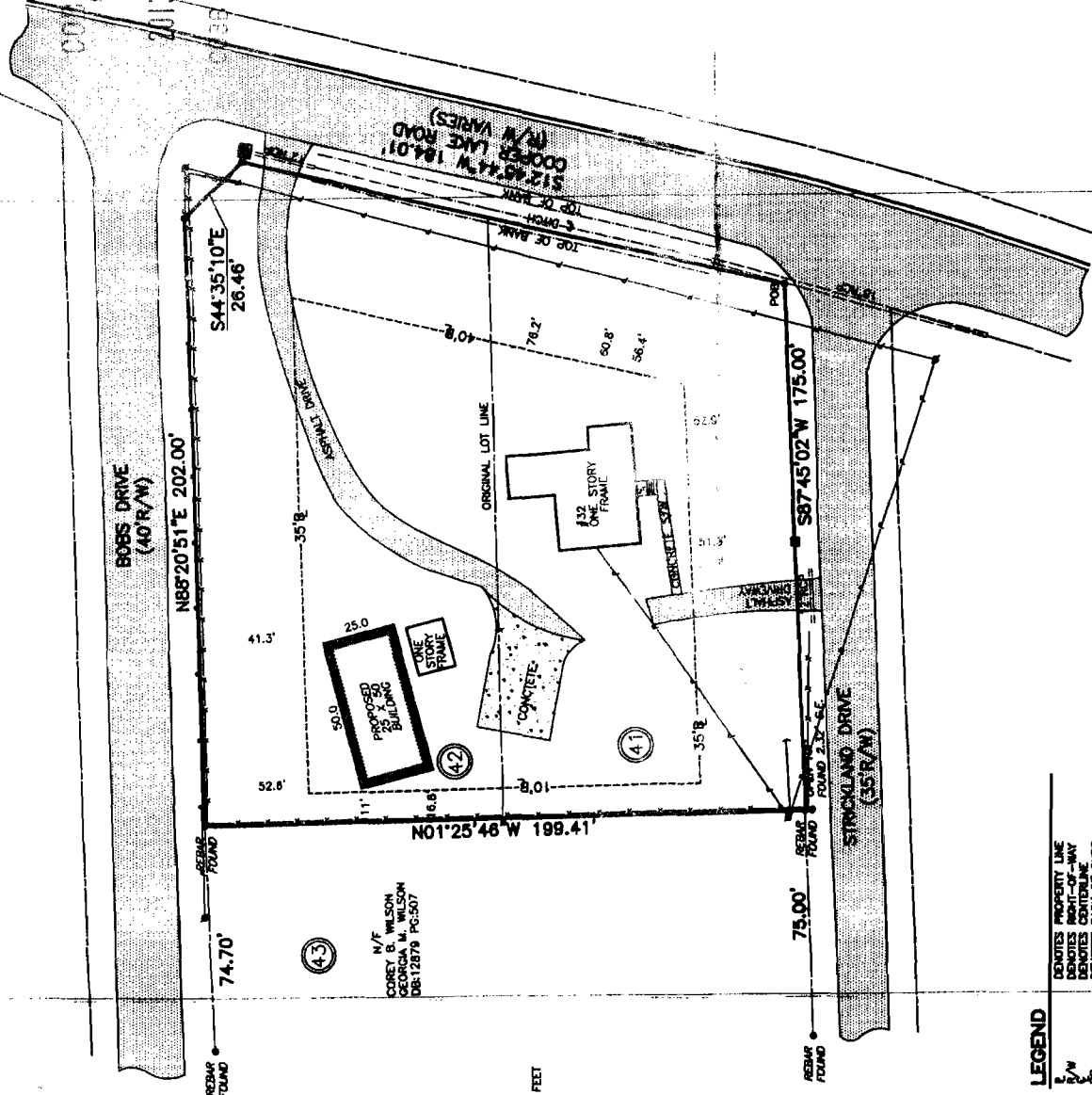


V-14 (2014)

COBB COUNTY GEORGIA  
 2013 DEC 12 AM 10:18  
 COBB COUNTY ZONING DEPARTMENT



**ZONING INFORMATION**

- COBB COUNTY R-20  
 1. MINIMUM LOT AREA = 20,000 SQ.FT.  
 2. MIN./MAX. ACRES = N/A  
 3. UNITS PER ACRE / MAX FAR = 1.75 AVERAGE  
 4. MINIMUM FLOOR AREA = 1,200 SQ.FT.  
 5. MINIMUM LOT WIDTH AT FRONT SET BACK = 75/30 FEET  
 6. MINIMUM FRONT SET BACK  
 7. MAXIMUM LOT DEPTH = 40 FEET  
 8. MAXIMUM LOT AREA = 40 FEET  
 9. MAXIMUM SIDE YARD = 25 OR 30 FEET  
 10. MAXIMUM REAR YARD = 10 FEET  
 11. MAXIMUM COVERGAGE = 35%  
 12. MAXIMUM HEIGHT = 35 FEET

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE SURVEYOR'S VISUAL INSPECTION AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF ANY UTILITIES SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR AND HIS CLIENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, AND DOES NOT EXTEND TO ANY OTHER PERSON, FIRM, OR ENTITY WITHOUT THE EXPRESS REPERMISSION OF THE SURVEYOR. NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR ANY DAMAGE TO PERSONS OR PROPERTY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A BEARING ERROR OF ONE PART IN 10,000. THIS PLAT WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCE OF ONE PART IN 10,000. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. THIS PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD. THIS PLAT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.
6. THIS PLAT NOT BE USED FOR RECORDING.
7. SUBJECT TO ANY AND ALL REPAIRS REQUIRED BY COBB COUNTY AND THE CITY OF MABLETON.

**LEGEND**

- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- CB DENOTES BACK OF CURB
- EP DENOTES EDGE OF PAVING
- EW DENOTES EDGE OF WALL
- EX DENOTES EXISTING CONCRETE PIPE
- CP DENOTES CORRUGATED METAL PIPE
- LP DENOTES LIGHT POLE
- UP DENOTES UTILITY POLE
- PM DENOTES POWER METER
- V/C DENOTES AIR CONDITIONING
- TR DENOTES TRUNK LINE
- GV DENOTES GAS VALVE
- GLH DENOTES GAS LINE HANGER
- WH DENOTES WATER VALVE
- WHI DENOTES WATER HYDRANT
- MDW DENOTES MOUNTING WELL
- AB DENOTES ABJECTION BOX
- SI DENOTES SUMP INLET
- SW DENOTES SWAMPY SOBER LINE
- CS DENOTES CLEAN OUT

**REFERENCE MATERIAL**

- EXECUTIONS DEED IN FAVOR OF RICHARD F. ALLEN DEED BOOK 15018 PAGE 3370-3371 COBB COUNTY, GEORGIA RECORDS
- COBB COUNTY R/W DEED DEED BOOK 8547 PAGE 243 COBB COUNTY, GEORGIA RECORDS



No.	Date

TOTAL AREA = 0.908± ACRES  
 OR 39,452± SQ.FT.

32 STRICKLAND DRIVE  
 MABLETON, GEORGIA

SURVEY FOR  
 RICHARD ALLEN



4633 South Cobb Drive Suite 200  
 Smyrna, Georgia 30088 (770) 434-3383  
 Certificate of Authorization: ALP000762

This property is not located in a Federal Flood Area as indicated by FEMA. Official Flood Hazard maps.

In my opinion this plat is a true and correct representation of the land partitioned.

LOT 41 AND PART OF LOT 42  
 LELAND HEIGHTS

LAND LOT 182  
 DISTRICT 17TH  
 COBB COUNTY  
 GEORGIA  
 PLAT PREPARED: 12-10-13

**APPLICANT:** Richard S. Allen

**PETITION No.:** V-14

**PHONE:** 404-494-0933

**DATE OF HEARING:** 02-12-14

**REPRESENTATIVE:** Richard Allen

**PRESENT ZONING:** R-20

**PHONE:** 404-494-0933

**LAND LOT(S):** 182

**TITLEHOLDER:** Richard F. Allen and Richard S. Allen

**DISTRICT:** 17

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

**SIZE OF TRACT:** 0.90 acre

Cooper Lake Road, bounded by Bobs Drive and

**COMMISSION DISTRICT:** 4

Strickland Drive (32 Strickland Drive).

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (proposed 1,250 square foot building) from the required 100 feet to 11 feet on the western side and 41.3 feet on the northern side.

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

**BOARD OF APPEALS DECISION**

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

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

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

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

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



**APPLICANT:** Richard S. Allen

**PETITION No.:**

V-14

\*\*\*\*\*

**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 issues 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.

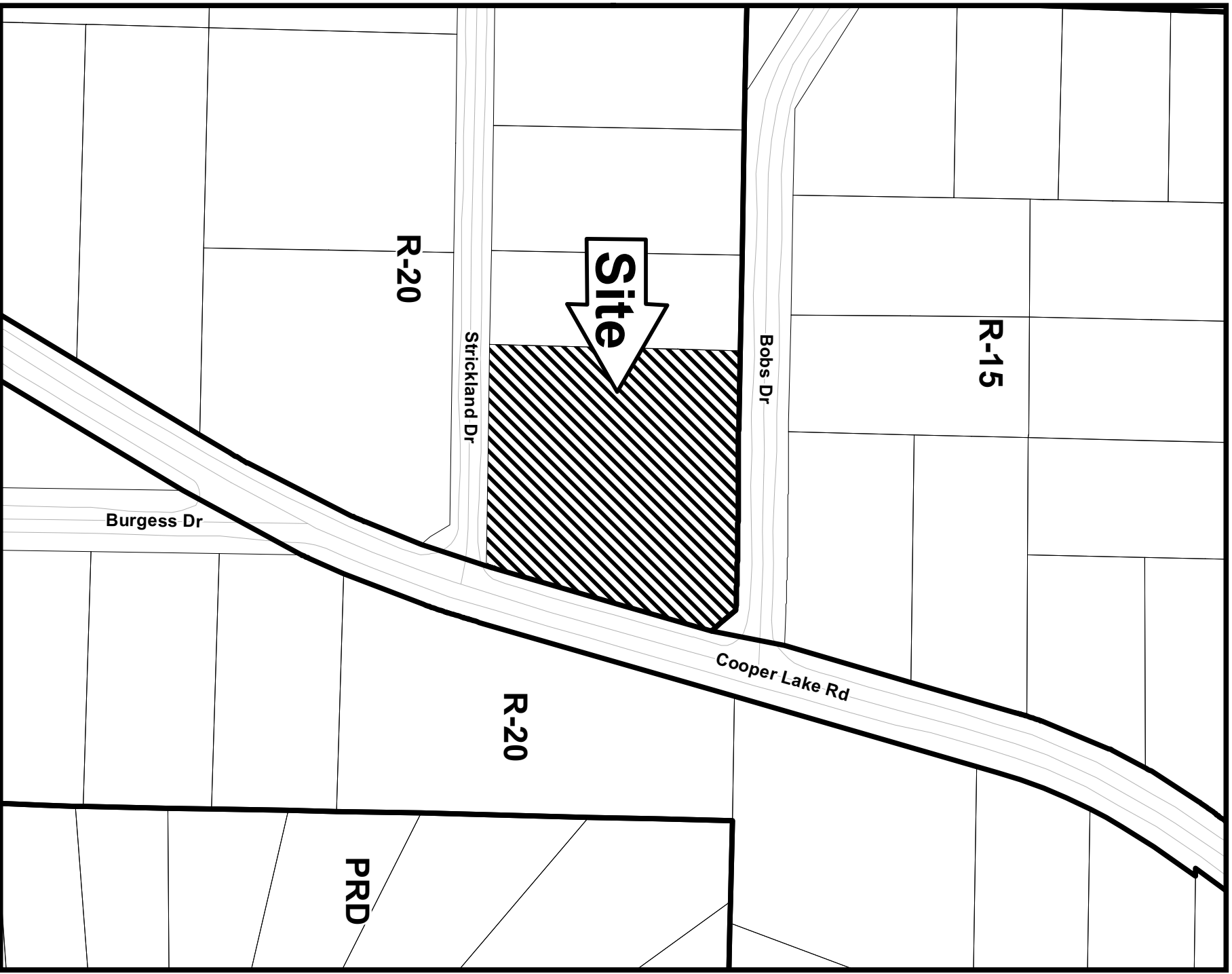
**APPLICANT:** Richard S. Allen

**PETITION No.:** V-14

\*\*\*\*\*

**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-14



**Site**

**R-15**

**R-20**

**R-20**

**PRD**

Bobs Dr

Strickland Dr

Burgess Dr

Cooper Lake Rd

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  
ELLEN R. GEORGIN

## Cobb County


2013 DEC 12 AM 10:17

(type or print clearly)

Application No. V-14  
Hearing Date: 2/27/14

COBB COUNTY ZONING DEPARTMENT  
Applicant Richard S. Allen Phone # 404-494-0933 E-mail richallen@gmail.com

Richard Allen Address 32 Strickland Dr Mableton GA 30126  
(representative's name, printed) (street, city, state and zip code)

 Phone # 404-494-0933 E-mail richallen@gmail.com  
(representative's signature)

My commission expires: \_\_\_\_\_  
**JENNIE M CHALCOTT**  
NOTARY PUBLIC  
Muscogee County, GEORGIA  
My Commission Expires 6-12-2015  
Signed, sealed and delivered in presence of:  
Jennie Chalcraft  
Notary Public

Titleholder Richard S. Allen Phone # 404-494-0933 E-mail richallen@gmail.com

Signature  Address: 32 Strickland Drive, Mableton, GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

Richard S. Allen **JENNIE M CHALCOTT**  
Notary Public  
Muscogee County, GEORGIA  
My Commission Expires 6-12-2015  
Signed, sealed and delivered in presence of:  
Jennie Chalcraft  
Notary Public

Present Zoning of Property Residential R-2D

Location 32 Strickland Drive / 1701820090  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1706-0090 Leland Heights District 9-Unincorp Size of Tract 0.93 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 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 Exhibit A.

List type of variance requested: Structure size variance requested. Proposed workshop/garage

is 1250 sq ft. existing residence is 976 sq ft.

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V-14 (2014)

11A

**SUBMITTED TO THE VARIANCE BOARD TO REQUEST A VARIANCE ON BEHALF OF:**

**Owner: Richard Allen  
Property: 32 Strickland Drive  
Mableton, GA**

I am respectfully requesting that the Variance Board consider my request for a variance on my property due to the following issues which would create a hardship if not granted.

Cobb County limits 3 vehicles per property outside of a garage, and currently I have a classic car collection and watercrafts that would put me in violation of the County Parking Ordinance without the garage. The proposed garage is the smallest structure that can house the classic car collection and watercrafts and keep me within the County Ordinance.

The structure cannot be located on the eastern side of the property due to septic tank. There is no way to attach the structure to the main house due to paved driveway and large tree. It also cannot be located on southern edge of the property due to drainage and elevation issues.

Thank you in advance for your consideration of this matter.

  
Richard Allen

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 DEC 12 AM 10:17  
COBB COUNTY ZONING DIVISION