

**LEGEND**

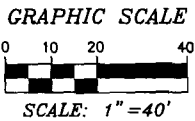
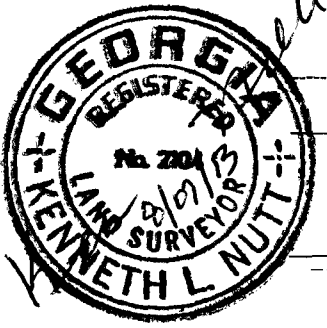
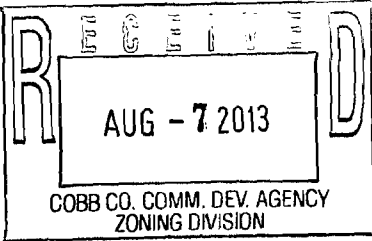
- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- ⊕ SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- PL = Property Line
- DE = Drainage Easement
- WM = Water Meter
- WV = Water Valve
- FH = Fire Hydrant
- R/W =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

**V-117 (2013)**

**ZONING INFORMATION**

R-20 ZONING  
 Min. Lot Area = 20,000 S.F.  
 Units per Acre 1,75avg  
 Min Floor 1,200 S.F.  
 Min Street Frontage = 50 Feet  
 Max Lot Coverage = N/A  
 Setbacks:  
 Front - 35 Feet  
 Sides - 10 Feet  
 Rear - 35 Feet

NOW OR FORMERLY  
 CHARLES H AND BETTY W REYNOLDS  
 TAX ID 17026700470



**AREA**  
 Lot 10  
 14,557 Square Feet Total  
 (0.33 Acres)

Job #: 008213

**MELINDA WAY  
 (50' RIGHT OF WAY)**

- 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 56,240 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 tie in.  
 - According to F.I.R.M. Community Panel #13067C0206H, dated 03/04/2013 this property is not located in an area having special flood hazards.

**Zoning Variance Plat for:  
 GRETA M GORMAN**

**TAX ID: 17026700350**  
**Lot 10, Block D, Unit Four, SYCAMORE HILLS S/D**  
**152 MELINDA WAY**  
**Land Lot 267 17th 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: 8/5/13  
 Date Drawn: 8/6/13

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

**REFERENCES**  
 Plat Bk: 27 Pg. 139  
 Deed Bk. Pg.

**APPLICANT:** Greta Gorman

**PETITION No.:** V-117

**PHONE:** 770-436-4092

**DATE OF HEARING:** 10-09-13

**REPRESENTATIVE:** Greta Gorman

**PRESENT ZONING:** R-20

**PHONE:** 770-436-4092

**LAND LOT(S):** 267

**TITLEHOLDER:** Greta M. Gorman

**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of Melinda Way, west of Drucilla Way (153 Melinda Way).

**SIZE OF TRACT:** 0.33 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to 2 feet from the eastern property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

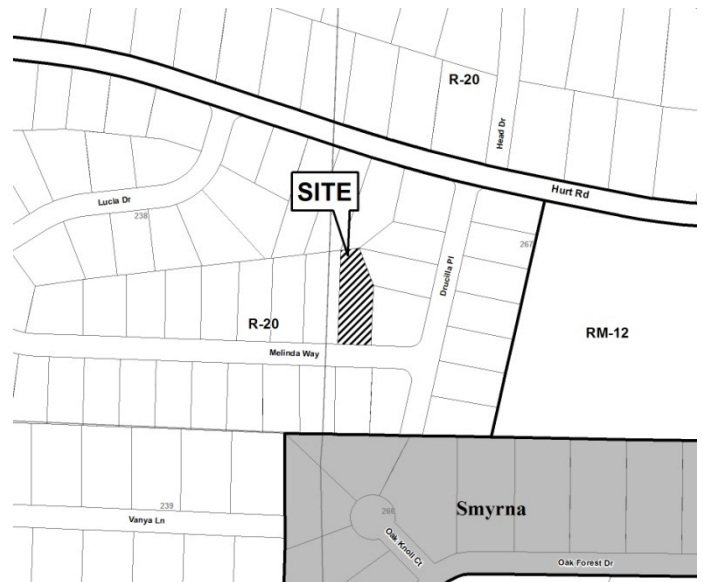
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Greta Gorman **PETITION No.:** V-117

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Issued notice of violation for building without a permit on 07-24-13. If variance is approved, all walls closer than 5 feet to an adjacent property line will be required to have a one hour fire rating.

**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.

**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.

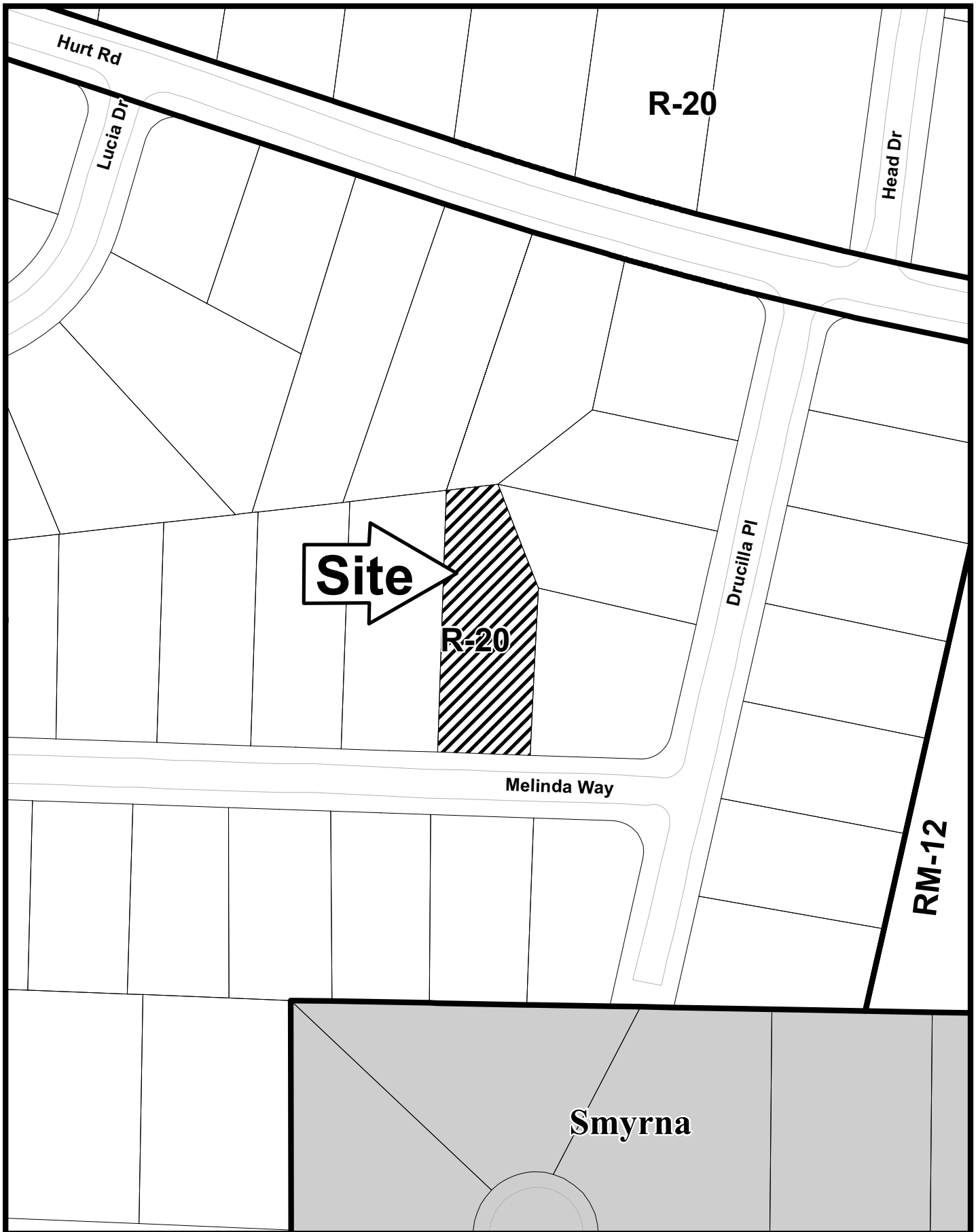
**SEWER:** No conflict.

**APPLICANT:** Greta Gorman **PETITION No.:** V-117

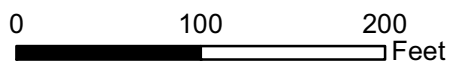
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

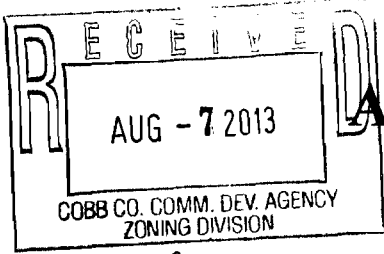
# V-117



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

(type or print clearly)

Application No. V-117  
Hearing Date: 10-9-13

Applicant Greta Gorman Phone # 770-436-4092 E-mail gretamgorman@gmail.com  
Address 153 Melinda way, Smyrna, GA  
(representative's name, printed) (street, city, state and zip code) 30082

Greta Gorman Phone # 770-436-4092 E-mail \_\_\_\_\_  
(representative's signature)

My commission expires \_\_\_\_\_ Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

Titleholder Greta Gorman Phone # 770-436-4092 E-mail \_\_\_\_\_

Signature Greta Gorman Address: \_\_\_\_\_  
(attach additional signatures if needed) GA DL 026404949 (street, city, state and zip code)

My commission expires \_\_\_\_\_ Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

Present Zoning of Property Residential

Location 153 Melinda way  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 267 District 17<sup>th</sup> Size of Tract .33 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 am rebuilding on a foundation where there was an existing structure that had been damaged by a neighbors tree. I plan to also enclose the garage at that time to make room for my mother. I can not build behind the garage due to the placement of my septic tank and feed lines  
List type of variance requested: it is the only place I can build