

V-63  
(2011)

**GENERAL NOTES~**

ANG. ERROR: 4.3" PER TURN  
FIELD PRECISION: 1 IN 60,495  
COMPASS RULE ADJUSTMENT  
EQUIPMENT: TOPCON GTS-235.  
PLAT PRECISION: 1 IN 126,729

ALL MATTERS OF TITLE ARE EXCEPTED.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

REFERENCE: DB 10051, PG. 530.

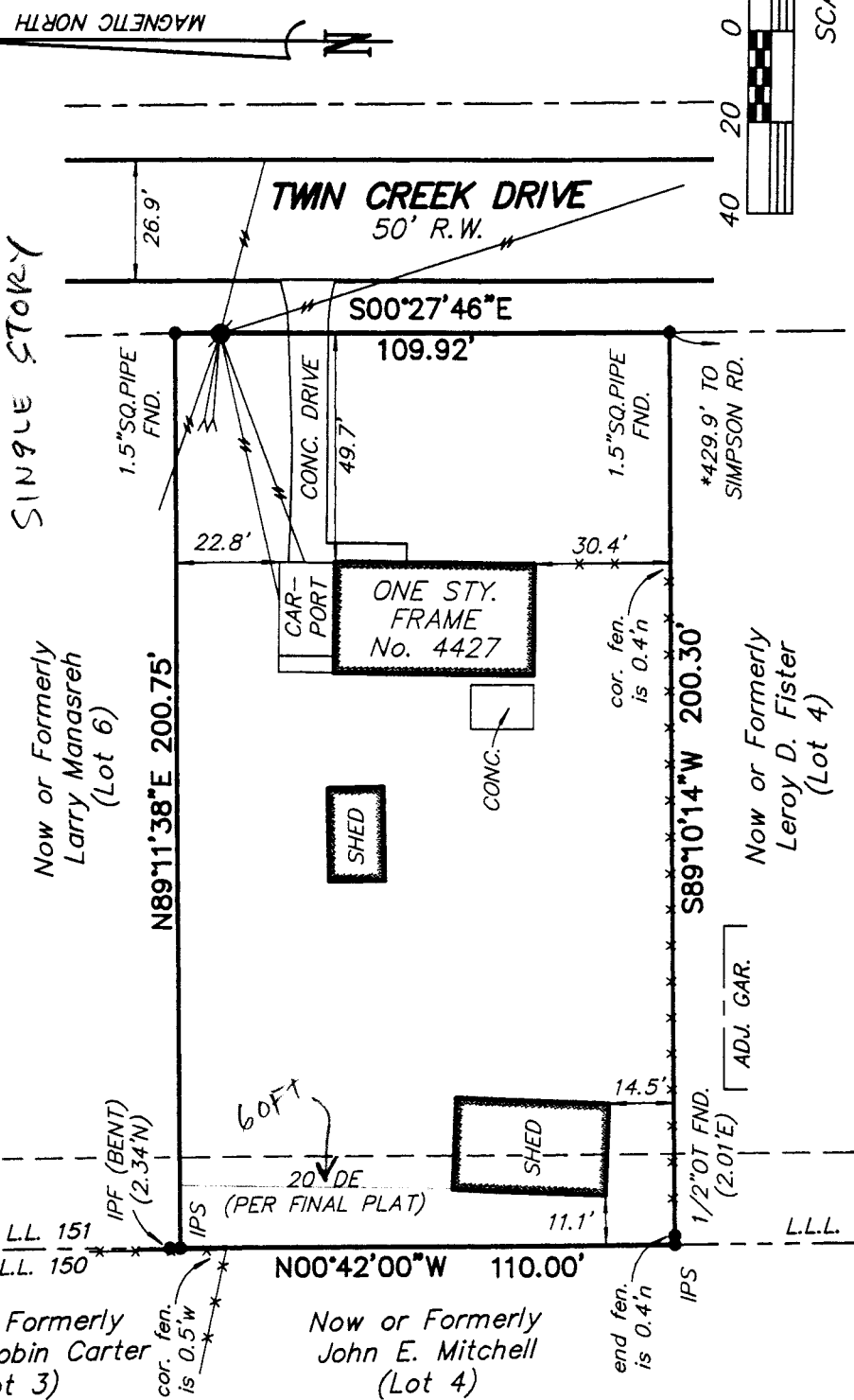
\*PER PLAT RECORDS; NO MONUMENTS

THIS PROPERTY IS CURRENTLY ZONED R-20 PER COBB CO.

SETBACKS: FRONT = 35 FEET  
SIDE = 10 FEET  
REAR = 35 FEET

**AREA = 22,050 SQ. FT  
0.506 ACRE.**

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0041 G DATED DECEMBER 16, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



20x34 = 680 SQ FT  
SINGLE STORY

JOB # 11-081 DRAWN BY: DB CHECKED BY: DB  
FIELD DATE: 06-30-11 PLAT PREPARED: 07-05-11

LOT 5 BLOCK "A"  
TWIN CREEK

L.L. 151, 16th DISTRICT 2nd SECTION  
COBB COUNTY, GEORGIA

DATE: 06-30-11 SCALE: 1" = 40'

MADE FOR DOUGLAS EDWARD STEPHENS

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

**BARTON SURVEYING INC.**

1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810



Now or Formerly Dale & Robin Carter (Lot 3)

Now or Formerly John E. Mitchell (Lot 4)

Shiloh Hills Subdivision  
Unit 3, Sect. One, Block "D"

**APPLICANT:** Douglas Edward Stephens **PETITION NO.:** V-63  
**PHONE:** 770-928-1068 **DATE OF HEARING:** 09-14-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 151  
**PROPERTY LOCATION:** On the east side of Twin **DISTRICT:** 16  
Creek Drive, north of Simpson Road **SIZE OF TRACT:** 0.5 acre  
(4427 Twin Creek Drive). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 650 square feet (existing 680 square-foot shed) from the required 100 feet to 60 feet adjacent to the northern property line, 11 feet adjacent to the western property line and 14 feet adjacent to the southern property line.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** On 6/21/11, a Notice of Violation was issued for building a shed without a permit. If the variance is approved, a permit and applicable inspections will be required for the existing 680 square-foot shed. The shed is located in a drainage easement and is subject to the review and approval of the Stormwater Management Division.

**STORMWATER MANAGEMENT:** The storage structure is located partially within a recorded 20-foot drainage easement running along the rear of the property. However, there is no existing pipe or swale associated with this easement. If allowed to remain, a hold harmless agreement will be required for the encroachment, and any downspouts must be discharged to the ground at the structure to maximize overland flow of roof runoff.

**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.

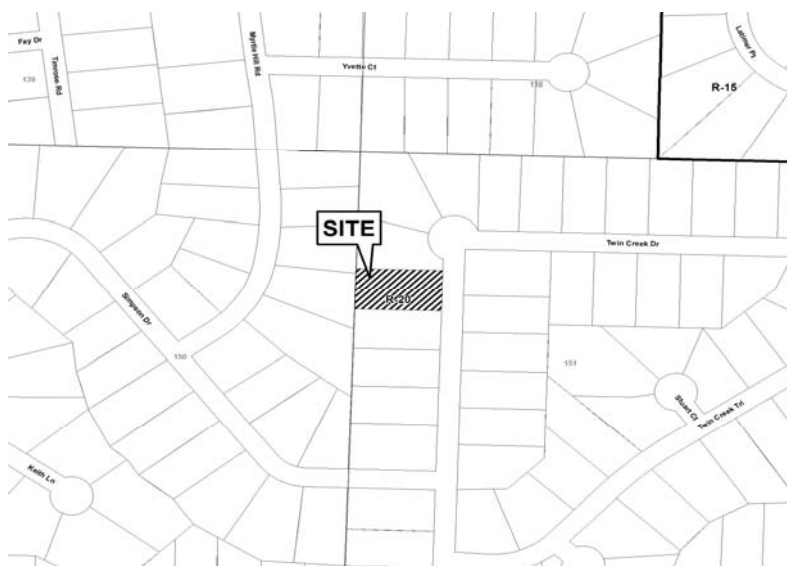
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

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

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



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# **Cobb County Fire and Emergency Services**

## **Fire Marshal Comments**

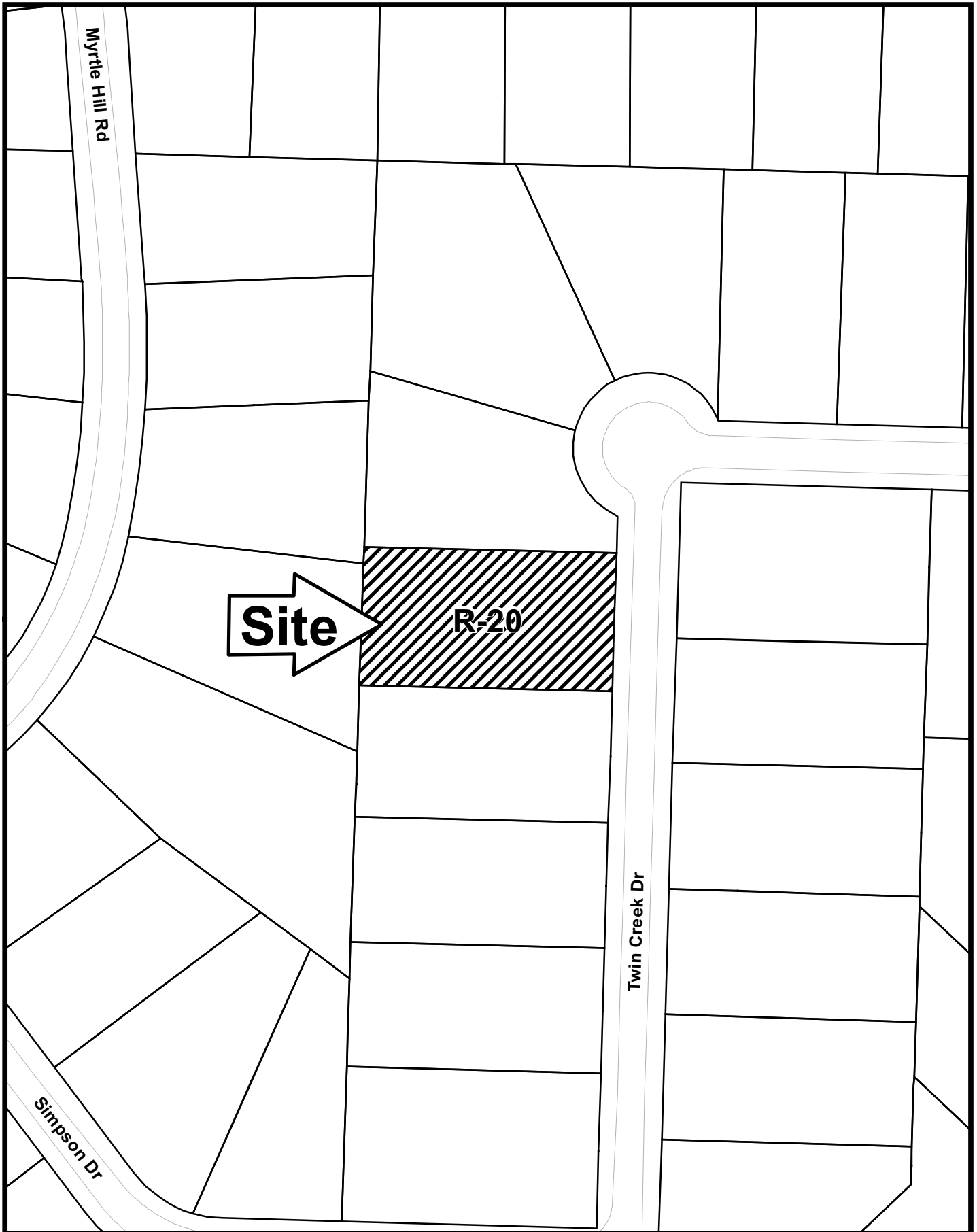
Applicant Name: **Douglas Edward Stephens**

Petition Number: V-63

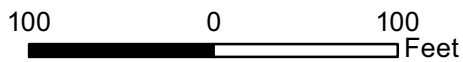
Date: 8/30/2011



**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-63



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-63  
Hearing Date: 9-14-2011

Applicant † Douglas Stephens Phone # 770 1928 1068 E-mail ddouste@clear.net  
Address 4427 Twin Creek Dr.  
(representative's name, printed) (street, city, state and zip code)

† Douglas Stephens Phone # 1 E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: †  
**ALAIN J. SUAREZ**  
**NOTARY PUBLIC**  
Cherokee County - State of Georgia  
My Comm. Expires June 27, 2011  
Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Titleholder † Douglas Stephens Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature † Douglas Stephens Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: †  
**ALAIN J. SUAREZ**  
**NOTARY PUBLIC**  
Cherokee County - State of Georgia  
My Comm. Expires June 27, 2011  
Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property R-20  
Location 4427 TWIN CREEK DRIVE  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 151 Ⓟ10 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.

† This building was built before I knew I needed a Variance because of the set back.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT (EXISTING SHED AT 680 SQFT) FROM REQUIRED 100FT TO 60FT FROM THE NORTHERN PROP. LINE, 11FT FROM THE WESTERN PROP. LINE AND 14FT FROM THE SOUTHERN PROP. LINE.