

V-111 (2013)

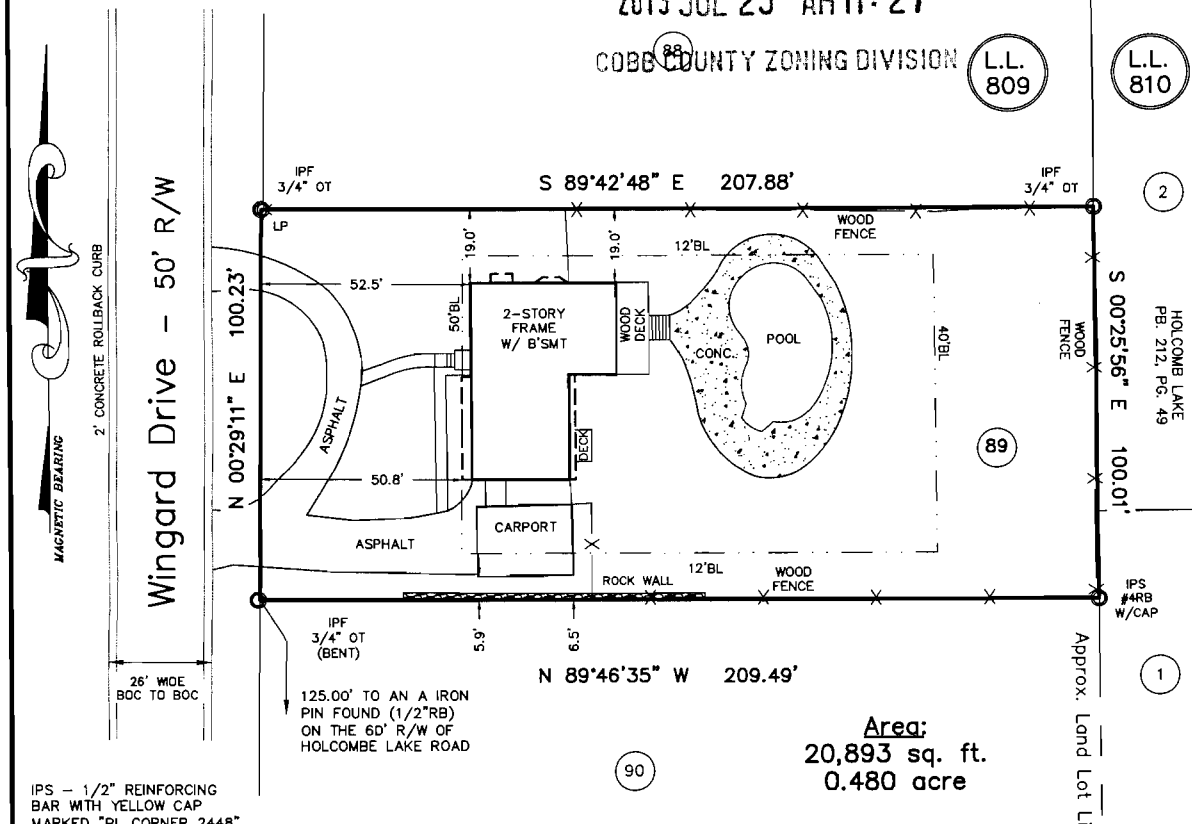
COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 25 AM 11:27

COBB COUNTY ZONING DIVISION

L.L.
809

L.L.
810



Area:
20,893 sq. ft.
0.480 acre

IPS - 1/2" REINFORCING
BAR WITH YELLOW CAP
MARKED "PL CORNER 2448"

LEGEND:

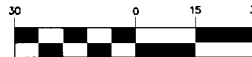
- BOC - BACK OF CURB
- BL - BUILDING LINE
- CB - CATCH BASIN
- CH - CHORD
- CL - CENTERLINE
- CMP - CORRUGATED METAL PIPE
- CONC. - CONCRETE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- EOP - EDGE OF PAVEMENT
- EX - EXISTING
- HW - HEADWALL
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- #ARB - 1/2" REBAR
- JB - JUNCTION BOX
- A - LENGTH OF ARC
- PP - POWER POLE
- R - RADIUS
- RTW - RETAINING WALL
- R/W - RIGHT-OF-WAY
- SSE - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE

Variance Map for:

Chris E. Dale

Lot 89
Hasty Meadows
Unit 1
Recorded in Plat Book 60, Page 103
Located in Land Lot 809
16th District - 2nd Section
Cobb County, Georgia
Field Date: July 22, 2013
Prepared: July 23, 2013
Scale: 1" = 30'

GRAPHIC SCALE



(IN FEET)
1 inch = 30' ft.

NOTE:
Property is zoned R-30 per Cobb County
zoning maps.
Setbacks are as labeled
Total Impervious area is 25.1% of site

This survey was prepared in conformity
with The Technical Standards for
Property Surveys in Georgia as set
forth in Chapter 180-7 of the Rules
of the Georgia Board of Registration
for Professional Engineers and Land
Surveyors and as set forth in the
Georgia Plat Act O.C.G.A. 15-6-67.

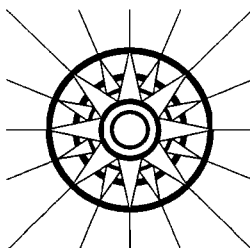
JOB No. - B 13-0020

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TASO & ASSOCIATES, LLC MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 16,793 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 93,577 FEET.
EQUIPMENT UTILIZED: ANGULAR - TRIMBLE S6, LINEAR - E.D.M.

"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130052, MAP ZONE 'X', PAGE 107 H, DATE 11-02-2012, SHOWS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

TASO & ASSOCIATES, LLC
LAND SURVEYORS



3330 Cobb Parkway
Suite 17 - PMB 355
Acworth, Georgia 30101
878-581-0102
tasosurvey@yahoo.com



7-23-13

APPLICANT: Chris E. Dale

PETITION No.: V-111

PHONE: 770-846-3866

DATE OF HEARING: 10-09-13

REPRESENTATIVE: Chris E. Dale

PRESENT ZONING: R-30

PHONE: 770-846-3866

LAND LOT(S): 809

TITLEHOLDER: Chris E. Dale

DISTRICT: 16

PROPERTY LOCATION: On the east side of Wingard Drive, north of Holcomb Lake Road (1670 Wingard Drive).

SIZE OF TRACT: 0.48 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback from the required 12 feet to 5.9 feet at the southern property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Chris E. Dale

PETITION No.: V-111

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 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 were observed. Carport is located over existing driveway and has been in place for many years.

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.

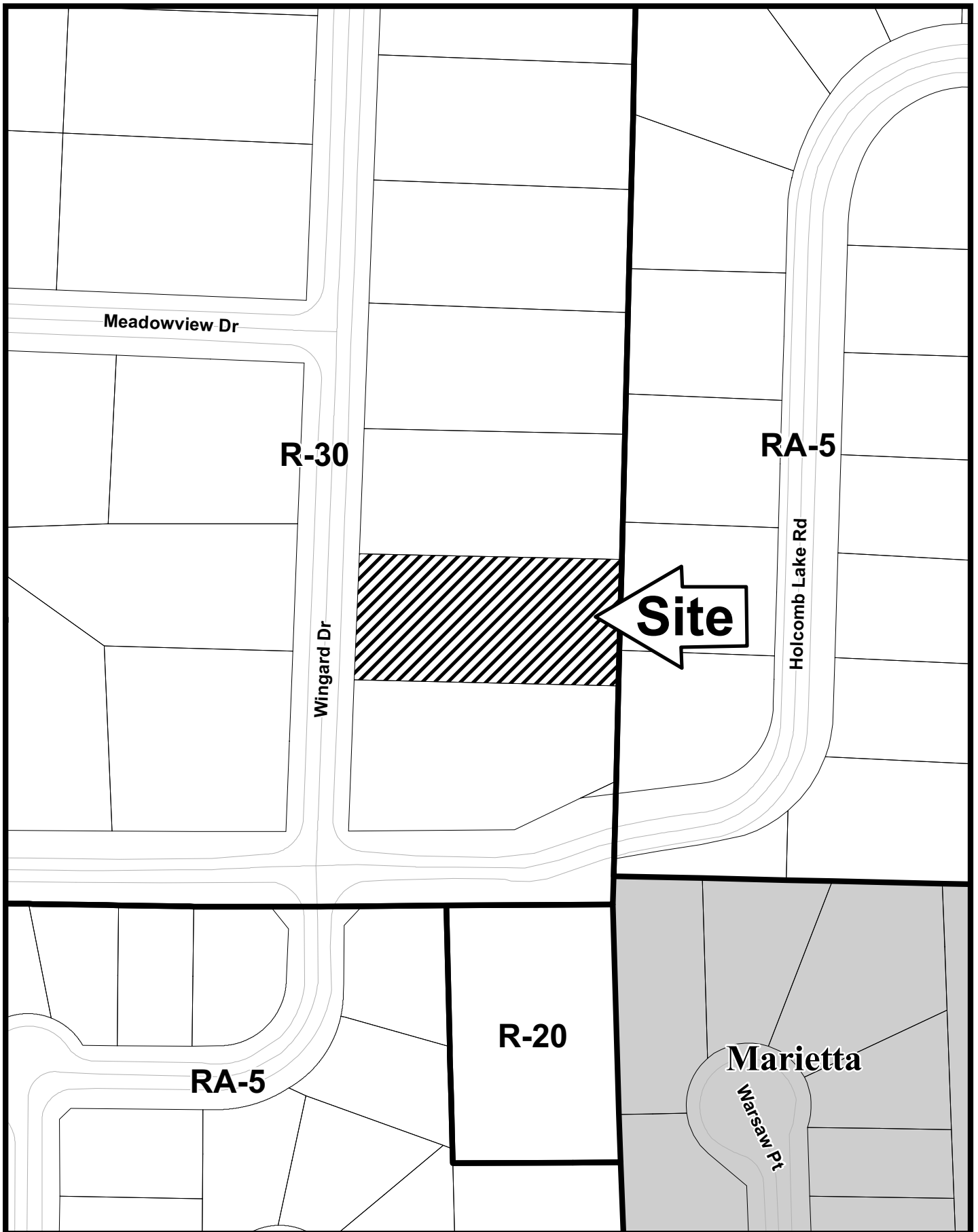
WATER: No conflict.

SEWER: No conflict.

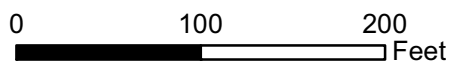
APPLICANT: Chris E. Dale **PETITION No.:** V-111



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-111



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 GEORGIA
FILED IN OFFICE

Cobb County

2013 JUL 25 AM 11:27 (type or print clearly)

Application No. V-111
Hearing Date: 10/19/13

Applicant Chris E. Dale Phone # 770-846-3866 E-mail _____

CHRIS E. DALE Address 1670 WINGARD DR. MARIETTA GA. 30062
(representative's name, printed) (street, city, state and zip code)

Chris E. Dale Phone # 770-846-3866 E-mail _____
(representative's signature)

MARTHA CHAMBLISS
NOTARY PUBLIC

Signed, sealed and delivered in presence of:

My commission expires: 6-25-2016 My Comm. Expires 06/25/2016
Cobb County, Georgia
Martha Chambliss Notary Public

Titleholder Chris E. Dale Phone # _____ E-mail _____

Signature Chris E. Dale Address: 1670 WINGARD DR. MARIETTA, GA. 30062
(attach additional signatures, if need) (street, city, state and zip code)

MARTHA CHAMBLISS
NOTARY PUBLIC

Signed, sealed and delivered in presence of:

My commission expires: 6-25-2016 My Comm. Expires 06/25/2016
Cobb County, Georgia
Martha Chambliss Notary Public

Present Zoning of Property R-30

Location 1670 wingard dr. Marietta Ga 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 89 District 16 Size of Tract .480 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).

Structure has been in place 20 yrs.

List type of variance requested: Waive setback from 12' to 5.9'

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V-111
Exhibit

