

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 JUL 11 AM 9:12

COBB COUNTY ZONING DIVISION

**AREA**  
30,000 sq.ft.  
0.69 acres

- LEGEND:**
- B. BEARING
  - BSL. BUILDING SETBACK LINE
  - CH. CHORD
  - C/L. CENTERLINE
  - C/M. CONCRETE MONUMENT FOUND
  - C/T.P. CRIMPED TOP PIPE
  - D.B. DEED BOOK
  - D.E. DRAINAGE EASEMENT
  - E.O.P. EDGE OF PAVEMENT
  - I.P.F. IRON PIN FOUND
  - I.P.S. IRON PIN SET
  - L. LENGTH OF ARC
  - LLL. LAND LOT LINE
  - OTF. OPEN TOP PIPE FOUND
  - P.B. PLAT BOOK
  - PP. POWER POLE
  - R. PROPERTY LINE
  - R. RADIUS
  - R.B.F. REBAR FOUND
  - R/W. RIGHT OF WAY
  - R.C.P. REINFORCED CONCRETE PIPE
  - U.G.E. UNDERGROUND ELECTRIC
  - U.S.E. UNDERGROUND ELECTRIC
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - S.M.H. SEWER MANHOLE
  - S.S.E. SANITARY SEWER EASEMENT
  - WD. WOODEN

**FLOOD STATEMENT**

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13087C0333 G, EFFECTIVE DATE OF 12/15/2008. ZONE "X" AS DESCRIBED BY SAID MAP AS "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN."

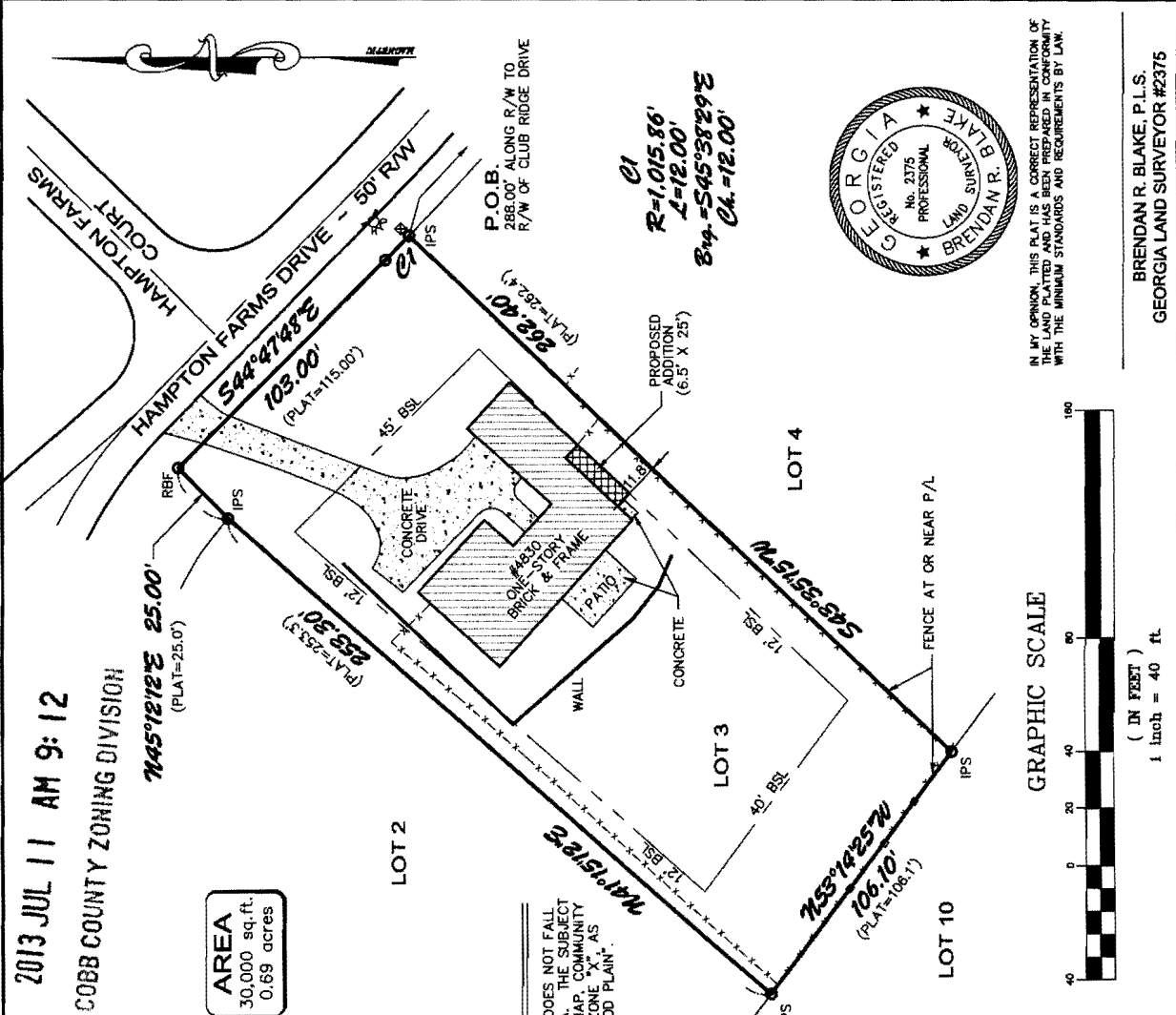
**CURRENT ZONING**

SUBJECT PROPERTY CURRENTLY ZONED "R-30"  
ZONING DEPARTMENT - COBB COUNTY GIS ONLINE ZONING MAP  
BUILDING SETBACKS:  
FRONT: 45 FEET  
SIDE: 12 FEET  
REAR: 40 FEET

**GENERAL NOTES:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.



V-108 (2013)

DATE: 6/07/2012  
SCALE: 1" = 40'  
JOB NUMBER: 12-212

LAND LOT 82 DISTRICT 2ND SECTION UNIT ONE COBB COUNTY, GEORGIA  
SUBDIVISION HAMPTON FARMS BLOCK 1ST LOT 3

REFERENCE: PLAT BOOK 60 PAGE 128 DEED BOOK 13851 PAGE 5384  
PLOTTED BY: P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547 TELEPHONE (678) 293-5505 FAX (678) 293-5655

BLAKE ENGINEERING & LAND SURVEYING

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

MASON ELDRIDGE

BRENDAN R. BLAKE, P.L.S.  
GEORGIA LAND SURVEYOR #2375

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

**APPLICANT:** Frank Mason Eldridge, Jr.

**PETITION No.:**

V-108

**PHONE:** 404-964-9257

**DATE OF HEARING:**

09-11-2013

**REPRESENTATIVE:** Frank Mason Eldridge, Jr.

**PRESENT ZONING:**

R-30

**PHONE:** 404-964-9257

**LAND LOT(S):**

82

**TITLEHOLDER:** Frank Mason Eldridge, Jr.

**DISTRICT:**

1

**PROPERTY LOCATION:** On the south side of

**SIZE OF TRACT:**

0.69 acre

Hampton Farms Drive, east of Johnson Ferry Road

**COMMISSION DISTRICT:**

2

(4830 Hampton Farms Drive).

**TYPE OF VARIANCE:** Waive the side setback from the required 12 feet to 11 feet adjacent to the eastern property line.

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

**BOARD OF APPEALS DECISION**

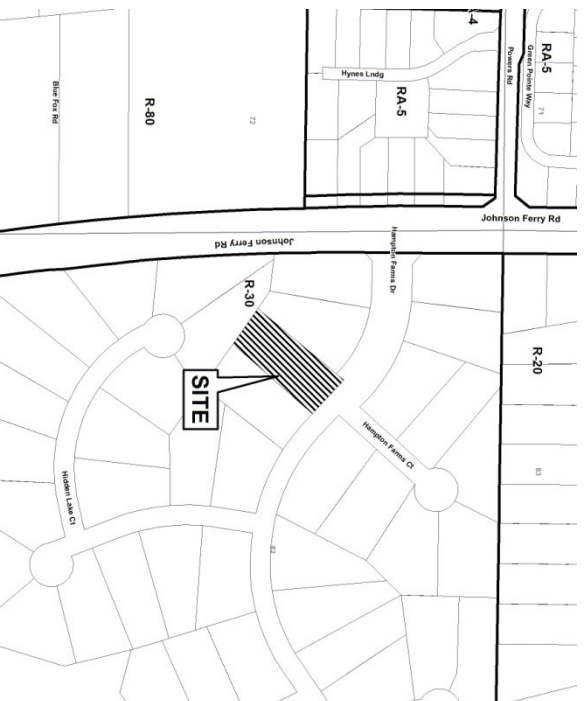
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Frank Mason Eldridge, Jr.

**PETITION No.:**

V-108

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**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. The majority of the proposed addition is located over an existing walkway and the area naturally drains down the lot line to the street.

**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.

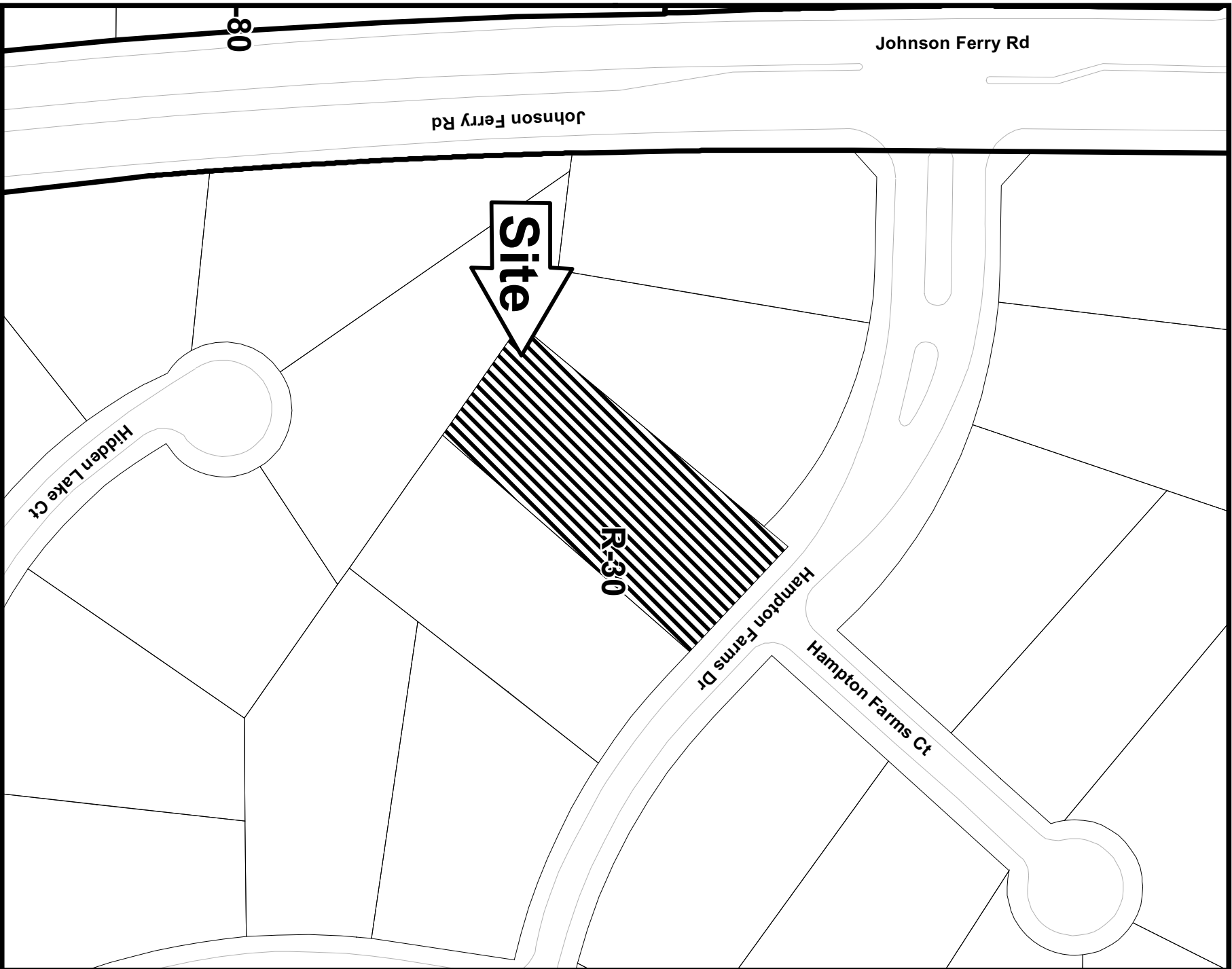
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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



City Boundary  
Zoning Boundary

2013 JUL 11 AM 9:11

COBB COUNTY ZONING DIVISION

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-108

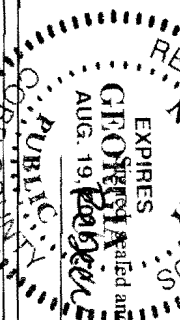
Hearing Date: 9-11-13

Applicant FRANK MASON ELDREDGE, JR Phone # 404.964.9257E-mail mason.eldridge@kc.com

FRANK MASON ELDREDGE, JR Address 4830 HAMPTON FARMS DR. 30068  
(representative's name, printed)

Frank Eldridge Phone # 404.964.9257E-mail mason.eldridge@kc.com  
(representative's signature)

My commission expires: Aug 19 2015  
Notary Public



Titleholder FRANK MASON ELDREDGE, JR Phone # 404.964.9257E-mail mason.eldridge@kc.com

Signature Frank Eldridge  
(attach additional signatures, if needed)

My commission expires: Aug 19, 2015  
Notary Public



Present Zoning of Property R-30

Location 4830 HAMPTON FARMS DR. 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 82 District 2 Size of Tract .69 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I purchased my home in July 2012 and the SE corner of my laundry room is 11.7 feet from my side property line. We would like to add on a 2nd level to that side of the house and my architect determined the best location for the stairs would be there. We would like to build back off the existing corner of the laundry and come straight back.

List type of variance requested: \_\_\_\_\_