

JUN 1 2 2012

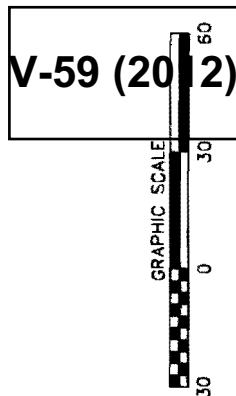
PLAT OF SURVEY FOR

JOHN COMPTON

LOCATED IN LAND LOT 995, 16TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
BEING LOT 19, BLOCK D, EASTWOOD FOREST SUBDIVISION,
RECORDED IN PLAT BOOK 27, PAGE 37

1085 AZALEA CIRCLE

AREA = 0.294 ACRES
12,794 SQ. FT.



REVISIONS

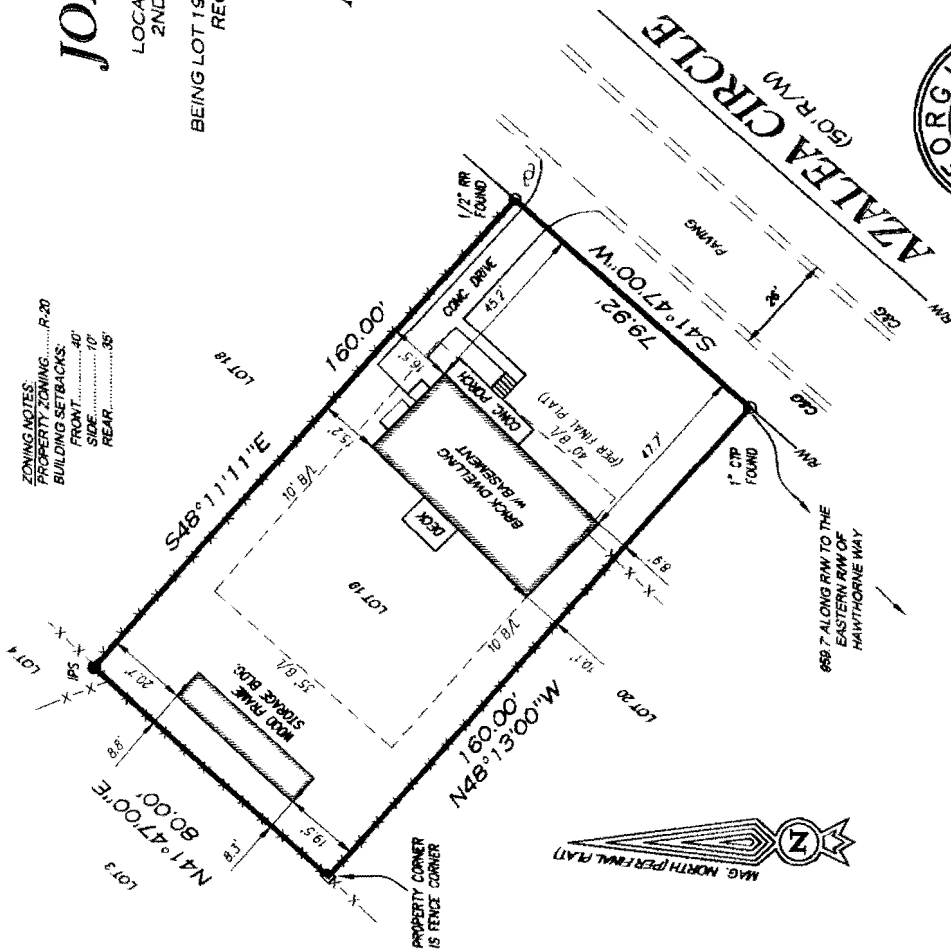
DATE	DESCRIPTION



THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 843-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C08184 FILE: C08184.DWG
FIELD SURVEY DATE: 5/30/2012
PLAT DATE: 5/31/2012 SCALE: 1" = 30'

ZONING NOTES:
PROPERTY ZONING: R-20
BUILDING SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 35'



FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAPS, COMMUNITY PANEL NO. 13087C0107G
EFFECTIVE DATE: DECEMBER 16, 2008
THE MAP GRAPHICALLY DEDICTS THE SUBJECT
PROPERTY TO LIE IN ZONE: "X"
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100 YEAR FLOOD PLAN

LEGEND

- CORNER MONUMENTATION:
 - BS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER FOUND
 - △ UNKNOWN MONUMENT CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — X — FENCE LINE
- RR = STEEL REINFORCING ROD
- OTP = OPEN TOP WATER PIPE
- CP = CRIMPED TOP WATER PIPE
- PP = POWER POLE
- CL = CENTERLINE
- BL = BUILDING LINE
- RL = RIGHT OF WAY
- L.L.L. = LAND LOT LINE
- WATER MAINS = — W — W — W —
- OVERHEAD POWER LINES = — E — E — E —
- GAS MAINS = — G — G — G —
- SANITARY SEWER MAIN = — S — S — S —
- N/F = NOW OR FORMERLY OWNED BY
- NSAB = NAIL SET AT BASE
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- G&G = CURB & GUTTER

TECHNICAL DATA

ALL LOCATIONS WERE TAKEN FROM
TWO INSTRUMENT POSITIONS AND
NO CLOSURE WAS PERFORMED
EQUIPMENT: TOPCON GP-13605
PLAT PRECISION: 1/168441

SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE
USE BY THE PERSONS AND/OR
ORGANIZATIONS NAMED HEREON. THIS PLAT
DOES NOT EXTEND TO OTHERS WITHOUT
THE PERMISSION OF THE SURVEYOR.
ORIGINAL PLATS, NOTES AND OTHER
DRAWINGS PREPARED BY THE SURVEYOR
AND HIS ASSOCIATES INCLUDING
ELECTRONIC FILES ARE INSTRUMENTS OF
SERVICE AND ARE THE PROPERTY OF THE
SURVEYOR.

STREAM BUFFER NOTE

THERE IS A 25' NON-DISTURBANCE
BUFFER (WARM WATER STREAMS) AND A
50' NON-DISTURBANCE BUFFER (COLD
STREAMS) ADJACENT TO ANY STREAM
OR BODY OF WATER MANAGED BY THE
STATE AND THERE MAY BE ENHANCED
BUFFERS PLACED ON THESE WATERS BY
COUNTIES OR MUNICIPALITIES. THE
PROPER AUTHORITY SHOULD BE
CONTACTED BEFORE BEGINNING ANY
DISTURBANCE NEAR THESE AREAS.

APPLICANT:	John Compton	PETITION No.:	V-59
PHONE:	678-467-1795	DATE OF HEARING:	08-08-12
REPRESENTATIVE:	John Compton	PRESENT ZONING:	R-20
PHONE:	678-467-1795	LAND LOT(S):	995
TITLEHOLDER:	Joseph S. Ollis	DISTRICT:	16
PROPERTY LOCATION:	On the west side of Azalea Circle, south of Dogwood Place (1085 Azalea Circle).	SIZE OF TRACT:	0.294 acre
		COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 8.9 feet for existing house footprint on the western side; and 2) waive the rear setback for an accessory structure over 144 square feet (built, detached 320 square foot storage building) from the required 35 feet to 8.3 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: John Compton

PETITION No.: V-59

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Cited for building without a permit on 4-25-12.

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 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 adverse stormwater impacts observed.

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.

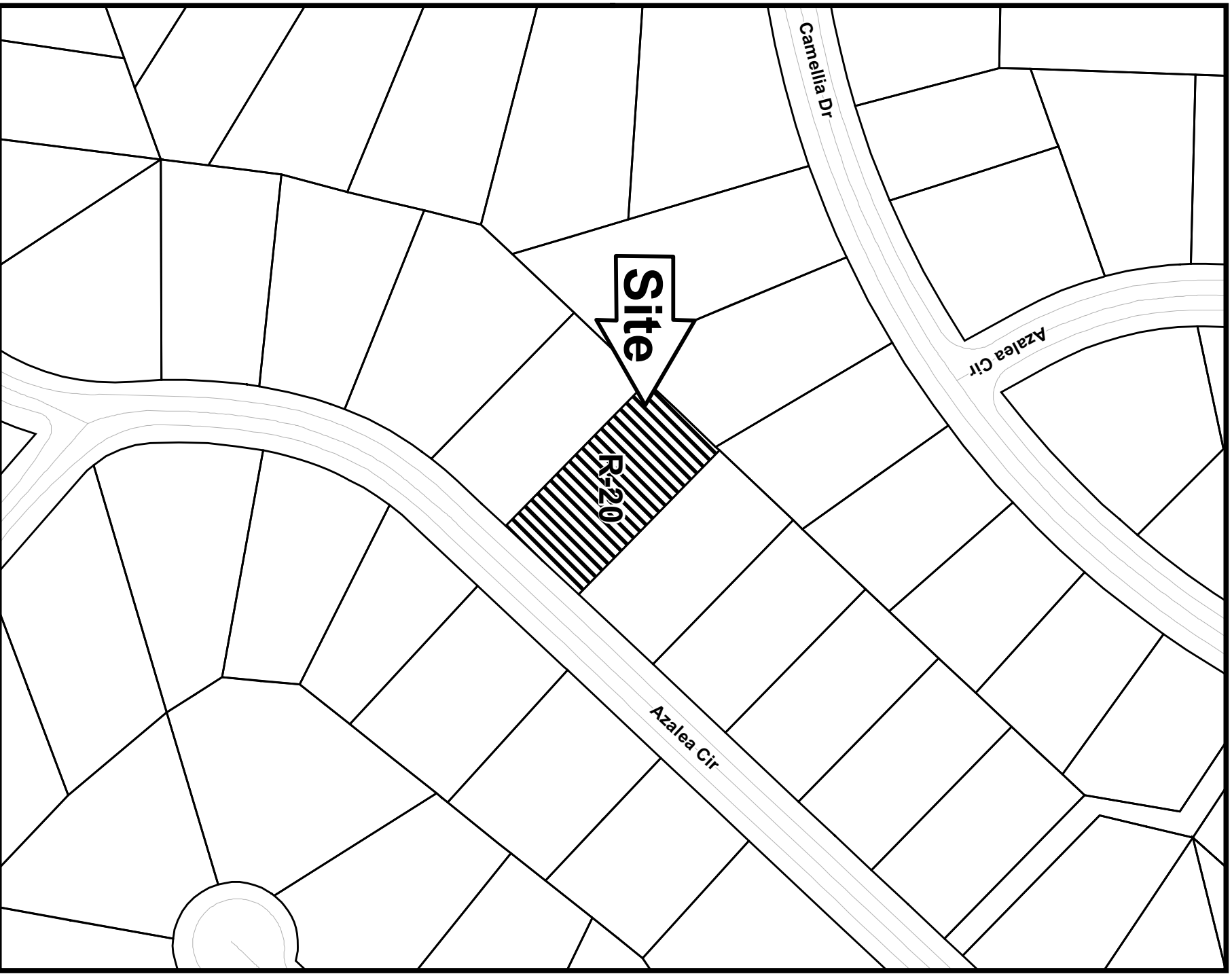
WATER: No conflict (Marietta Water Service Area).

SEWER: No conflict (Marietta Sewer Service Area).

APPLICANT: John Compton

PETITION No.: V-59

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.



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

JUN 12 2012

(type or print clearly)

Application No. V-59

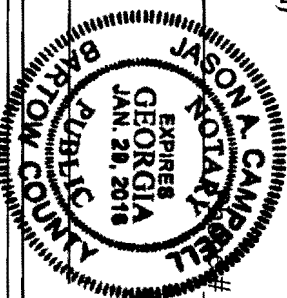
Hearing Date: 8-8-12

Applicant John Compton Phone # 678-467-1795 E-mail _____

John Compton Address 1085 AZALEA CIR Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

E-mail _____



My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder See Attached Phone # 678-467-1795 E-mail _____

Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

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

Land Lot(s) 995 District 16 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 12,794 sq ft 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.

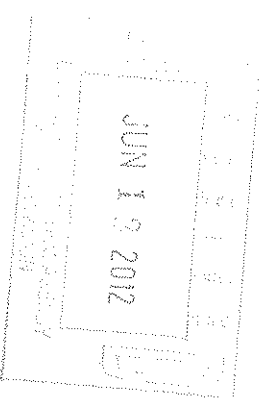
- See Attached

- Photos Attached as well

List type of variance requested: WAVE FROM 35' TO THE 8' 3" REAR SETBACK
WAVE FROM 10' TO 8' 9" SIDE SETBACK

7 JUNE 2012

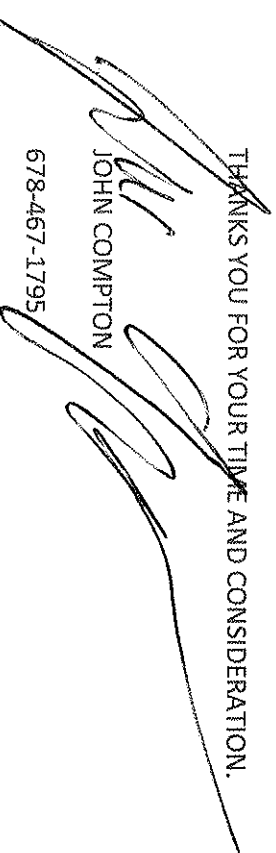
TO WHOM IT MAY CONCERN,



IN THIS APPLICATION FOR VARIANCE, LET ME FIRST PLEASE APOLOGIZE FOR MY LACK OF KNOWLEDGE AND NOT CHECKING ON LOCAL LAWS BEFORE BUILDING. YOU SEE I HAVE BUILT MY SHED ALREADY (8' X 40'). I BUILT IT ON CONCRETE DECK BLOCKS WITH AN UNDERSTANDING THAT AS A "TEMPORARY STRUCTURE " THERE WHERE NO GUIDE LINES, I WAS WRONG. IF THIS VARIANCE IS GRANTED I WILL BE GETTING A PERMIT AS DIRECTED AND HAVE THE NECESSARY INSPECTIONS. I BUILT THIS FOR STORAGE OF LAWNMOWERS, ETC AND A MOTORCYCLE SINCE THERE IS NO GARAGE. I AM BUYING THIS HOUSE ON A LEASE/PURCHASE AGREEMENT AND HAVE BEEN IN THE PROGRESS OF IMPROVING THE PROPERTY AS MONEY ALLOWS.

I HAVE ATTACHED PICTURES SHOWING THE PROXIMITY OF MY NEIGHBORS SHEDS IN RESPECT TO THE PROPERTY LINES AND HOPE THIS WOULD SHOW SOME PRECEDENCE. I HAVE ALSO TALKED WITH MY CLOSEST NEIGHBORS ON ALL SIDES AND THEY GIVEN THEIR CONSENT TO THE LOCATION OF THE MY SHED AND WHERE VERY ENCOURGING AND PLEASED WITH THE IMPROVEMENTS I HAVE MADE TO THE PROPERTY. AS A SOON TO BE HOMEOWNER I HAVE LEARNED MANY THINGS IN REGARDS TO THE RESPONSIBILITY OF SAME. PRIMARILY CHECKING ON LOCAL LAWS, RULES AND REGULATIONS PRIOR TO ACTING.

THANKS YOU FOR YOUR TIME AND CONSIDERATION.


JOHN COMPTON

678-467-1795

My House 1025 AZALEA Crt.

(1)

RECEIVED
JUN 12 2012
CO. CLERK
2012



V-59 (2012) Exhibit A

06/04/2012

My Neighbor To The Rear 3' From Line 20 X 16 shed ②



My Neighbor To The Rear

His 20x16 Shed (3)



V-59 (2012) Exhibit A

Neighbors Shed 4' From Back Fence (12x16)

(4)



V-59 (2012) Exhibit A

06/04/2012

My Storage Shed
House/Yard/Shed Work in Progress



V-59 (2012) Exhibit A

06/04/2012