGATED METAL PIPE
 - D.E. = DRAINAGE EASEMENT
 - IPF = IRON PIN FOUND
 - IPPS = IRON PIN SET
 - PL = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET



N. OR F. CHARLES LEE MORRIS
 N. OR F. JAMES W. PAYTON

APPLICANT: Thomas W. Saxton and Sharon A. Saxton **PETITION NO.:** V-72
PHONE: 770-924-3605 **DATE OF HEARING:** 09-10-09
REPRESENTATIVE: Brad Cash **PRESENT ZONING:** R-20
PHONE: 678-584-3901 **LAND LOT(S):** 95
PROPERTY LOCATION: Located on the south side of Forest Glen Drive, east of Forest Way (2671 Forest Glen Drive). **DISTRICT:** 16
SIZE OF TRACT: 0.4725 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (proposed 720 square foot detached garage) from the required 100 feet from any property line to 70 feet adjacent to the south property line, 64 feet adjacent to the west property line and 1 foot adjacent to the east property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Structure walls must be 1 hour fire rated if less than 5 feet off of the property line. Existing foundation wall, if utilized for construction of the garage, will require an engineers letter stating wall is code compliant and can support super imposed loads for the construction of the new garage. If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance (see Stormwater Management Division comments as well). 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: The proposed garage is to be located on an existing parking pad. However, the existing pad and adjacent retaining wall is located within the recorded drainage easement. Approval of this variance must be subject to relocation of the drainage easement as shown on the site plan. Agreement of the adjacent property owner must be obtained and the subdivision plat must be re-recorded to reflect this revision.

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.

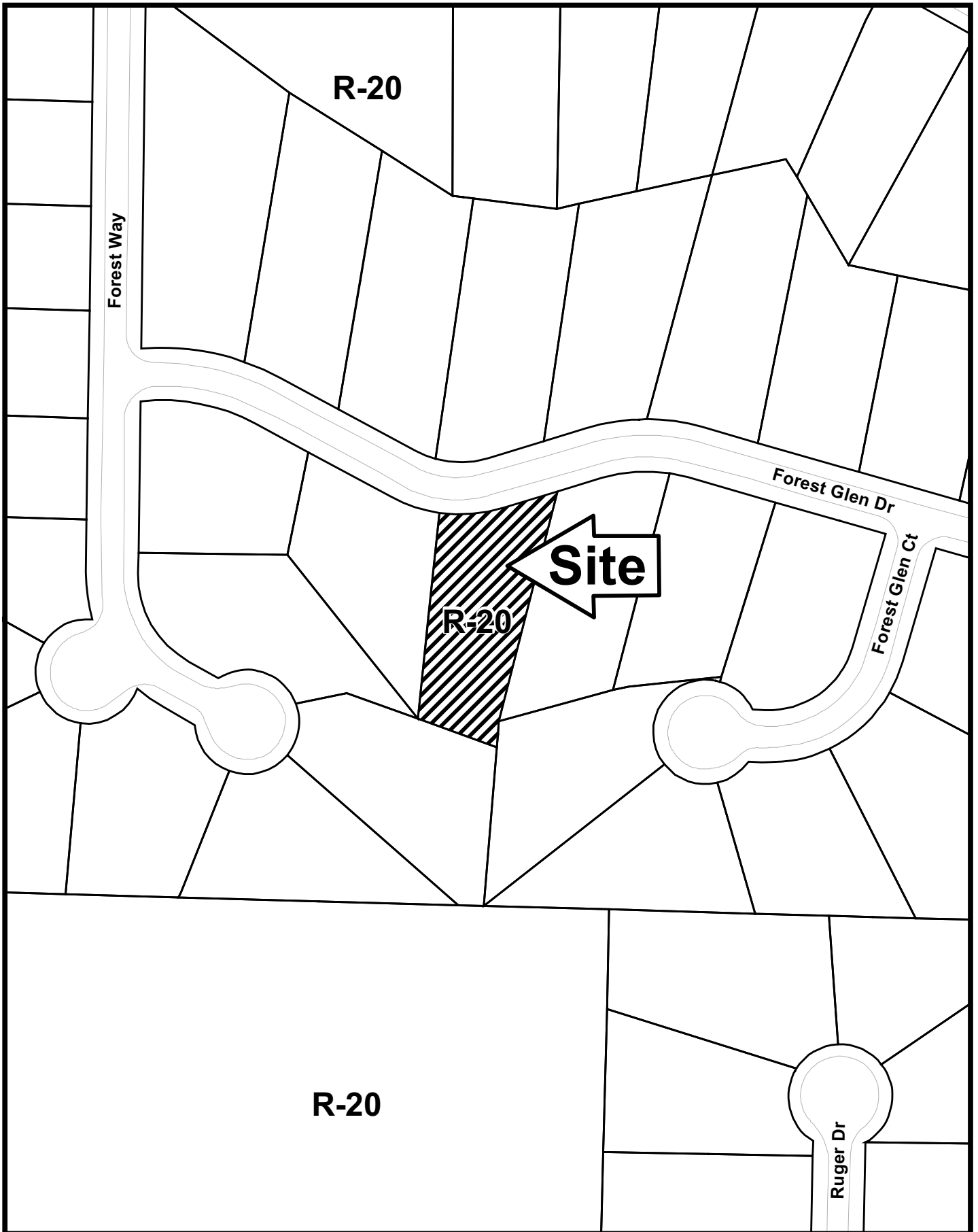
SEWER: No conflict.

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

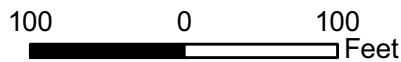
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





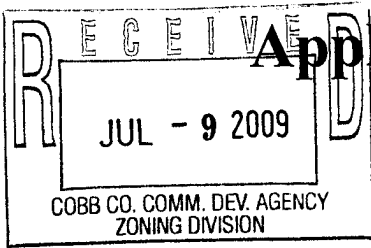
V-72



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)

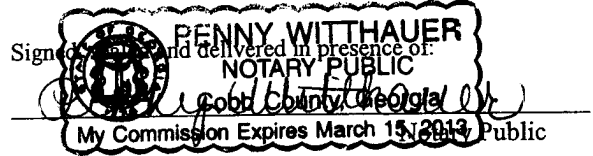
Application No. V-72
Hearing Date: 9-10-09

Applicant THOMAS W. SAXTON SHARON A. SAXTON Business Phone (770) 597-1052 Home Phone (770) 924-3605

BRAD CASIT Address 3004 CREEKSIDE WAY, MARIETTA, GA 30066
(representative's name, printed) (street, city, state and zip code)

Brad Casit Business Phone _____ Cell Phone 678 584 3901
(representative's signature)

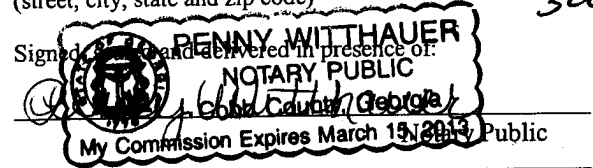
My commission expires: 3-15-13



Titleholder THOMAS W. SAXTON SHARON A. SAXTON Business Phone (770) 597-1052 Home Phone (770) 924-3605

Signature [Handwritten Signature] Address: 2671 Forest Glen Dr, Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-15-13



Present Zoning of Property R-20

Location 2671 FOREST GLEN DR, MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 777 95 sep District 16 Size of Tract 0.4725 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.

We the property owners, Tom and Sharon Saxton, wish to build a garage on top of an existing foundation wall located at the end of our existing driveway. Construction of the garage within the existing building setback would be difficult due to a topographic hardship.

List type of variance requested: Waive setback.