

V-104 (2013)

COBB COUNTY
FILED

8 SQ FT
ACRES

2013 JUL -1 PM 1:59
6.5% INCLUDING PROPOSED GARAGE

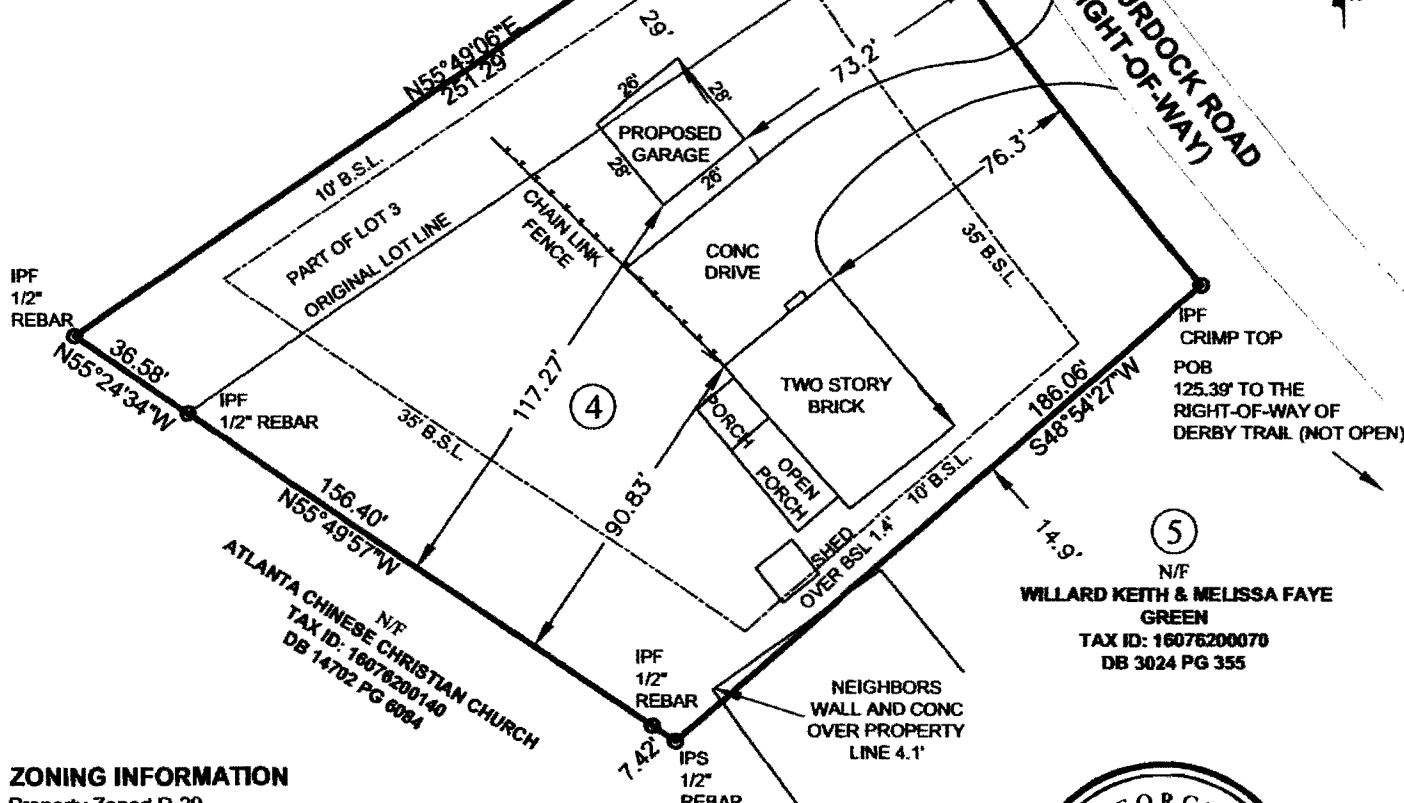
COBB COUNTY ZONING DIVISION

Arc=157.34'
Rad. 1216.00
Ch.=157.23
S35°47'18"E

LEGEND	
SS	= Sanitary Sewer
PP	= Power Pole
○ IPP	= Iron Pin Placed
○ IPF	= Iron Pin Found
POB	= Point of Beginning
B/C	= Back of Curb
⊕ SSMH	= Sewer Manhole
SSE	= Sanitary Sewer Easement
PL	= Property Line
DE	= Drainage Easement
WM	= Water Meter
WV	= Water Valve
FH	= Fire Hydrant
R/W	= Right of Way
BL	= Building Setback Line

③
N/F
GREG AND BRENDA FRIKOR
TAX ID: 16076200040
DB 13576 PG 4091

BILL MURDOCK ROAD
(50' RIGHT-OF-WAY)

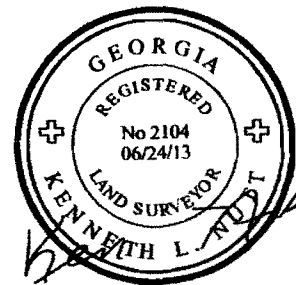
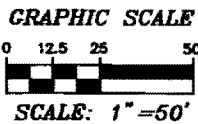


⑤
N/F
WILLARD KEITH & MELISSA FAYE GREEN
TAX ID: 16076200070
DB 3024 PG 355

ZONING INFORMATION

Property Zoned R-20
Single Family Residential District
Min. Lot Area = 20,000 S.F.
Min Street Frontage = 50 Feet
Max Lot Coverage = 35%

Setbacks:
Front - 35 Feet
Sides - 10 Feet
Rear - 35 Feet



Job #: 06013

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 64,200 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure file in.
- According to F.I.R.M. Community Panel # 13067C0127H, dated 11/02/12 this property is not located in an area having special flood hazards.

**Proposed Garage Survey for:
James T. and Brenda L. Beasley**

Lot 4 & Part of Lot 3
Epson Downs S/D, Unit One
TAX ID 16076200060
1917 BILL MURDOCK ROAD
Land Lot 762 16th District 2nd Section
Cobb County, Georgia



Perimeter Surveying Co., Inc

1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: KN
Date Surveyed: 6/7/13
Date Drawn: 6/24/13

Computed by: JF
Drawn by: JF
Checked by: KN

REFERENCES

Plat Bk: 52 Pg. 96
Deed Bk. Pg.

APPLICANT: James T. and Brenda L. Beasley

PETITION No.: V-104

PHONE: 404-317-0515

DATE OF HEARING: 09-11-2013

REPRESENTATIVE: James T. Beasley

PRESENT ZONING: R-20

PHONE: 404-317-0515

LAND LOT(S): 762

TITLEHOLDER: J. T. Beasley and B. L. Beasley

DISTRICT: 16

PROPERTY LOCATION: On the west side of Bill Murdock Road, north of Sewell Mill Road (1917 Bill Murdock Road).

SIZE OF TRACT: 0.85 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (728 square foot "proposed garage") to the side of the principal building; and 2) waive the setbacks for an accessory structure over 650 square feet (728 square foot "proposed garage") from the required 100 feet to 73.2 feet adjacent to the front property line and to 29 feet adjacent to the side property line to the north.

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

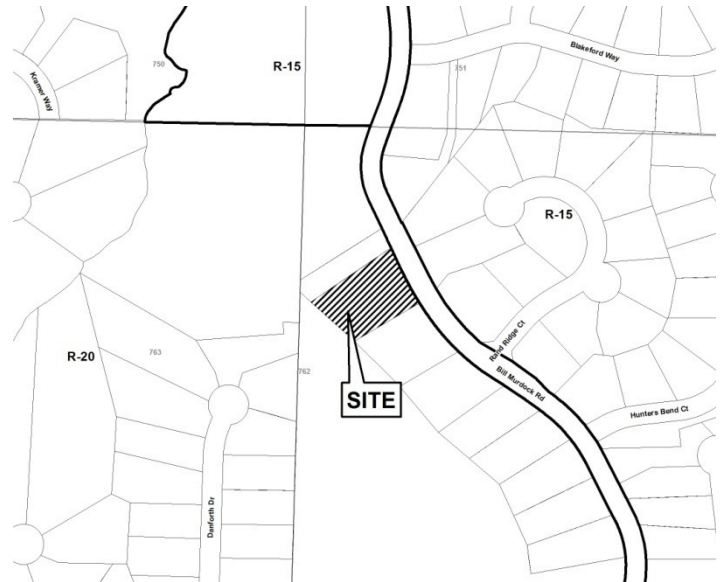
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: James T. and Brenda L.
Beasley

PETITION No.: V-104

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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 management impacts are anticipated. All roof downspouts should be discharged to the rear yard.

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.

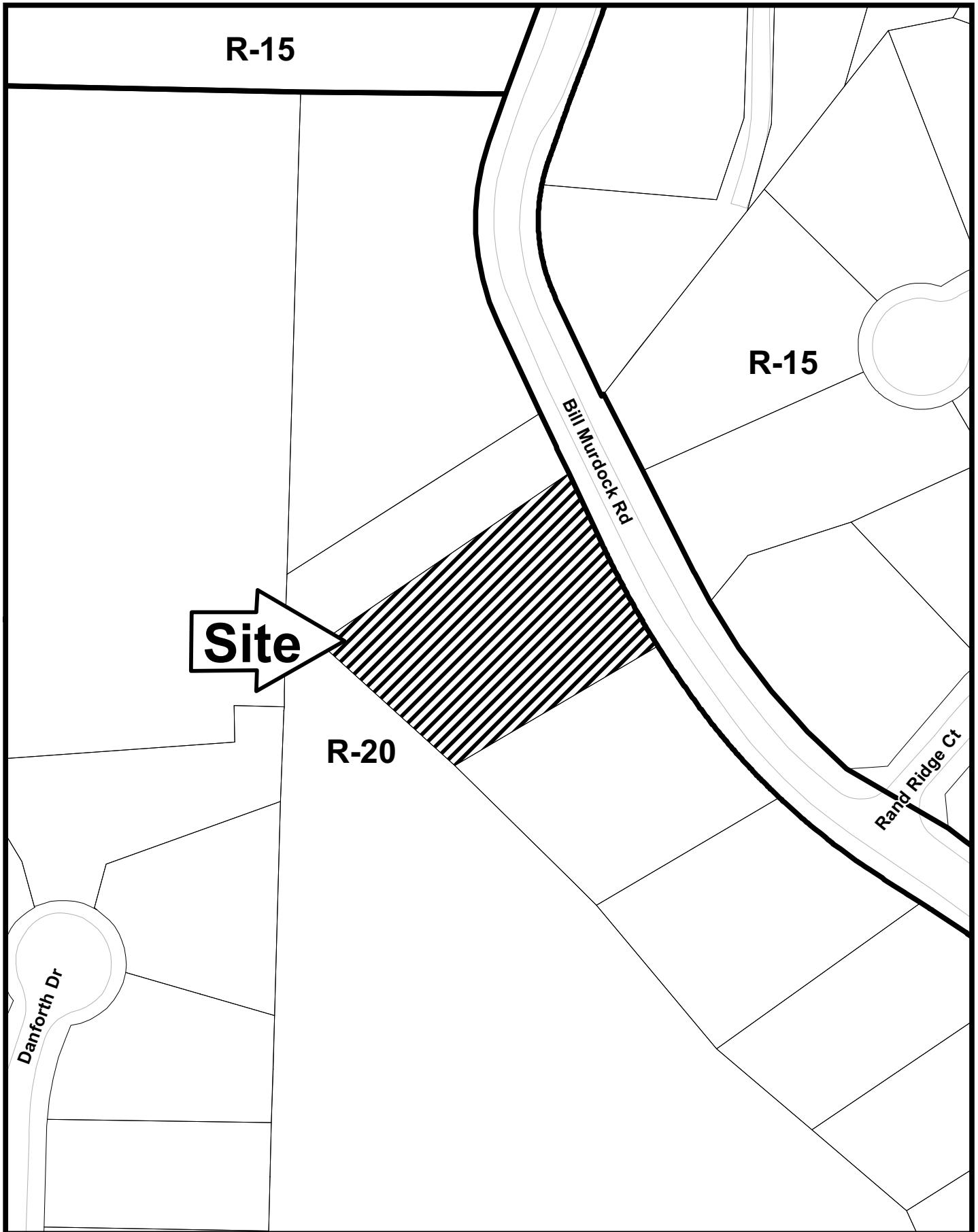
SEWER: No conflict.

APPLICANT: James T. and Brenda L.
Beasley

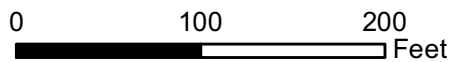
PETITION No.: V-104

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-104



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA
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Application for Variance

Cobb County

2013 JUL -1 PM 1:58

(type or print clearly)

Application No. V-104
Hearing Date: 9/11/13

COBB COUNTY ZONING DIVISION

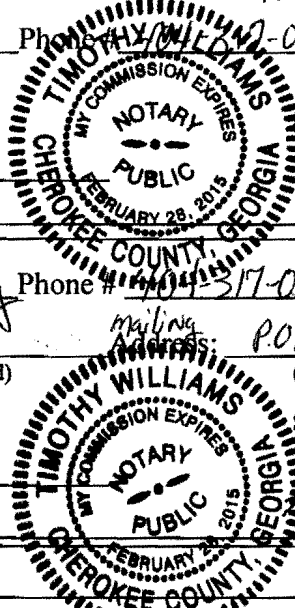
Applicant James T. + Brenda L. Beasley Phone # 404-317-0515 E-mail jbrhome1917@att.net

James T. Beasley mailing Address P.O. Box 72196 Marietta, GA 30007
(representative's name, printed)

Residence Address: 1917 Bill Murdock Rd, Marietta, GA 30062
(street, city, state and zip code)

AND Brenda L. Beasley
(representative's signature)

Phone # 404-317-0515 E-mail _____



Signed, sealed and delivered in presence of:
Timothy Williams
Notary Public

My commission expires: 02-28-2015

Titleholder James T. + Brenda L. Beasley Phone # 404-317-0515 E-mail jbrhome1917@att.net

Signature James T. Beasley mailing Address: P.O. Box 72196, Marietta, GA 30007
(attach additional signatures, if needed) (street, city, state and zip code)

Brenda L. Beasley

Signed, sealed and delivered in presence of:
Timothy Williams
Notary Public

My commission expires: 02-28-2015

Present Zoning of Property R-20

Location 1917 Bill Murdock Rd. Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 762 District 16 Size of Tract .25 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 X Other X

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See Page 3 Attached. See Exhibit A

List type of variance requested: To waive setbacks from 100' to proposed site plan
and to allow building to be on side of house.

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COBB COUNTY VARIANCE APPLICATION
James T. Beasley and Brenda L. Beasley
Proposed Detached Garage at 1917 Bill Murdock Road,
Marietta, GA 30062

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

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HARDSHIP TO BUILD GARAGE WITHOUT VARIANCE:

1. **PLACEMENT** – Without variance, cost of construction would be significantly more expensive:
 - A. **Backyard** –
 - . Has two 30 year old underground trash holes
 - . Grade slopes off behind existing driveway on lot 4 onto Lot 3. (Both lots are at lower elevation from street – Bill Murdock Road)
 - . Is fenced and landscaped with hardwoods, a few 30+ year old pines, shrubs, flowering plants and hardscapes
 - B. Home is all brick exterior with no reasonable way to attach garage to existing structure and floor plan.

2. **SIZE** –
 - A. A smaller garage would not accommodate a truck and boat with trailer.
 - B. A one story garage would not be architecturally compatible with our home and neighborhood and would not provide desired storage capacity. (The planned garage structure will be a mini replica of our home with brick exterior, 2 side entry garage doors, a front door and windows on street side that replicate the front of our home, loft storage, and hip roof with matching architectural shingles.)