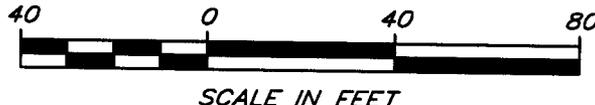
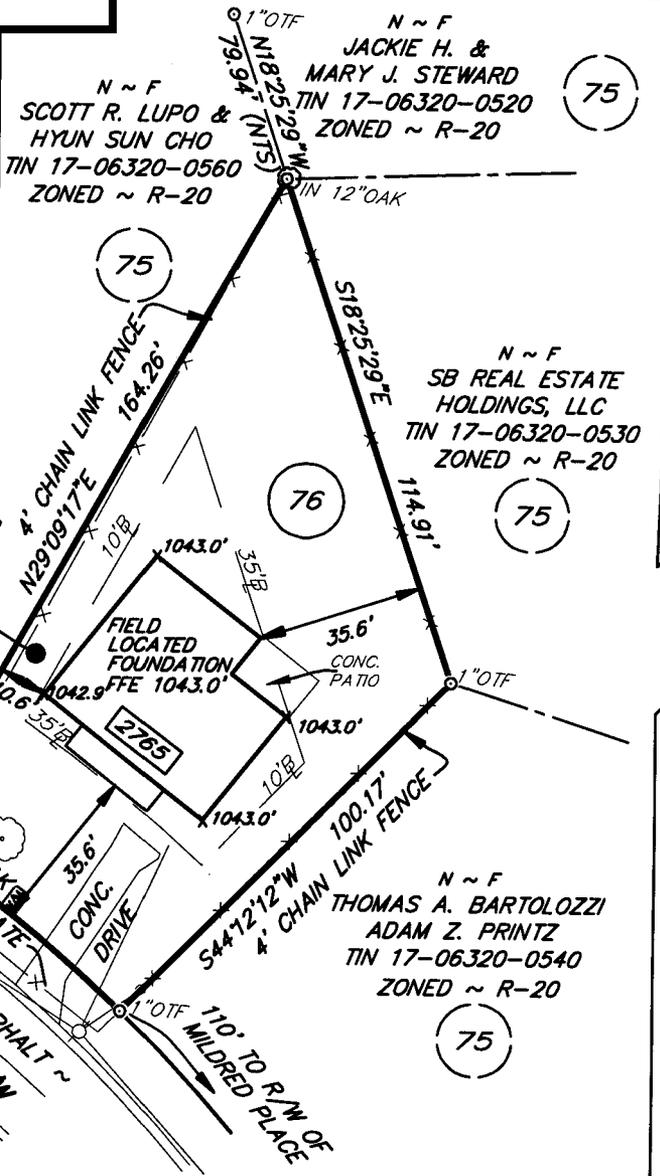
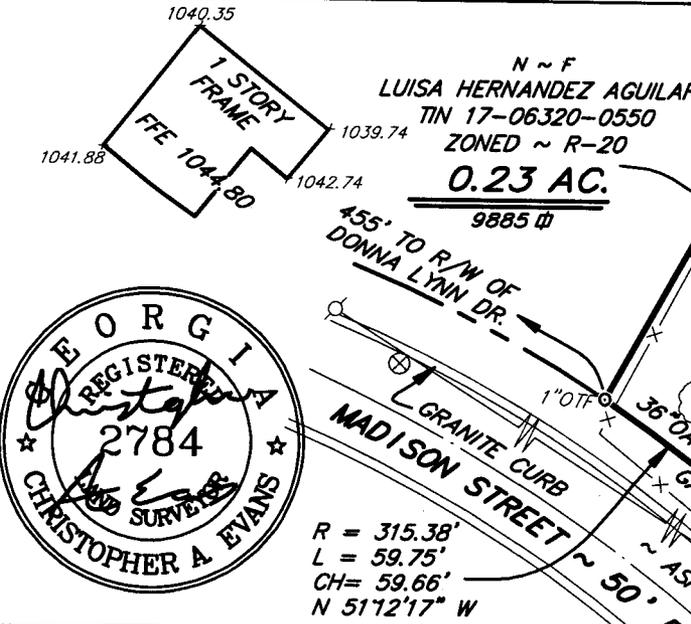


V-80  
(2011)

LEGEND

$\odot$	P.P. - POWER POLE
$\otimes$	M.H. - SANITARY SEWER MANHOLE
(W/M)	W.M. - WATER METER
(G/M)	G.M. - GAS METER
$\circ$	OTF - OPEN TOP PIPE FOUND
—x—	TYPE OF FENCE
	F.F.E. - FINISHED FLOOR ELEVATION
—  —	OVERHEAD POWER LINES
1234	STREET ADDRESS



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13067, MAP NUMBER # 13067C0119G DATED DECEMBER 16, 2008

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/137.738. MATTERS OF TITLE ARE EXCEPTED.

DATE	REVISIONS
7-20-11	
SCALE : 1" = 40'	
DRAWN BY : MAN	
CHECKED BY : CAE	
FIELD BOOK : HABITAT	

FOUNDATION SURVEY FOR:  
  
**HABITAT FOR HUMANITY OF  
NW METRO ATLANTA**  
2765 MADISON STREET

# Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd Marietta, Georgia 30064 www.gscsurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593

LOCATED IN L.L. 632  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

GRID NORTH - GEORGIA WEST ZONE

Plotted on: Jul 20, 2011 - 8:48am  
Drawing name: S:\Brd\COBB\17\17-06-32\2765 madison st\HABITAT F.dwg  
Plotted By: Matt Noell

**APPLICANT:** Habitat for Humanity of Northwest      **PETITION NO.:** V-80  
**PHONE:** Metro Atlanta, Inc. 770-432-7954      **DATE OF HEARING:** 10-12-11  
**REPRESENTATIVE:** J. Kevin Moore      **PRESENT ZONING:** R-20  
**PHONE:** 770-429-1499      **LAND LOT(S):** 632  
**PROPERTY LOCATION:** On the north side of      **DISTRICT:** 17  
Madison Street, east of Donna Lynn Drive      **SIZE OF TRACT:** 0.23 acre  
(2765 Madison Street).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 30 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** On 7/19/11, the building division rejected the Zoning Compliance Inspection for possible encroachment. If the variance is approved, the permit will need to be revised to exhibit a covered porch versus an open patio. 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 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:** No apparent adverse stormwater impacts are anticipated

**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 per City of Smyrna (Smyrna Service Area).

**SEWER:** No conflict per City of Smyrna (Smyrna Service Area).

**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

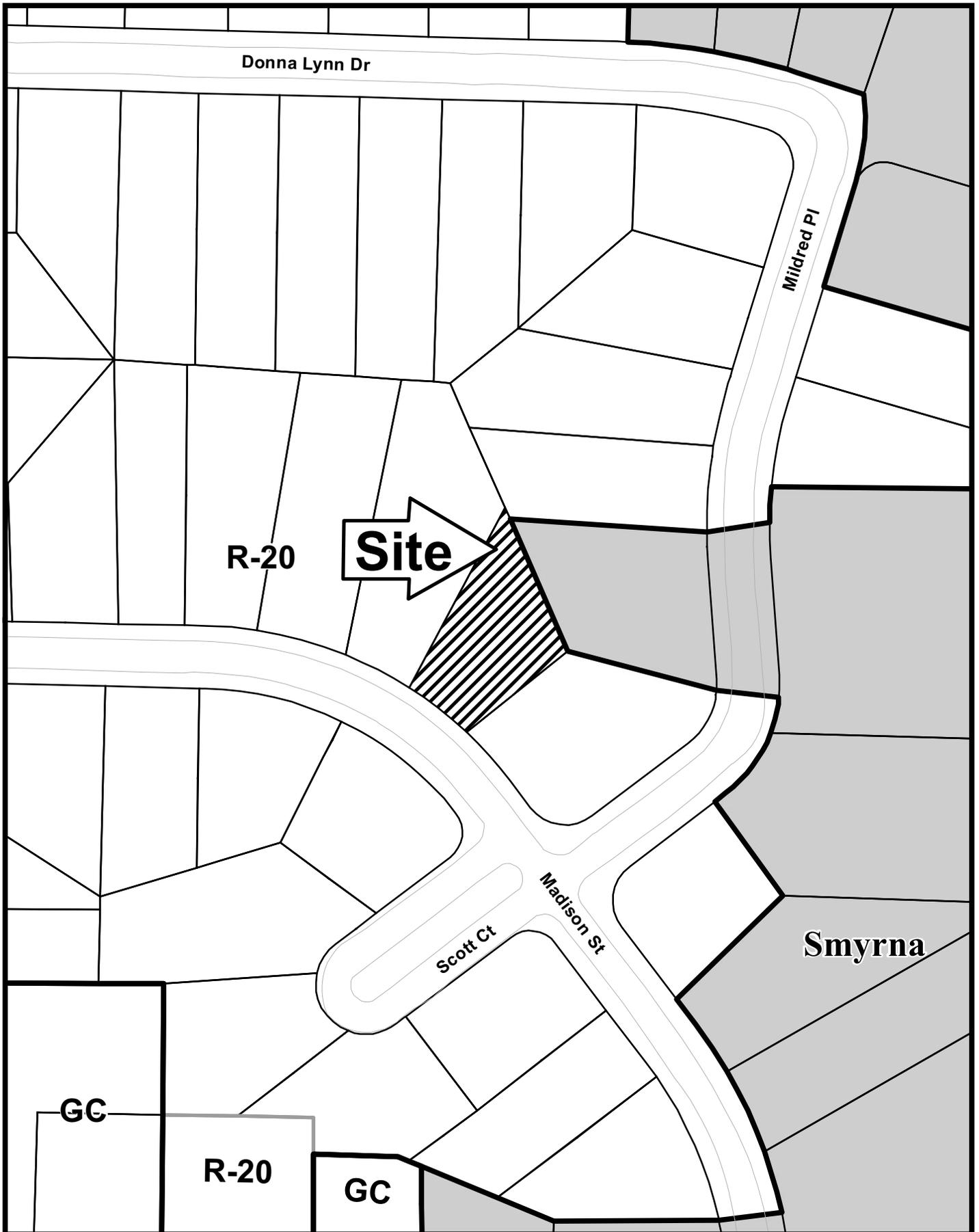
Applicant Name: **Habitat for Humanity**

Petition Number: V-80

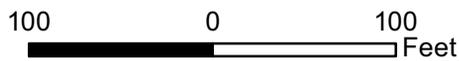
Date: 9/19/2011

**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-80



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

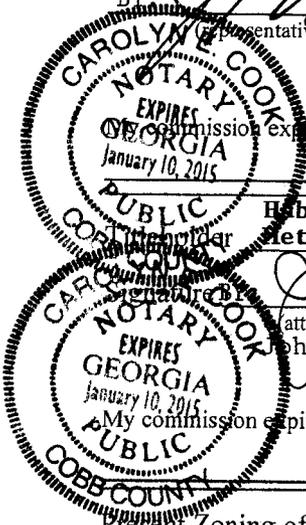
(type or print clearly)

Application No. v-80(2011)  
Hearing Date: 10/12/2011

**Habitat for Humanity of Northwest**  
Applicant Metro Atlanta, Inc. Phone # (770) 432-7954 E-mail jkerwood@nwmetroatlantahabitat.org  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mjs.com  
[Signature] Georgia Bar No. 519728 w7@mjs.com  
(representative's signature)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public



**Habitat for Humanity of Northwest**  
**Metro Atlanta, Inc.** Phone # (770) 432-7954 E-mail jkerwood@nwmetroatlantahabitat.org

[Signature] Address: 1625 Spring Road, Smyrna, GA 30080-3774  
John R. Kerwood, President  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property R-20

Location 2765 Madison Street  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 632 District 17th Size of Tract 0.23 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 Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required minimum rear setback from thirty-five (35) feet to thirty (30) feet (see § 134-197(4)(d)).

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**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

**Application No.: V- 86 (2011)**  
**Hearing Date: October 12, 2011**

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Property Owner: Habitat for Humanity of Northwest Metro  
Atlanta, Inc.**

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a waiver of the minimum rear setback from the required thirty-five (35) feet to thirty (30) feet. By waiving the required minimum rear setback, Applicant can construct a more desirable and attractive house which includes a covered, rear porch. Absent the covered porch, Applicant could meet the minimum setback requirement. The variance requested herein is not substantial and would allow an otherwise reasonable use of the Subject Property; especially, given that adjoining properties are zoned to the R-20 zoning category.