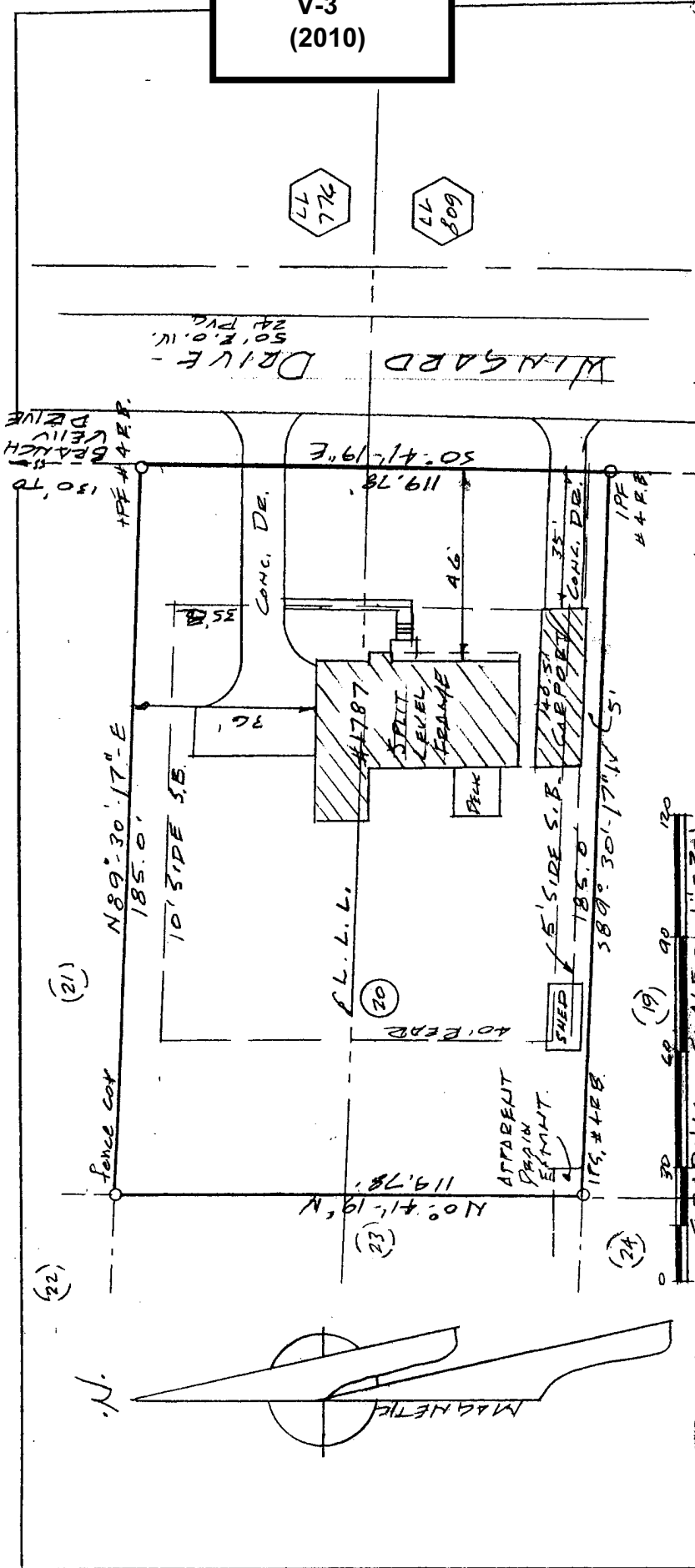


V-3  
(2010)



LL 776  
LL 809

WINDGARD DRIVE - 50' R.O.W.  
24' P.V.  
150' TO BEACH DRIVE

119.78'  
119.78'  
50.41' 19"E  
A.G.  
35'  
CONC. DE.  
1PE #4 R.R.  
1PE #4 R.R.

185.0'  
N89°30'17"E  
10' SIDE S.B.  
30'  
41.87'  
SPLIT LEVEL BEAMS  
PILK  
40.51'  
CONC. DE.  
35'  
185.0'  
E' SIDE S.B.  
SHEED  
115' #4 R.R.  
589° 30' 17" N 5'

30 60 90 120  
GRAPHIC SCALE - 1" = 30'

LOT 20, HASTY MEDICONS UNIT 2  
L.L.S. 776 809 - 16TH DIST. 2ND 3RD 4TH 5TH 6TH 7TH 8TH 9TH 10TH 11TH 12TH 13TH 14TH 15TH 16TH 17TH 18TH 19TH 20TH

Boundary Survey for  
JERRY N THOMPSON  
JOAN THOMPSON  
A168 = O.31AC

This plat may be based on a recorded plat from town plats referenced on said plat for closure in it.

According to F.I.R.A. Community Plat #  
property is not located in an area having special flood hazards.

Plat Book: 7  
Deed Book: 16

JOB #  
All data are 10' unless otherwise noted.  
Equipment used: T.C. 1150  
The field data upon which this plat is based has a closure precision of 1 in 25,000 feet and an angular error of 0.3 seconds per angle point, and the computations were made using the method of least squares.  
This plat is shown calculated for closure and is found accurate within one foot in 100 feet.  
This plat is subject to all assessments public and private.

Perimeter Surveying Co., Inc.  
1065 Sandown Road, Marietta, GA 30068  
Phone: (770) 425-8824 Fax: (770) 425-5158

I HAVE THIS DATE EXAMINED THE  
TIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED LOT (IS NOT)  
IN AN AREA HAVING SPECIAL FLOOD HAZARD  
PER: 13067C-00649  
12/16/08

MAGNETIC

NO 2108 09  
11-05-09  
LAND SURVEYOR  
KATHLEEN L. NUTT

**APPLICANT:** J. W. Thompson **PETITION NO.:** V-3  
**PHONE:** 770-597-8139 **DATE OF HEARING:** 01-13-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30  
**PHONE:** same **LAND LOT(S):** 776, 809  
**PROPERTY LOCATION:** Located on the west side of Wingard Drive, north of Meadowview Drive (1787 Wingard Drive). **DISTRICT:** 16  
**SIZE OF TRACT:** .5 acre  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the side and front of the primary structure and waive the side setback for said structure from the required 12 feet to 5 feet adjacent to the southern property line and the front setback from the required 45 feet to 35 feet; and 2) waive the side setback for an existing shed from the required 12 feet to 1 foot adjacent to the southern property line and the rear setback from the required 40 feet to 36 feet on lot 20.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If the variance is approved, all construction within 5 feet of the property line will require a one hour rating. Roof eave projections cannot exceed 4 inches if located within 2 feet of the property line. If this variance request is approved, a subdivision plat revision must be recorded reflecting the revised setback. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

**STORMWATER MANAGEMENT:** No apparent adverse stormwater impacts are anticipated. The RV shed is located over an existing driveway and the shed drains through the rear of the adjacent parcel to an existing drainage swale.

**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

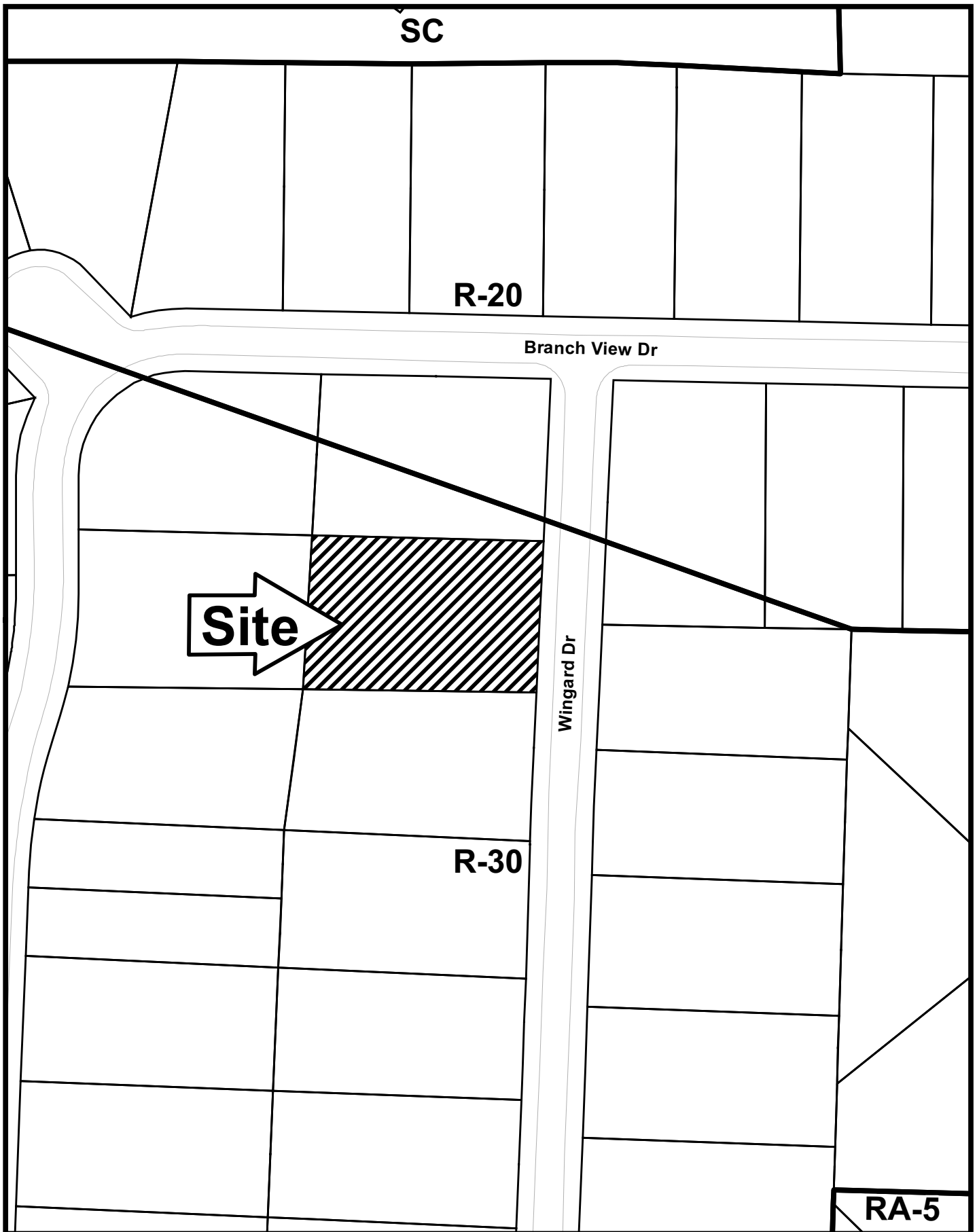
**SEWER:** No conflict

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

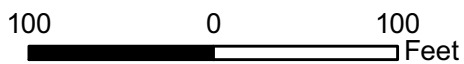
**BOARD OF APPEALS DECISION**  
 APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
 REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
 HELD \_\_\_\_\_ CARRIED \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-3



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

V-3

(type or print clearly)

Application No. \_\_\_\_\_  
Hearing Date: 1-13-10

Applicant JW THOMPSON Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_  
JW THOMPSON Address 1787 WINGARD DRIVE  
(representative's name, printed) (street, city, state and zip code)

JW Thompson Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

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

J. Mowen  
Notary Public

Titleholder JW THOMPSON Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_  
Signature JW Thompson Address: 1787 WINGARD DRIVE  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

J. Mowen  
Notary Public

Present Zoning of Property R-30  
Location 1787 WINGARD DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P24 776 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.

\* Because of the lay of the land, it is better to have carport to side of house.

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO SIDE OF PRIMARY STRUCTURE  
WAIVE SIDE SETBACK FOR ACCESSORY