

N/F
DONALD & TAMARA MCKAY
PB: 119; PG: 100

LOT 89 OF
ALLATOONA BAY UNIT-3

PROPERTY LINE
10' SIDE SETBACK

LOT 88 OF
ALLATOONA BAY
UNIT-3

BAYWATCH COVE
50' RIGHT-OF-WAY

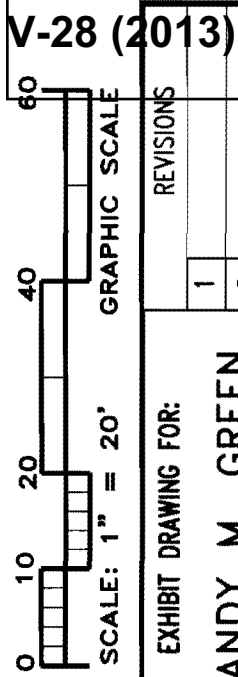
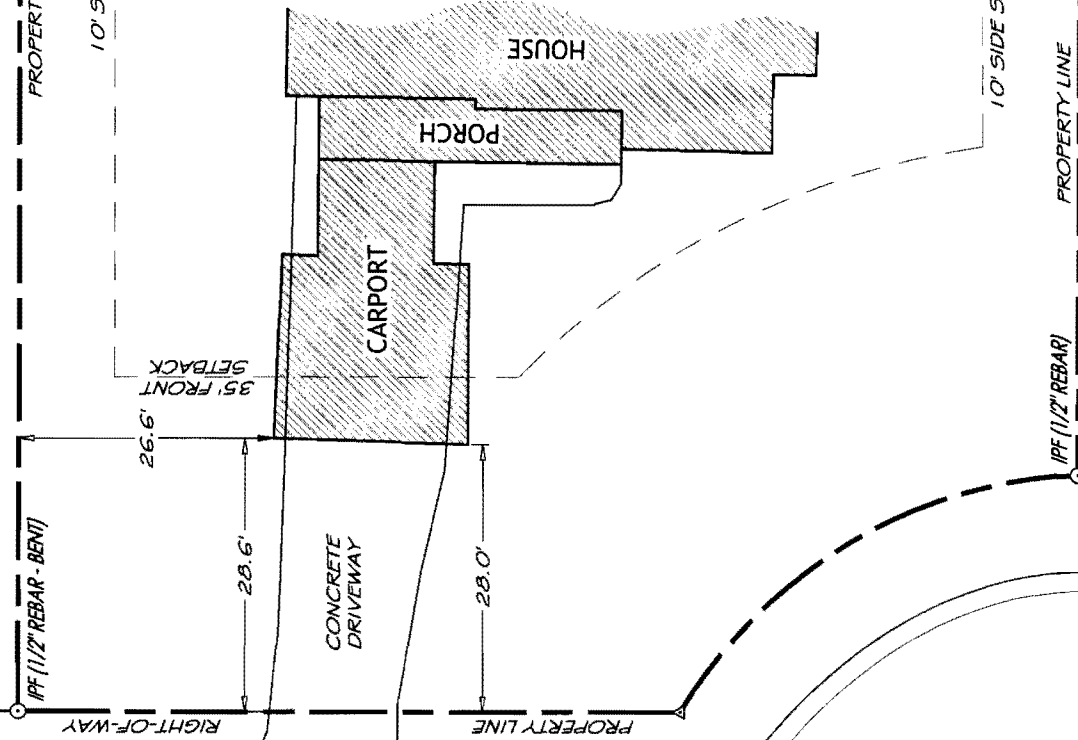
COBB COUNTY ZONING DIVISION
2013 JAN -7 AM 11:14
COBB COUNTY GEORGIA
FILED IN OFFICE



N/F
CLEAR HORIZON PROPERTIES, LLC
PB: 119; PG: 100

LOT 87 OF
ALLATOONA BAY UNIT-3

CONCRETE
DRIVEWAY



V-28 (2013)

EXHIBIT DRAWING FOR:

RANDY M. GREEN

PROPERTY LOCATED IN
LAND LOT 79
20TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

REVISIONS	DATE	JOB NO:
1		12154
2		
3		
4		
5		
6		
7		

DATE: DECEMBER 11, 2012 JOB NO: 12154

DATE OF FIELDWORK: DECEMBER 6, 2012 EQUIP.: TOPCON 300SW W/ COLLECTOR

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 30,840 AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS EXHIBIT WAS CREATED TO DEMONSTRATE THE LOCATION OF THE HOME AND CARPORT IN RESPECT TO THE BUILDING SETBACK LINES.

SOUTH LAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
925 N. TENN. ST., CARTERSVILLE, GA 30120
PH: 770.387.0440 FAX: 770.607.5151

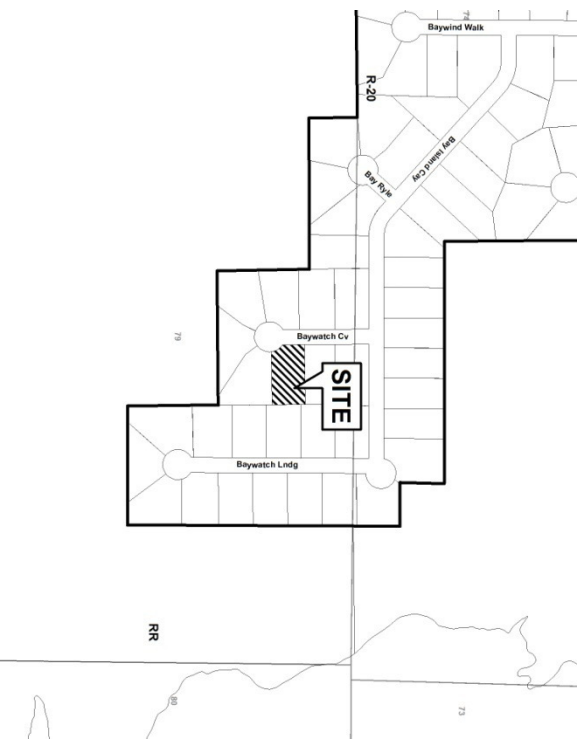
APPLICANT: Randy Green **PETITION No.:** V-28
PHONE: 770-780-7469 **DATE OF HEARING:** 03-13-13
REPRESENTATIVE: Randy Green **PRESENT ZONING:** R-20
PHONE: 770-780-7469 **LAND LOT(S):** 79
TITLEHOLDER: Randy M. Green **DISTRICT:** 20
PROPERTY LOCATION: On the east side of **SIZE OF TRACT:** 0.48 acre
Baywatch Cove, south of Bay Island Cay **COMMISSION DISTRICT:** 1
(4005 Baywatch Cove).

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 28 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Randy Green

PETITION No.:

V-28

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of Violation was issued on 10-24-12 for building without a permit.

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 adverse stormwater management impacts are anticipated. The carport addition is located over the existing driveway.

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.

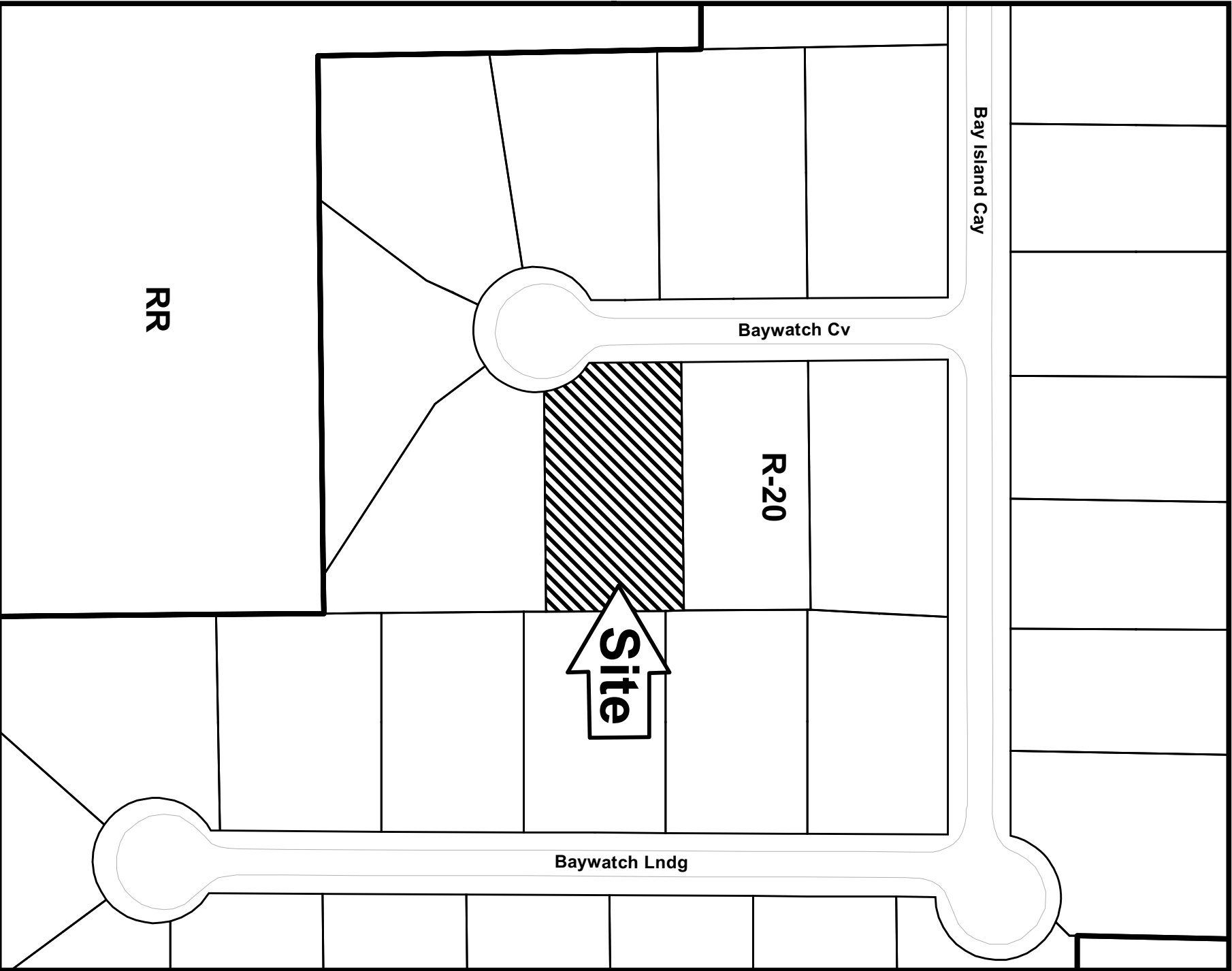
WATER: No conflict.

SEWER: No conflict.

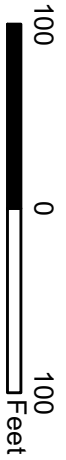
APPLICANT: Randy Green

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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

2013 JAN -7 AM 11: 13

(type or print clearly)

Application No. V-28

Hearing Date: 3/13/13

COBB COUNTY ZONING DIVISION

Applicant Randy Green Phone # 7-780-7469 E-mail _____

Randy Green (representative's name, printed) Address 4005 Baywater Lane Acworth GA
(street, city, state and zip code)

Jason A Campbell (representative's signature) Phone # 7-780-7469 E-mail _____
Notary Public

My commission expires: _____ Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder Randy Green Phone # 7-780-7469 E-mail _____

Signature Randy Green Address: 4005 Baywater Lane Acworth
(attach additional signature) (street, city, state and zip code)
GA NL

My commission expires: _____ Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property R-2

Location 4005 Baywater Lane Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 79 District 2074 Size of Tract : 49 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.

Drive way Already there

List type of variance requested: WAVE SET BACK FROM 35' TO 28'