

V-25
(2010)

REV	DATE	DESCRIPTION



LEGEND

- BC BACK CURB
- B.L. BUILDING LIMITS
- C.B. CATCH BASIN
- C.M.P. CORRUGATED METAL PIPE
- conc. CONCRETE
- D.E. DRAINAGE EASEMENT
- H.W. HEAD WALL
- IPF IRON PIN FOUND
- L.P. LIGHT POLE
- M.H. MAN HOLE
- R/W RIGHT OF WAY
- s.p. SCREEN PORCH
- S.S.E. SANITARY SEWER EASEMENT
- w.d. WOOD DECK
- #4r HALF INCH REBAR

BRASHER DRIVE
50' R/W
24' BC/BC

TANBARK DRIVE
S 33°56'02" E

50' R/W
24' BC/BC

IPF (#4r)
(buried 4")

IPF (#4r)
(buried 4")

TWO STORY
BRICK & FRAME
#4129

59

58

60



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY F.I.R.M. FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 13067C 0061G, DATED 12-16-08.

EQUIPMENT UTILIZED: ANGULAR & LINEAR: NIKON D-50
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN open FEET AND AN ANGULAR ERROR OF n/a PER ANGLE POINT AND WAS ADJUSTED USING none METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 596.822 FEET.

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

Ronel P. Stephens, Georgia Registered Land Surveyor No. 2794

SURVEY FOR:
KATHY COTRONEO

BEING: **LOT 59**
STOCKTON'S CHASE SUBDIVISION, UNIT ONE
PLAT BOOK 99 PAGE 36

LOCATED IN: LAND LOT: 307
DISTRICT: 18th SECTION: 2nd
COUNTY: COBB STATE: GEORGIA

SCALE: 1"=40' SURVEY DATE: 01-27-10 DRAWING DATE: 01-28-10 DWG NO. 10-0195-95A

TRI-CROWN 1756 PINE FOREST DR 770-966-5382
LAND SURVEYING COMPANY ACWORTH, GA 30102

REV
0

APPLICANT: Kathy Cotroneo **PETITION NO.:** V-25
PHONE: 404-216-7675 **DATE OF HEARING:** 04-14-10
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 307
PROPERTY LOCATION: Located at the southwest **DISTRICT:** 16
intersection of Brasher Drive and Tanbark Drive **SIZE OF TRACT:** .36 acre
(4129 Brasher Drive). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Allow an accessory structure (existing shed) to be closer to the side street than the
primary structure on lot 59.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the Variance is approved, a permit will be required if structure is over 120 square feet or has a permanent foundation or any electrical, plumbing or heating in the structure.

STORMWATER MANAGEMENT: No adverse stormwater management impacts anticipated. Shed is located over existing concrete pad and lot drains directly into adjacent subdivision detention pond.

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: Applicant's survey indicates shed does not encroach into county Sanitary Sewer Easement 10 foot setback (required at back of property). Existing wood deck does encroach; to be handled separately.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

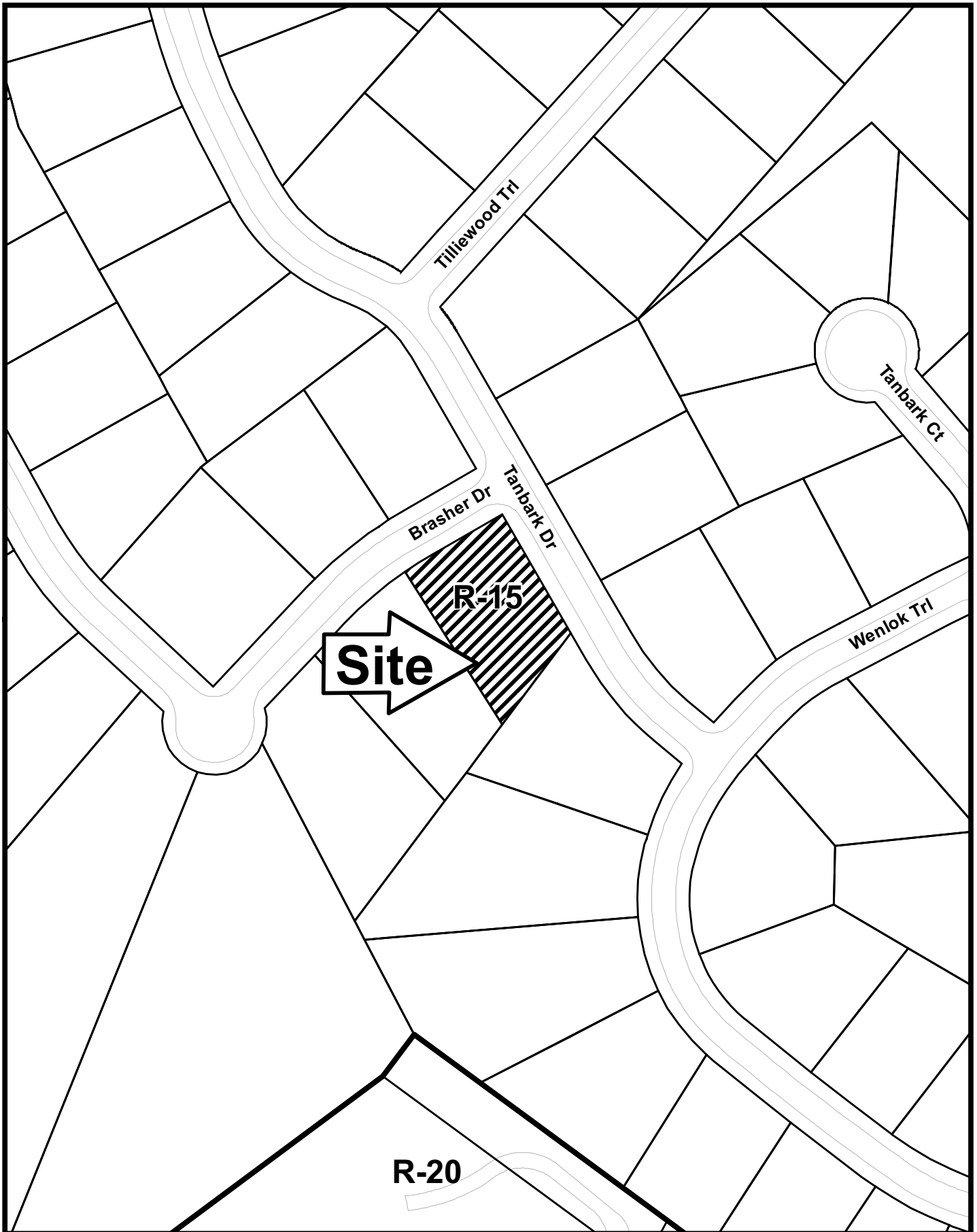
REJECTED **SECONDED**

HELD **CARRIED**

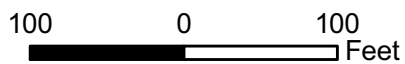
STIPULATIONS:





V-25



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-25

Hearing Date: 4-14-10

Applicant Kathy Cotroneo Business Phone 404-216-7675 Home Phone 770-517-3845

Address _____

(representative's name, printed)

(street, city, state and zip code)

Kathy Cotroneo
(representative's signature)

Business Phone _____

Cell Phone _____

Signed, sealed and delivered in presence of:

My commission expires: 7/24/12

Deborah A. Vukobratovic

Notary Public

Titleholder Kathy Cotroneo Business Phone 404-216-7675 Home Phone 770-517-3845

Signature Kathy Cotroneo Address: 4129 Brasher Drive, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 7/24/12

Deborah A. Vukobratovic

Notary Public

Present Zoning of Property residential R-15

Location 4129 Brasher Drive, Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 307 District 16 Size of Tract .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.

entire backyard slopes steeply down to a retention pond - there is no place else in our yard that is flat enough to locate the shed. It is built on side of house near garage, it's location is 34 1/2 feet from street

List type of variance requested: utility shed beside garage - was built almost 9 years ago - ALLOW AN ACCESSORY STRUCTURE TO BE CLOSER TO THE SIDE STREET THAN THE PRIMARY.