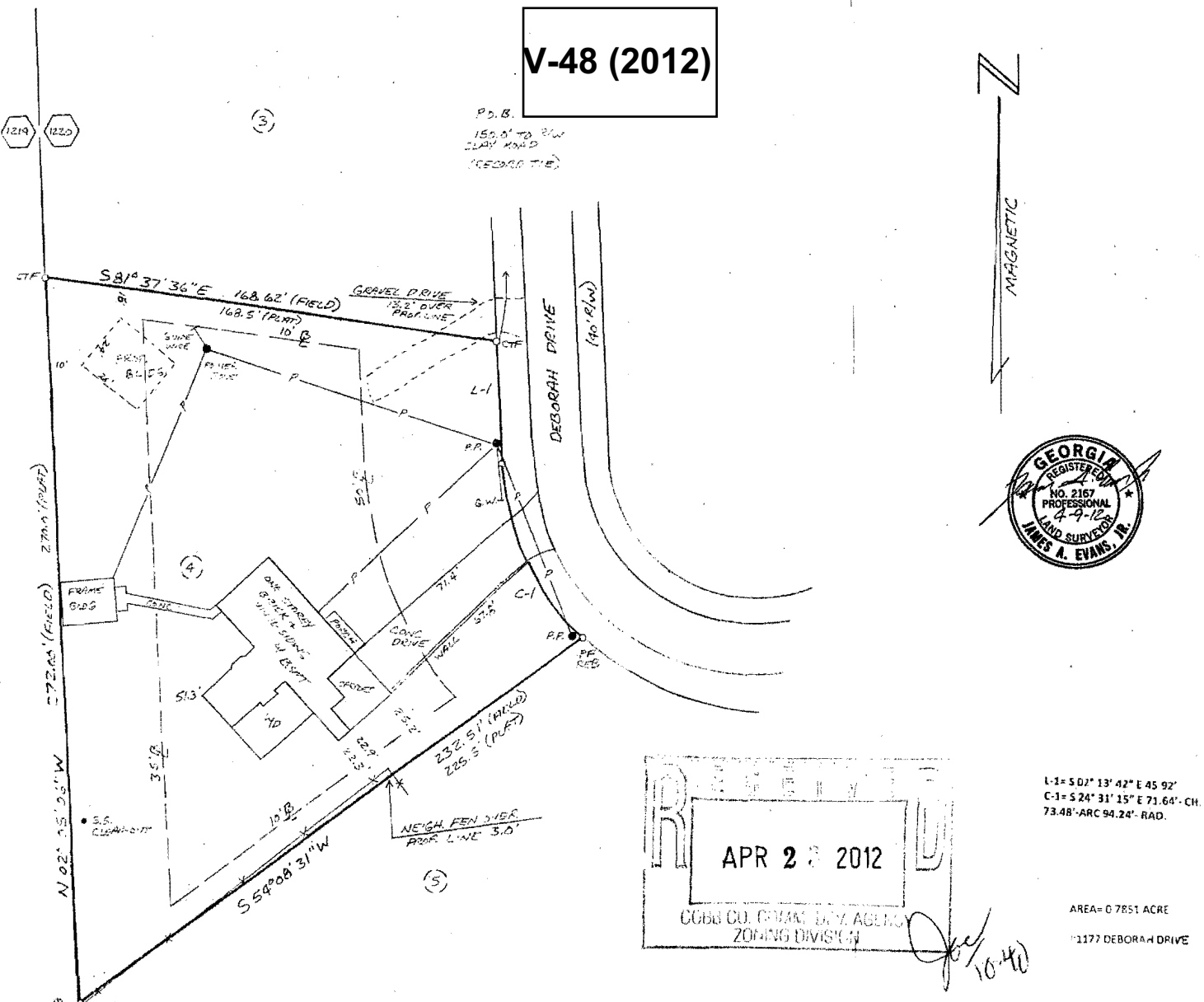


V-48 (2012)



MAGNETIC

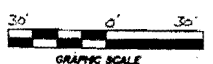


RECEIVED
APR 23 2012
 COBB COUNTY PLANNING AND ZONING DIVISION

L-1= S 02° 13' 42" E 45.92'
 C-1= S 24° 31' 15" E 71.64' - CH.
 73.48'-ARC 94.24'-RAD.

AREA= 0.7851 ACRE
 11777 DEBORAH DRIVE

Joe
10-40



- NOTES:
1. SETBACKS PER R-20 ZONING
 2. PROPERTY LINES & RIGHT-OF-WAYS ESTABLISHED BY REF. UPON IRON PINS FOUND AND STREET LOCATION
 3. DEED BOOK 14705 PAGES 1879, 1880

I HAVE THIS DATE, EXAMINED THE TIA OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 1304702040
 LOCATION CoBB
 ZONE R-20

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSENESS PRECISION OF ONE FOOT IN 2500 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGULAR POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSENESS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.

EQUIPMENT USED
 TOPCON 673-RT

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF

James A. Evans

J.A. EVANS
 SURVEYING CO., INC.
 POWDER SPRINGS, GEORGIA
 PH. 770-943-0000

SURVEY FOR:			
LOWELL I. ORR & O'NEAL G. ORR			
LOT 4	BLK.	UNIT	REVISIONS
AARVILLE			2-9-12
LANDLOT 1220			
DISTRICT 1974		SECTION 2ND	CC
CoBB		COUNTY, GEORGIA	ORR
PLAT BOOK 26		PAGE 148	JOB #
DATE: 2-3-12		SCALE: 1" = 30'	117-12-3

END

APPLICANT: Lowell J. Orr
PHONE: 770-948-9477
REPRESENTATIVE: Lowell J. Orr
PHONE: 770-948-9477
TITLEHOLDER: O'Neal G. and Lowell Jay Orr
PROPERTY LOCATION: On the west side of
Deborah Drive, south of Clay Road
(1177 Deborah Drive).

PETITION No.: V-48
DATE OF HEARING: 07-11-12
PRESENT ZONING: R-20
LAND LOT(S): 1220
DISTRICT: 19
SIZE OF TRACT: 0.77 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (proposed 624 square foot garage) from the required 35 feet to 10 feet; and 2) waive the rear setback for an accessory structure over 144 square feet (existing 320 square foot building) from the required 35 feet to zero feet.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Lowell J. Orr **PETITION No.:** V-48

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: If variance is approved, a building permit is required. Walls closer than 5 feet to the property line must be 1-hour fire rated.

SITE PLAN REVIEW: 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 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 comment.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

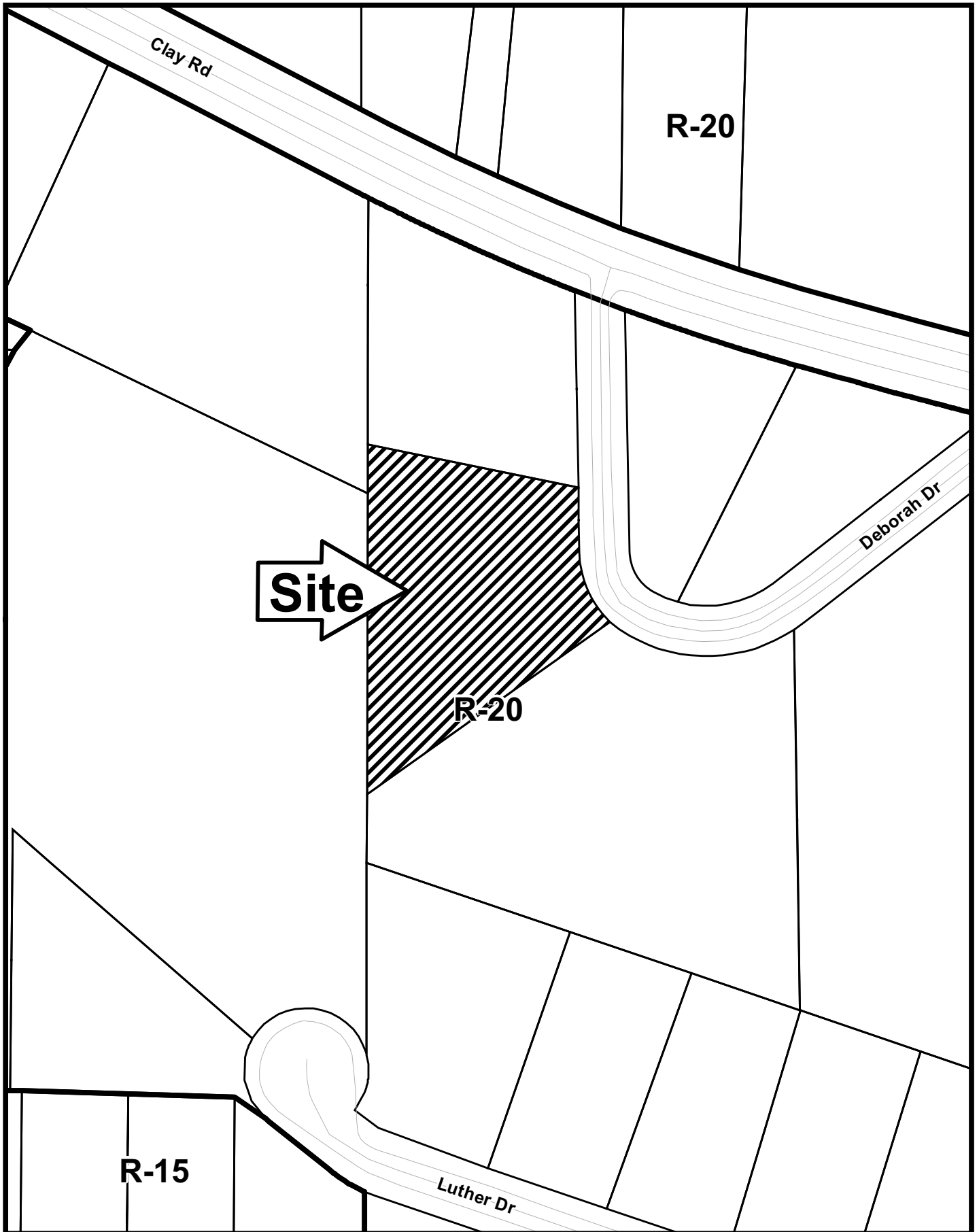
WATER: No conflict.

SEWER: No conflict.

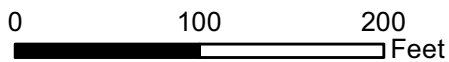
APPLICANT: Lowell J. Orr **PETITION No.:** V-48



FIRE DEPARTMENT: 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-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: 7-11-12

Applicant Lowell J Orr Phone # 770-948-9477 E-mail _____
✓
(representative's name, printed) Address 1177 Deborah Dr Mableton Ga
(street, city, state and zip code) 30126

+
(representative's signature) Phone # _____ E-mail _____

Signed, sealed and delivered in presence of:

My commission expires: + _____
L
Notary Public

Titleholder ONEAL G ORR
✓ LOWELL JAY ORR Phone # 770-948-9477 E-mail ljblue@juno.com
Signature Lowell J. Orr Address: 1177 DEBORAH DR, MABLETON, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30126

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Paulding County, Georgia
My Commission Expires Oct. 29, 2014
Sueby A. Holcomb
Notary Public

Present Zoning of Property R-20

Location 1177 Deborah Dr Mableton Ga 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1220 District 19 Size of Tract _____ 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 .92 acres Shape of Property See Survey Topography of Property gently sloping 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.

Garage would be too close to our house and setback will allow a better position to the dwelling and allow improved access for driveway and building

List type of variance requested: Want Variance 10ft. from back property line.