

**V-51  
(2011)**

**LEGEND**

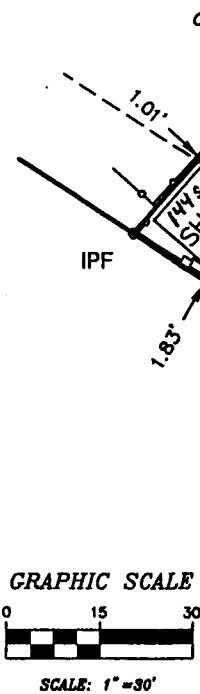
- X-X- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- IPS = Iron Pin Set
- IPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- C/P = Car Port
- A/G = Above Ground
- B/C = Back of Curb
- C/L = Centerline
- o—o— = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- BL = Building Line
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- ~—~ = Power Line

**CURVE DATA**

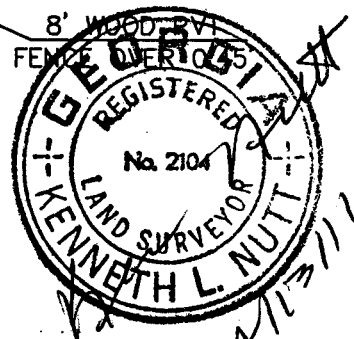
C1:  
 Radius - 274.06'  
 Arc Length - 32.55'  
 Cord Brg - N50°40'35"W  
 Cord Distance - 32.53'



0.24' NEIGHBORS  
 FENCE ENCROACHMENT



**Area = 13,941.32 sq.ft.  
 0.32 AC**



Job #: 003811

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 81,032 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 13067C0114G, dated 12-16-2008 this property is not located in an area having special flood hazards.

**Boundary Survey for:  
 Steve Fontaine**

Lot: 13 S/D: Hollydale *Platted*  
 3118 SASANQUA LANE *9-26-72*  
 Land Lot: 697 District: 19 Sect: 2nd  
 COBB County, Georgia



**Perimeter Surveying Co., Inc**  
 1065 Sandtown Road, Marietta, GA 30008  
 Phone: (770) 425-6824 Fax: (770) 425-6768

Surveyed By: M. S.  
 Date Surveyed: 4-07-2011  
 Date Drawn: 4-08-2011

Computed by: M.S.  
 Drawn by: J.L.  
 Checked by: K.N.

**REFERENCES**

Plat Bk: 56 Pg. 36  
 Deed Bk. 13532 Pg. 5428

**APPLICANT:** Steven Fontaine **PETITION NO.:** V-51  
**PHONE:** 770-425-8840 **DATE OF HEARING:** 07-13-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 697  
**PROPERTY LOCATION:** On the west side of **DISTRICT:** 19  
Sasanqua Lane, northeasterly of Pair Road **SIZE OF TRACT:** 0.32 acre  
(3118 Sasanqua Lane). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback on lot 13 from the required 10 feet to 5 feet adjacent to the western property line; 2) waive the rear setback for a 144 square-foot accessory structure from the required 35 feet to 1 foot; and 3) waive the side setbacks for two accessory structures from 10 feet to zero feet.

**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 showing all improvements on the lot, new setbacks and reference to 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:** No apparent adverse stormwater impacts observed for existing structures.

**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**

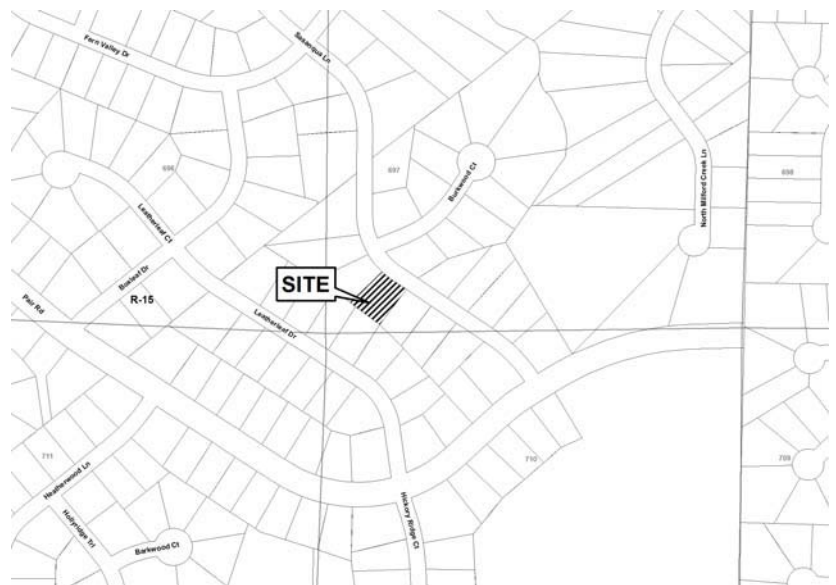
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

# **Cobb County Fire and Emergency Services**

## **Fire Marshal Comments**

Applicant Name: **Steve Fontaine**

Petition Number: V-51

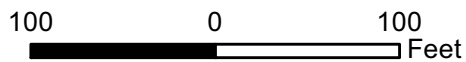
Date: 7/5/2011



**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-51



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-51

Hearing Date: 7-13-11

Applicant Steven Fontaine

Phone # 7-425-8840

E-mail \_\_\_\_\_

Steven Fontaine

(representative's name, printed)

Address 3118 Sasangua Lane, Marietta GA 30008

(street, city, state and zip code)

+

(representative's signature)

Phone # +

E-mail \_\_\_\_\_

My commission expires: + See file

Signed, sealed and delivered in presence of:

+ See file

Notary Public

Titleholder Beverly J. Rhodes

Phone # 404-409-8622

E-mail \_\_\_\_\_

Signature Beverly J. Rhodes

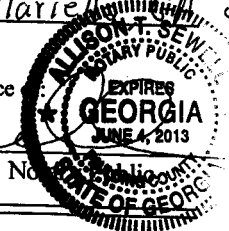
(attach additional signatures, if needed)

Address: 3118 Sasangua Ln, Marietta, GA 30008

(street, city, state and zip code)

Signed, sealed and delivered in presence

My commission expires: June 4, 2013



Present Zoning of Property R-15

Location 3118 SASANQUA LANE

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Ⓟ 24 697

District 19

Size of Tract .32

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.

+ See LETTER (Exhibit A)

List type of variance requested: WAIVE THE SIDE SETBACK FOR ACCESSORY STRUCTURES

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

V-51/2011  
Exhibit "A"

May 11, 2011

To whom it may concern;

The situation came about because an inspector came out to check on a violation/complaint on the house directly behind mine. During his inspection he noticed that I had a storage building that he believed to be close to the property line. That's when code section 134-197(12) was brought to our attention.

The two storage buildings in question have been on the property since 1992 and 1994. This residence is a ranch house with no basement. The previous owners had closed in the garage leaving limited space for storage.

We are a family of six and used the storage buildings for our yard equipment, tools and holiday decorations. The property in question, also has a pool and we stored our pool equipment in there as well as our chemicals for the pool.

Since the buildings lie within the property line and is surrounded by a privacy fence, obscuring it from the neighbors' view, it would be difficult to understand why anyone would object after all these years. Other houses in the neighborhood have similar storage buildings out in the open or next to their property lines/fences and to my knowledge, no one has complained about them or asked them to be moved/removed.

We have resided in this house since 1986 and none of the neighbors found it offensive, or had any complaints in all the previous years.

Sincerely,