

REFERENCE PL
FINAL PLAT OF COLLINS LAKE SUBDIVISION, BY TRAVIS PRUITT & ASSOC.
AND RECORDED IN PLAT BOOK 257, PAGES 12-18, ON

V-96 (2013)

plot has been calculated for closure and is found to be
thin 1 foot in 52,129 feet.

has been prepared using a TopCon 603 instrument.

FLOOD HAZARDING
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD
AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF
COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 1306700085 F AND 130670070 F,
DATED AUGUST 18, 1992.

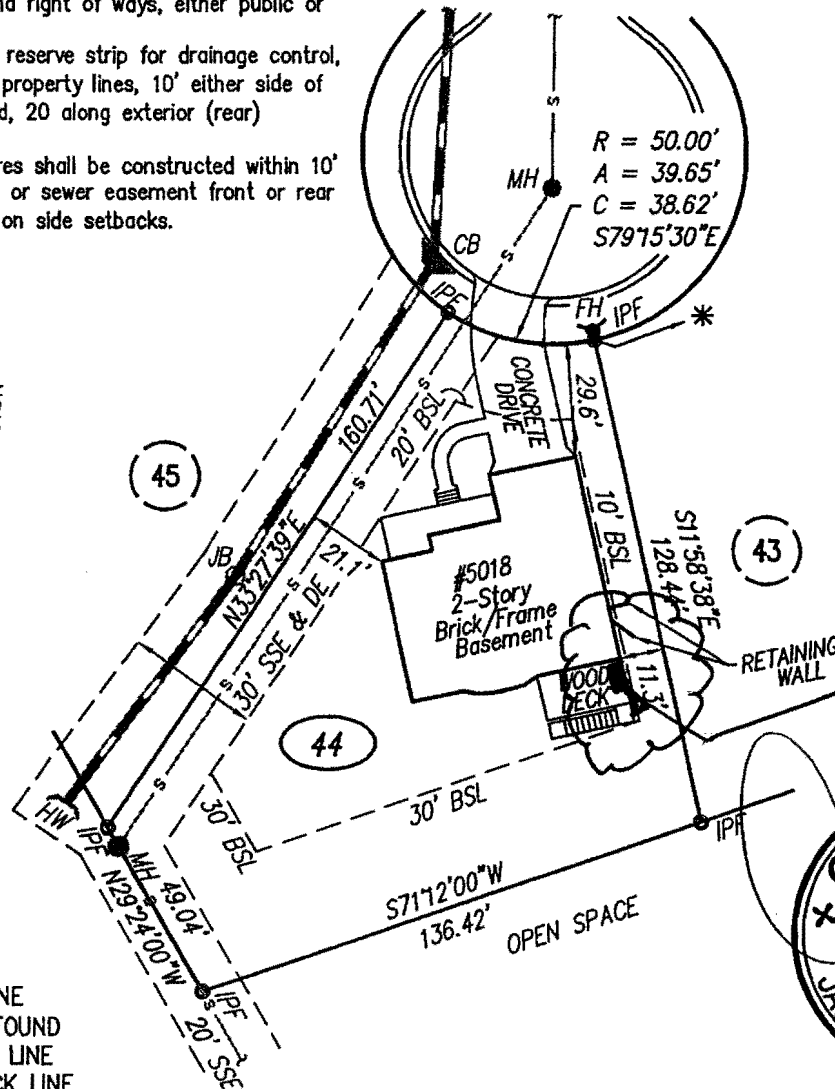
data upon which this map or plat is based has a closure
precision of (1) foot in 10,000+ feet and an angular error of
2 seconds per angle point, and was adjusted using compass rule.

Notes:

1. This survey was authorized by Pulte Home Corporation.
2. This survey is not valid unless seal is signed in black ink.
3. Primary structure(s) located on 10-13-06.
4. Driveways, decks, fences, etc. located on 03-08-07.
5. Total calculated area of this lot is 15,691 square feet, 0.36 acres.
6. All matters of title are excepted. This plat is subject to all legal easements and right of ways, either public or private.
7. All lots are to have a reserve strip for drainage control, 5' either side of side property lines, 10' either side of rear property lines and, 20' along exterior (rear) property line.
8. No permanent structures shall be constructed within 10' of a permanent water or sewer easement front or rear setbacks or within 2' on side setbacks.

* 302.51' ALONG THE R/W TO THE R/W OF
COLLINS LAKE DRIVE (50' R/W)
IF EXTENDED TO FORM AN ANGLE POINT.

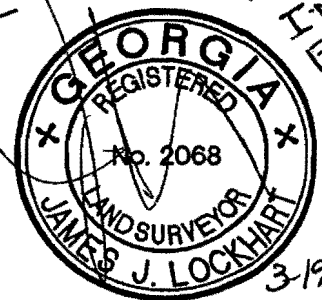
COLLINS LAKE WAY
(50' R/W)



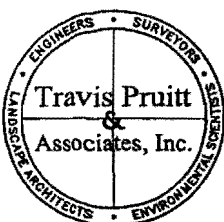
LEGEND

- HW HEADWALL
- CB CATCH BASIN
- FH FIRE HYDRANT
- JB JUNCTION BOX
- R/W RIGHT-OF-WAY
- S— STORM SEWER LINE
- IPF 1/2" IRON PIN FOUND
- S- SANITARY SEWER LINE
- BSL BUILDING SETBACK LINE
- MH SANITARY SEWER MANHOLE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT

LOOP
LOCATION
UNDER
DECK
IN
BSL



FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.



4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Contact Person:
Jalane Rolader

LOAN PLAT FOR
5018 COLLINS LAKE DRIVE

COLLINS LAKE SUBDIVISION
LOT 44

LAND LOT 185 - 17TH DISTRICT - 2ND SECTION,
COBB COUNTY, GEORGIA

DATE: MARCH 19, 2007

SCALE: 1" = 50'

CN: L-44-PL

JN: 1-05-0612

FN: PULTE

DRAWN BY: ET

Sheet No. 1 of 1

APPLICANT:	<u>Jonathan Hunt</u>	PETITION No.:	<u>V-96</u>
PHONE:	<u>404-547-6334</u>	DATE OF HEARING:	<u>08-14-13</u>
REPRESENTATIVE:	<u>Jonathan Hunt</u>	PRESENT ZONING:	<u>R-15/OSC</u>
PHONE:	<u>404-547-6334</u>	LAND LOT(S):	<u>185</u>
TITLEHOLDER:	<u>Jonathan J. Hunt and Ashanti T. Hunt</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>At the southern terminus</u> <u>of Collins Lake Way</u> <u>(5018 Collins Lake Way).</u>	SIZE OF TRACT:	<u>0.36 acre</u>
TYPE OF VARIANCE:	<u>Appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source.</u>		

OPPOSITION: No. OPPOSED ____ PETITION No. ____ SPOKESMAN ____

BOARD OF APPEALS DECISION

APPROVED ____ MOTION BY ____

REJECTED ____ SECONDED ____

HELD ____ CARRIED ____

STIPULATIONS: _____



APPLICANT: Jonathan Hunt **PETITION No.:** V-96

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comments.

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.

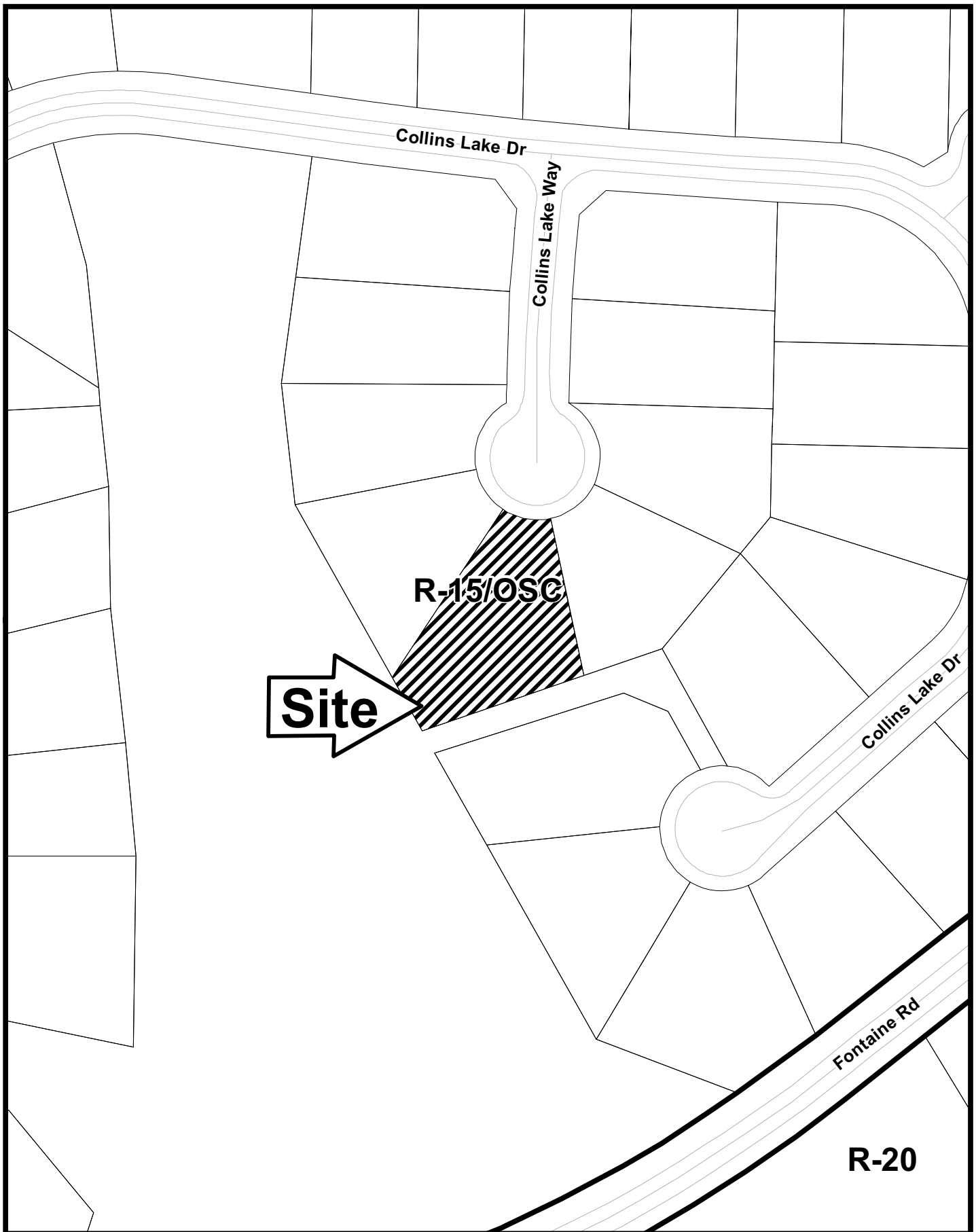
WATER: No conflict.

SEWER: Existing house violates the County Code required 2 foot side setback from the sanitary sewer easement for permanent structures.

APPLICANT: Jonathan Hunt **PETITION No.:** V-96

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-96



This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-96

Hearing Date: 8/14/13

Applicant JONATHAN HUNT Phone # 404-547-6334 E-mail JONATHAN.HUNT@7@COMCAST.NET

Address _____
(representative's name, printed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder JONATHAN & ASHANTI HUNT Phone # 404-547-6334 E-mail ASHANTI.ABONE@MABLETON,GA

Signature [Signature] Address: 5018 Collins Lake Way, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/17/15
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property B-15 OSC

Location 5018 Collins Lake Way, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0185 District 17 Size of Tract 0.38 Acres

Please select the extraordinary and exceptional condition(s) to the piece of property in question. 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.

List type of variance requested: A VARIANCE TO ALLOW THE LANDOWNER TO
HOUSE AND KEEP UP TO THREE (3) FEMALE HEARS ON THE
PROPERTY. A VARIANCE IN ACCORD WITH SECTION 134-94(A)(a-i).

SEE ALSO EXHIBIT A

COBB COUNTY GEORGIA
FILED IN OFFICE

V-96 (2013)
Attachment

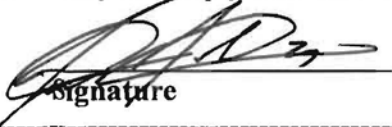
Application No. V-96

Hearing Date: 8/14/13

2013 JUN -5 AM 8:35

COBB COUNTY ZONING DIVISION
Applicant's information for requesting backyard chickens

1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES ☒ NO ☐.
2. Does the HOA support your request? YES ☐; NO ☒; N/A- No HOA ☐.
3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES ☐ NO ☒.
(If there are valid covenants or restrictions prohibiting backyard chickens, then this application will not be heard by the Board of Zoning Appeals; This application will not be accepted, or will be withdrawn).
4. How many hens do you propose (no male birds allowed)? 3 HENS
5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES ☒ NO ☐.


Signature

JONATHAN HUNT
Print Name

County Code adopted by the Board of Commissioners February 26, 2013:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

- (a) Written consent or opposition of adjacent property owners, including the homeowners association, if applicable;
- (b) The poultry shall be kept/ maintained within a fenced area;
- (c) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
- (d) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
- (e) The poultry shall not cause a nuisance, as defined by State Law;
- (f) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
- (g) The slaughter of any hen on site is strictly prohibited;
- (h) The fee for the variance application shall be \$150.00;
- (i) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for subsequent 2 year terms thereafter;
- (j) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8).

IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on February 26, 2013. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC), who makes a final determination whether to grant a special exception for the backyard chickens. The BOC determination will take place the following month at the scheduled Zoning Hearing.

(page revised 03-06-2013)

Requested Action

My name is Jonathan Hunt and my family lives at 5018 Collins Lake Way, Mableton, GA 30126 (Collins Lake Estates Subdivision) ("Property"). I am writing to seek the approval of the Cobb County Board of Zoning Appeals and Cobb County Board of Commissioners for a variance to allow my family to maintain three (3) female hens on our Property. We will comply with all of the rules and regulations set forth in the Official Code of Cobb County, Chapter 134-94(4) ("Code").

Why chickens? The principal reason is as pets for our son. There are several other reasons related to our son's allergies, teaching him responsibility, etc. However, in short, we are seeking the variance to allow him to raise three (3) hens as pets.

We have received the approval of the two adjoining landowners. The adjoining landowners are Harvey L. Hunt located at 5008 Collins Lake Way and Keval Patel located at 5013 Collins Lake Way. Additionally, we sought and received the approval of our neighbor (i.e., Craig Goodson located at 4805 Collins Lake Drive) in the rear even though their land does not abut our land. We also sought and received the support of the Estates at Collins Lake Homeowner's Association. Please feel free to contact me via phone or electronic mail if you have any questions (404-547-6334 / jonathanhunt07@comcast.net).

The Coop

The hens will be kept in a 4' x 8' coop and will be located in an area that complies with the Code and is within the 10' set back line for all buildings located on the Property. The coop will be approximately 6'-6" high at the peak of the roof. The coop will be constructed of pressure treated lumber and painted with three coats of exterior grade paint in a dark red and white color scheme. The bottom half of the coop will have 1/ 4" galvanized hardware cloth to keep the chickens in the coop. The hardware cloth (aka-rat wire) is used to keep any rodents, chipmunks, snakes, etc. out of the coop. Additionally, the feed and water will be kept off the ground to prevent other animals from accessing the feed/water. Excess feed will be kept in an airtight container. Finally, we will be installing solar snake repellent equipment (i.e., equipment that resembles side walk lights and deters snakes by sending vibrations [see www.stop-snakes.com for more information]) to keep snakes away from the coop and eating the eggs. Also, the eggs will be harvested daily which will greatly reduce the risk of any egg loving animal (e.g., rats, raccoons, snakes, birds, etc.) finding them and becoming accustomed to going to the coop for food. The top half of the coop will have standard galvanized chicken wire to keep the chickens in the coop.

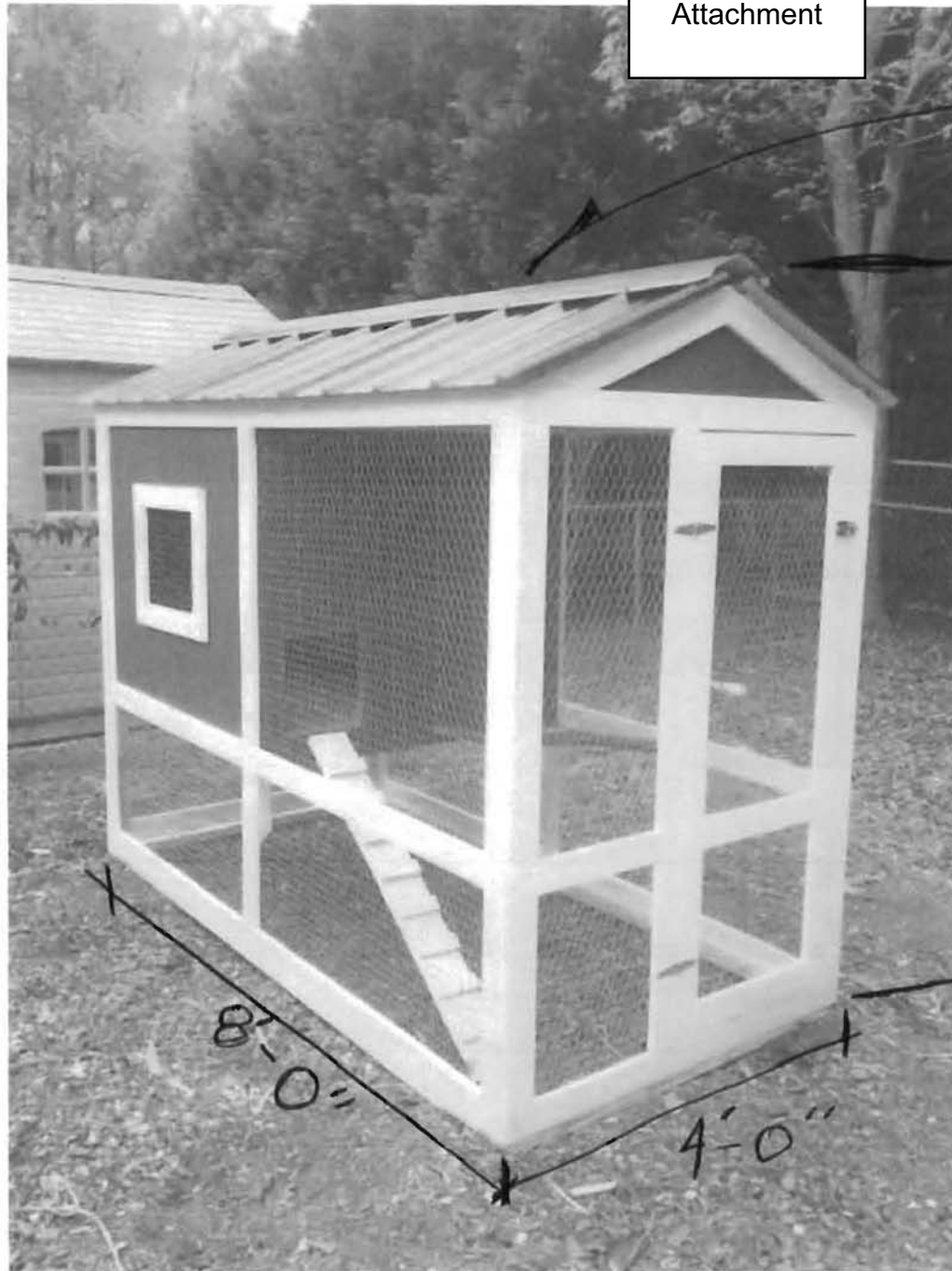
COBB COUNTY GEORGIA
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2013 JUN -5 AM 8:35
COBB COUNTY ZONING DIVISION

V-96 (2013)
Attachment

The roof will be black tin roof which matches the black tin roofs on top of the porches of the houses in the neighborhood. A sketch of the proposed location of the coop and pictures of the coop are attached hereto as Exhibit B and incorporated herein by this reference. Where located the coop will not be visible from the street and not protrude outside of the side of the house.

COBB COUNTY GEORGIA
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Attachment



Black
metal
roof

6'-6"
Approx.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN -5 AM 8:36
COBB COUNTY ZONING DIVISION

Color Scheme: Dark Red & White (as shown)