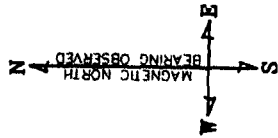
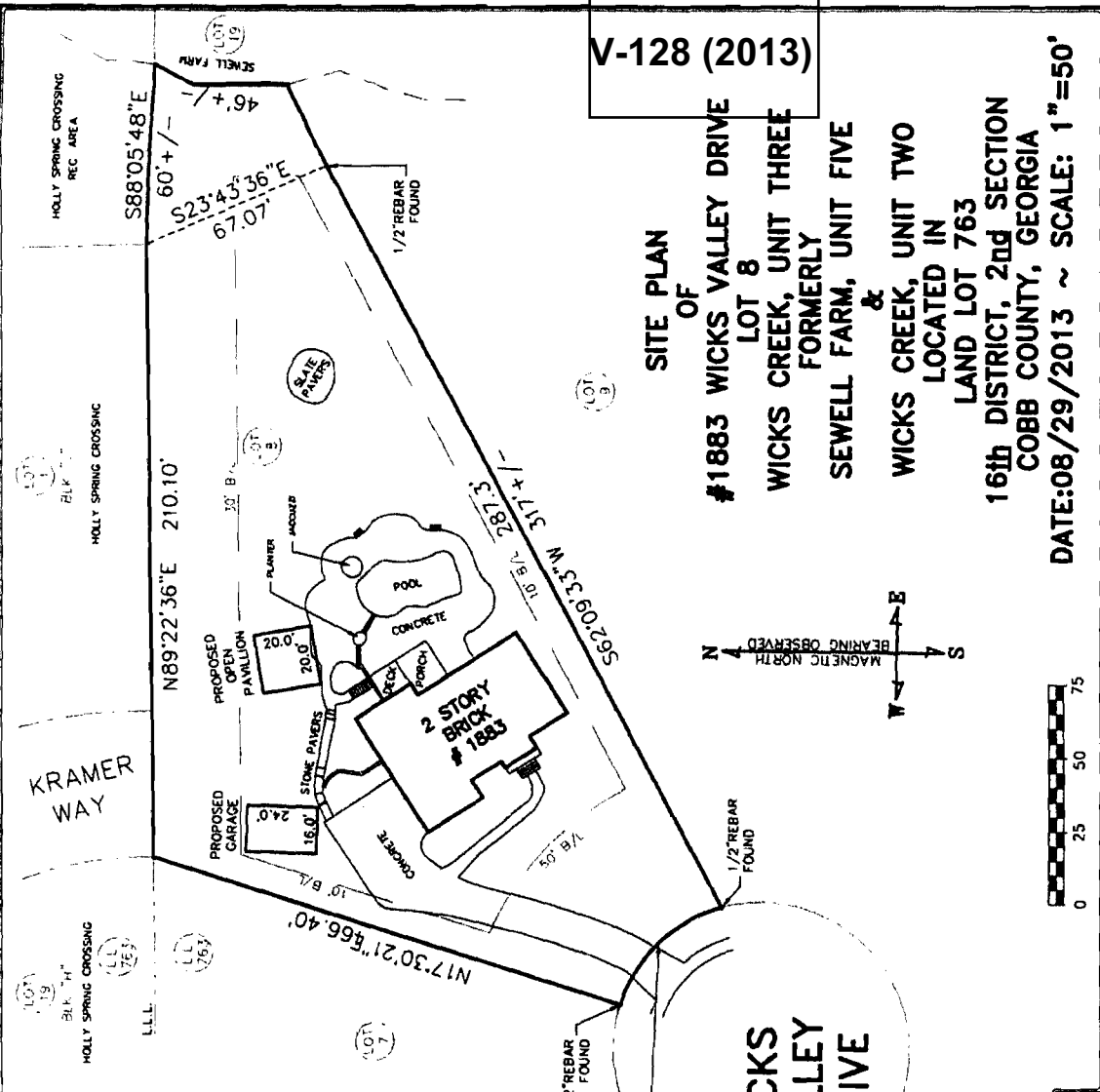


V-128 (2013)

SITE PLAN OF

#1883 WICKS VALLEY DRIVE  
LOT 8  
WICKS CREEK, UNIT THREE  
FORMERLY  
SEWELL FARM, UNIT FIVE  
&  
WICKS CREEK, UNIT TWO  
LOCATED IN  
LAND LOT 763  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

DATE: 08/29/2013 ~ SCALE: 1"=50'



**NOTES:**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 23,776 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.  
 THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 599,031 FEET.

TOTAL AREA = 35,449 SQUARE FEET OR 0.81 ACRES.  
 TOTAL IMPERVIOUS AREA ALLOWED = 12,407 SQUARE FEET OR 35%.  
 TOTAL IMPERVIOUS AREA EXISTING = 6,685 SQUARE FEET OR 19%.  
 TOTAL IMPERVIOUS AREA PROPOSED = 784 SQUARE FEET OR 02%.  
 TOTAL IMPERVIOUS AREA EXISTING & PROPOSED = 7,469 SQUARE FEET OR 21%.

PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.

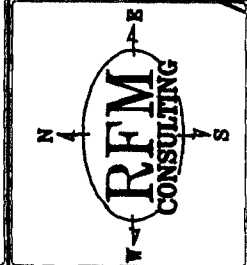
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

**REFERENCES:**  
 PLAT BOOK 132, PAGE 89  
 DEED, BOOK 14879, PAGE 4897

ARC=49.92'  
 RADIUS=50.00'  
 CHORD=N43°43'13"W 47.87'



**R.F.M. Consulting, LLC**  
 707 WHITLOCK AVENUE  
 BLDG. A-37  
 MARIETTA, GA 30064  
 PHONE (770) 757-3977  
 FAX (770) 499-8496  
 EMAIL: RFMCON@BELLSOUTH.NET  
 IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN AND ACCORDS WITH THE APPLICABLE STATUTES AND ORDINANCES OF THE STATE OF GEORGIA.



Drawing By: Wicks, B. Shook, Jr.  
 Cal. 678-315-9270  
 FILE: WICKS VALLEY DR.dwg

COBB COUNTY ZONING DIVISION  
 2013 SEP 10 PM 3:21  
 COBB COUNTY GEORGIA  
 FILED IN OFFICE

**APPLICANT:** Michael and Larissa Daugherty

**PETITION No.:**

V-128

**PHONE:** 404-388-6960

**DATE OF HEARING:**

11-13-2013

**REPRESENTATIVE:** J. L. Brooks

**PRESENT ZONING:**

R-20

**PHONE:** 404-557-3565

**LAND LOT(S):**

763

**TITLEHOLDER:** Michael Daugherty and Larissa Daugherty

**DISTRICT:**

16

**PROPERTY LOCATION:** At the eastern terminus of Wicks Valley Drive, east of Wicks Lane, on the southern end of Kramer Way (1883 Wicks Valley Drive).

**SIZE OF TRACT:**

0.81 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory structure (384 square foot "proposed garage") to the side of the principal building.

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

**BOARD OF APPEALS DECISION**

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

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

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

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

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



**APPLICANT:** Michael and Larissa Daugherty

**PETITION No.:** V-128

\*\*\*\*\*

**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 adverse stormwater management impacts are anticipated. The location of the proposed garage drains to the rear to the adjacent floodplain and the area is well screened.

**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.

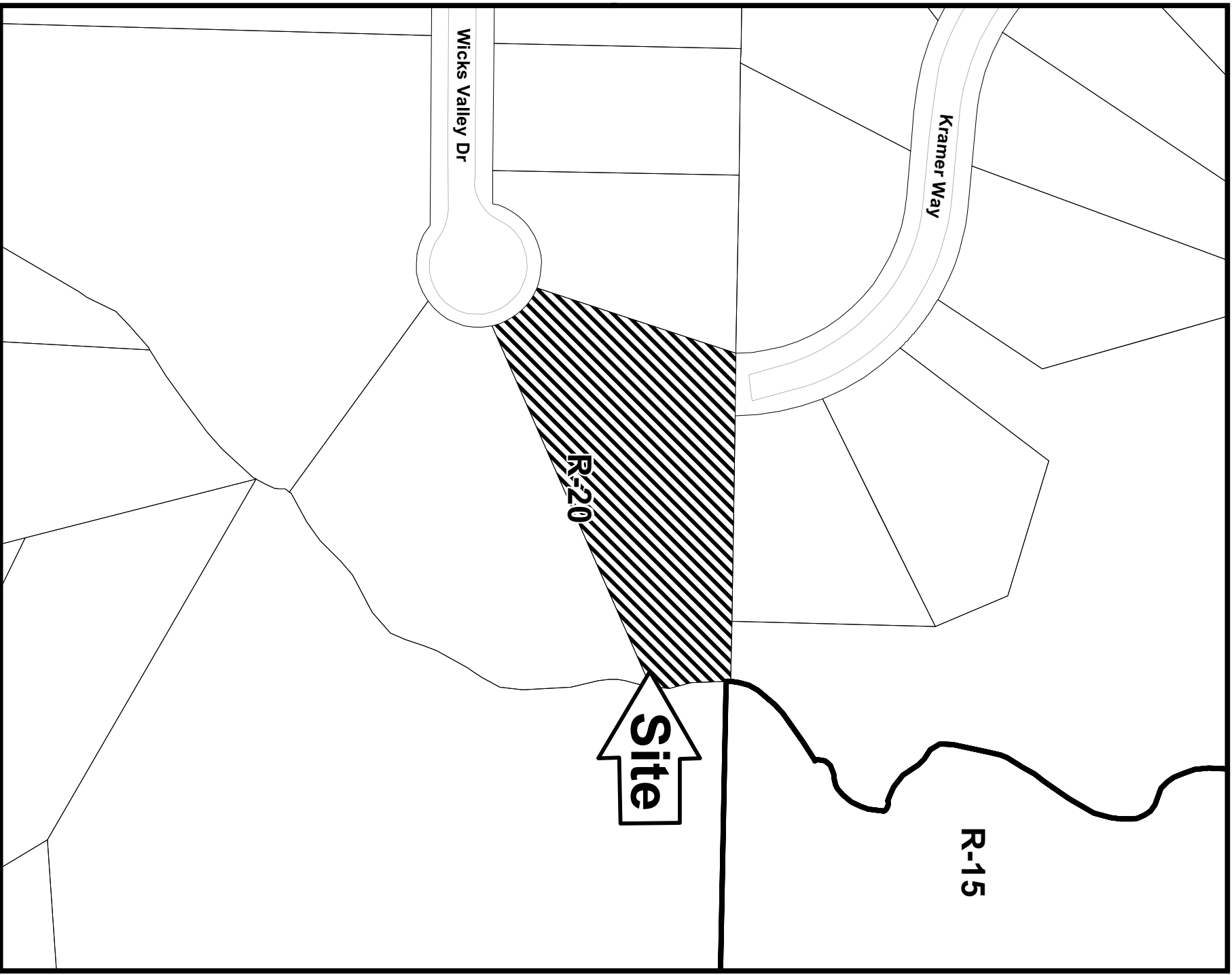
**SEWER:** No conflict.

**APPLICANT:** Michael and Larissa  
Daugherty

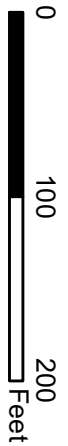
**PETITION No.:** V-128

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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

COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance

2013 SEP 10 PM 3:20

## Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-128  
Hearing Date: 11/18/13

Applicant Michael & Larissa Daugherty Phone # 404-388-6960 E-mail midaugherty42@comcast.net

J.L. Brooks Address 5454 Malone Court Powder Springs  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-557-3565 Email brooksconst@chickasha.com  
(representative's signature)

[Signature] Notary Public  
V THOMPSON  
Notary Public  
Cobb County  
State of Georgia  
MY COMMISSION EXPIRES MAY 5, 2017  
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder Michael Daugherty Larissa Daugherty Phone # 770-579-1185 E-mail midaugherty42@comcast.net

Signature X [Signature] Address: 1883 Wicks Valley Drive Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/12/15 Signed, sealed and delivered in presence of:  
[Signature] Wendy & Allen

Present Zoning of Property \_\_\_\_\_

Location 1883 Wicks Valley Drive 110113  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 763 District 16th Size of Tract \_\_\_\_\_

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).

single car garage located behind house under  
grade this garage can only work on side  
of house if existing driveway  
List type of variance requested: structure appeared on side of  
house