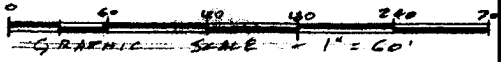


V-87  
(2010)



PLANTHORN ROAD

N 18° 03' - 31" E  
863.10'

Shed

BARN

Creek

AREA IN TRAVERSE - 9.58  
AREA TO 6 CREEKS - 0.54  
TOTAL AREA - 10.10 ACRES

MAGNETIC

I HAVE THIS DATE, EXAMINED THE  
FIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED LOT (15)  
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
FOR 13067C 007E

8/18/92

LOWEST FLOOR ELEV. = 914.7 (9.2' ABOVE FLOOD)  
2ND FLOOR ELEV. = 925.6  
BARN ELEV. = 920.4 (1.9' ABOVE 100 YR FLD)  
100 YEAR FLOOD PLAIN ELEV. = 925.5

REF: LAKE SURREY ESTATES - UNIT 11  
PLAT BOOK 17 PAGE 93

TRU-LINE SURVEYING INC.  
2070 ATTIC PARKWAY  
SUITE 505  
KENNESAW, GA 30084  
PHONE (770) 919-8732  
FAX (770) 919-8731

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN

SURVEY FOR	
BARBARA COOKE	
LAND LOTS 167, 168, 173, 174	SCALE: 1" = 60'
DISTRICT: 17 <sup>TH</sup>	DATE: SEPT 25, 08
SECTION: 21 <sup>ST</sup>	

11F 0 42.21 1800 FENCE POST  
S 64° 15' 14" W

780' F LONG & SEARCH = 72  
TO LINE HAS 19° 02' N 72' W

APPROX. LL CORNER

11F 0 42.21 1800 FENCE POST

**APPLICANT:** Heather Reams **PETITION NO.:** V-87  
**PHONE:** 770-319-5552 **DATE OF HEARING:** 12-08-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 167,168,193,194  
**PROPERTY LOCATION:** On the south side of **DISTRICT:** 17  
Lakeshore Drive, south of Hurt Road **SIZE OF TRACT:** 10.82 acres  
(3603 Lakeshore Drive). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the requirement that animals be maintained at least 10 feet from the property line; 2) waive the side setback for a shed from the required 10 feet to zero feet adjacent to the eastern property line; and 3) waive the setback for a barn from 100 feet to 24 feet adjacent to the east property line.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion for the barn showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** A portion of the eastern and southern boundary of this parcel abuts two natural streams that are identified on the County’s Stream Buffer Map. Livestock access to these streams should be limited and fenced grazing areas maintained a minimum of 25 feet from the stream banks.

**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.

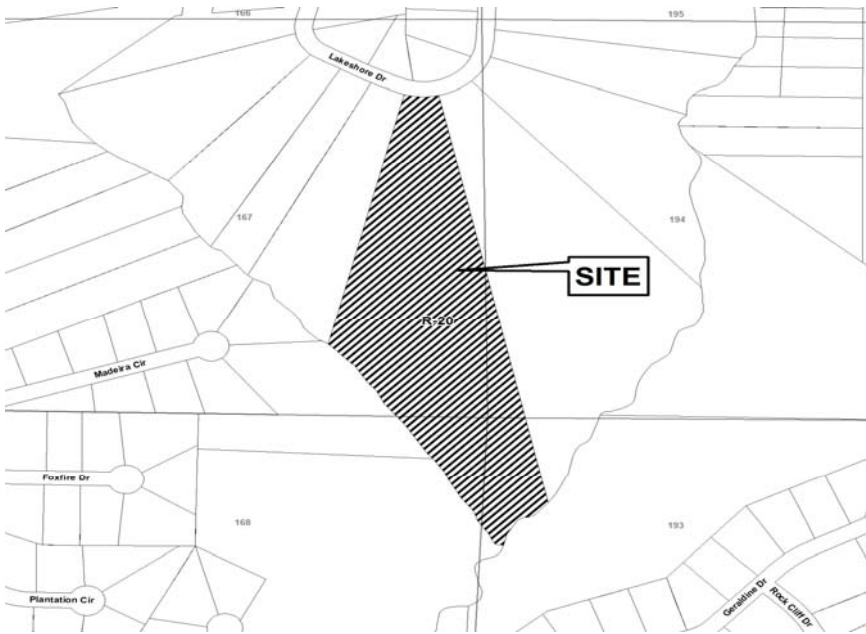
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

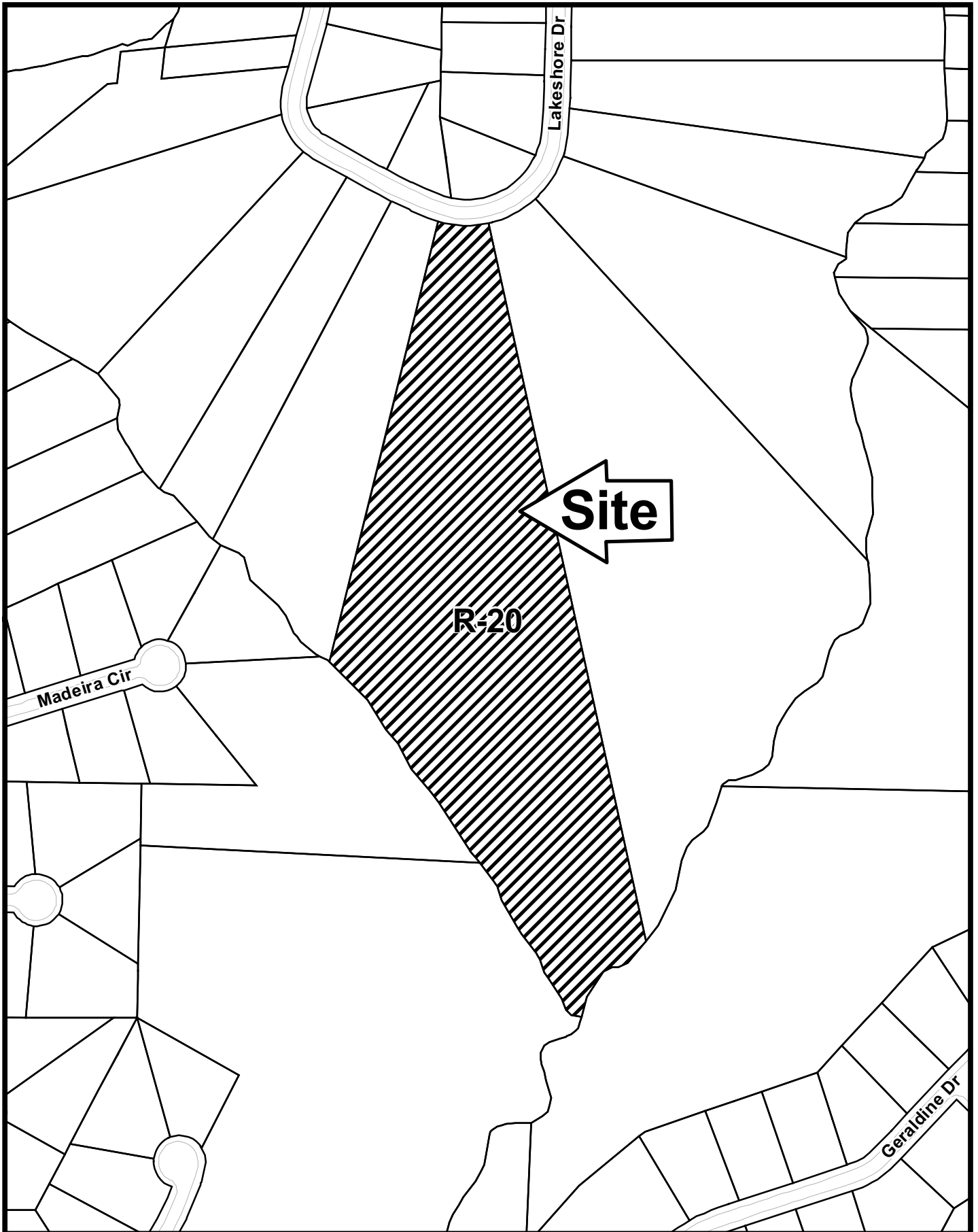
**SEWER:** No conflict.

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

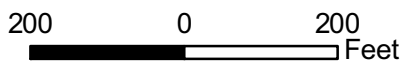
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# V-87



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

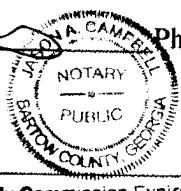
(type or print clearly)

Application No. V-87  
Hearing Date: 12-8-10

Applicant Heather Reams Phone # 7-319-5552 E-mail heatherreams@uphoo.com

Address 3603 Lakeshore Drive  
(street, city, state and zip code)

[Signature]  
(representative's name, printed)  
(representative's signature)



Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signed, sealed and delivered in presence of:

J. Campbell  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires October 31, 2011

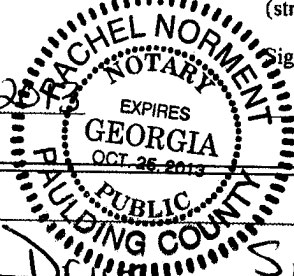
Titleholder Charles L. Elrod Phone # 770-815-9818 E-mail Sandraelrod@comcast.net

Signature [Signature] Address 3352 Gilley Dr., Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Rachel Norment  
Notary Public

My commission expires: October 25, 2013



Present Zoning of Property R-20

Location 3603 Lakeshore Drive, Smyrna, GA 30082  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 147 District 17th Size of Tract 10.83 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.

fence on property line decayed when I moved in. spent \$700  
replaced original fence to accomodate neighbor at their request.  
now need variance to not have to spend thousands more adding  
add'l fence 10 ft off property line through brush. have pics -  
Please see. \* property has been this way since 2001, neighbor never had problem  
before.

List type of variance requested: WAIVE THE REQUIREMENT  
THAT ANIMALS BE MAINTAINED AT LEAST  
10 FT FROM PROPERTY LINE. 2) WAIVE THE  
SIDE SETBACK FOR A SHED FROM (REQUIRED  
10 FT TO ZERO FEET.