

V-48  
(2010)

LEGEND

- IPF IRON PIN FOUND
- RB REBAR
- OI OPEN TOP
- HW HEADWALL
- JB JUNCTION BOX
- DI DROP INLET
- YI YARD INLET
- CMP CORRUGATED METAL PIPE
- I.E. INVERT ELEVATION
- DWCB DOUBLE WING CATCH BASIN
- SSWH SANITARY SEWER MANHOLE
- SSWH DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- FH FIRE HYDRANT
- WV WATER VALVE
- PP POWER POLE
- B.L. BUILDING SETBACK LINE

SCALE: 1" = 40'

SURVEY FOR:

**Barbara & Allan Grove**

SURVEYING SERVICES BY:

**conroy & associates, P.C.**

LAND LOT: 722	SURVEYED: 4-7-10
DISTRICT: 17th	DRAWING: 4-8-10
COUNTY: Cobb	SCALE: 1"=40'

5885 Conroy Hwy  
Superior, GA 30086  
770.331.3301  
(678) 733.5184

Deed Book 14409 Page 2494 **AK037**

Wood Glen Ln

Powers Ferry Rd

NOTES:

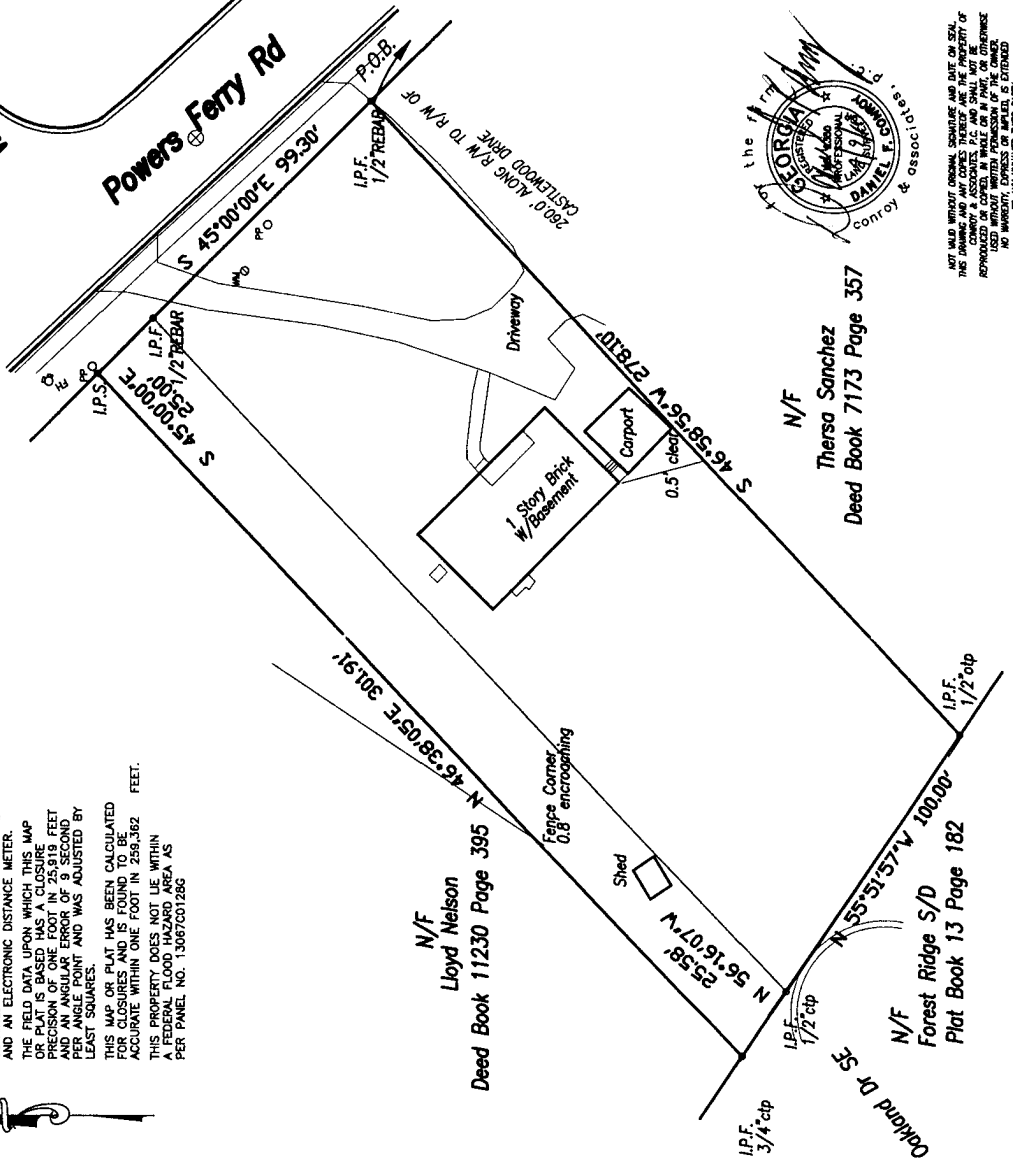
ALL IRON PINS INDICATED AS SET (IPF) ARE 1/2" REBAR RODS.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP WAS BASED WAS OBTAINED WITH AN ELECTRONIC DISTANCE METER. PRECISION OF ONE FOOT IN 25,919 FEET AND AN ANGULAR ERROR OF 9" SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,362 FEET.

THIS PROPERTY DOES NOT LIE WITHIN FEDERAL HIGHWAY RIGHT-OF-WAY AS PER PANEL NO. 13067201286



NOT VALID WITHOUT ORIGINAL SURVEYING AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CONROY & ASSOCIATES, P.C. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESS OR IMPLIED, IS EXTENDED TO ANY PURCHASER OF THIS PLAT.

N/F  
Theresa Sanchez  
Deed Book 7173 Page 357

N/F  
Lloyd Nelson  
Deed Book 11230 Page 395

N/F  
Forest Ridge S/D  
Plat Book 13 Page 182

Oakland Dr SE

**APPLICANT:** Allan Grove **PETITION NO.:** V-48  
**PHONE:** 678-522-5685 **DATE OF HEARING:** 07-14-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 722  
**PROPERTY LOCATION:** Located on the southwesterly side of Powers Ferry Road, north of Castlewood Drive (550 Powers Ferry Road). **DISTRICT:** 17  
**SIZE OF TRACT:** .82 acre  
**COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the side setback adjacent to the southern property line from the required 10 feet to zero feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If variance is approved all portions of the garage construction within 5 feet of the property line will be required to be One Hour Rated.

**STORMWATER MANAGEMENT:** Proposed garage will replace existing carport. No increase in runoff proposed.

**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:** City of Marietta Service Area.

**SEWER:** City of Marietta Service Area.

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

**BOARD OF APPEALS DECISION**

**APPROVED**            **MOTION BY**           

**REJECTED**            **SECONDED**           

**HELD**            **CARRIED**           

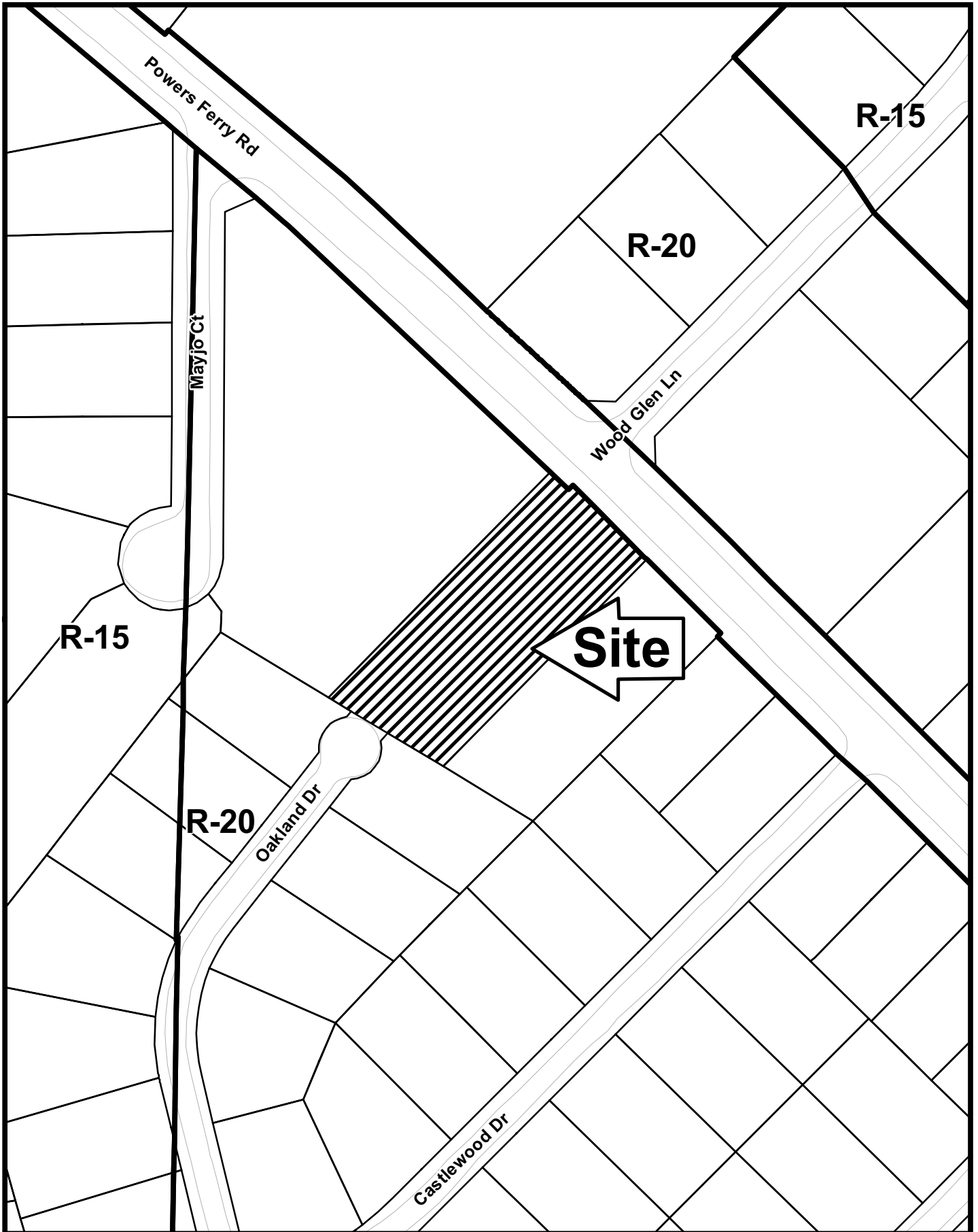
**STIPULATIONS:**           

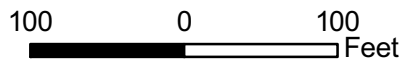
          





# V-48



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-48  
Hearing Date: 7-14-10

Applicant ALLAN GROVE Business Phone 678-522-5685 Home Phone 678-566-5371  
ALLAN GROVE Address 550 POWERS FERRY RD SE MARIETTA GA  
(representative's name, printed) (street, city, state and zip code) 30067  
[Signature] Business Phone 678-522-5685 Cell Phone same  
(representative's signature)

My commission expires: 1 Aug 7, 2012

Signed, sealed and delivered in presence of: [Signature]  
**T D SHAH**  
**NOTARY PUBLIC**  
**EXPIRES AUGUST 7, 2012** Notary Public

Titleholder ALLAN GROVE & BARBARA Business Phone 678-522-5685 Home Phone 678-566-5371  
 Signature [Signature] Address: 550 POWERS FERRY RD SE  
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA GA 30067  
Barbara Grove

My commission expires: 1 Aug 7, 2012

Signed, sealed and delivered in presence of: [Signature]  
**T D SHAH**  
**NOTARY PUBLIC**  
**EXPIRES AUGUST 7, 2012** Notary Public

Present Zoning of Property R-20  
 Location 550 POWERS FERRY ROAD  
(street address, if applicable; nearest intersection, etc.)  
 Land Lot(s) 722 District 17 Size of Tract .82 <sup>ACRE</sup> 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 would like to build a garage attached to my house. The distance from the side to the property line is 26' and my garage design will bring me within 2' of the property line. My neighbors don't care so long as I don't build on their property.

List type of variance requested:  
WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO ZERO FT.