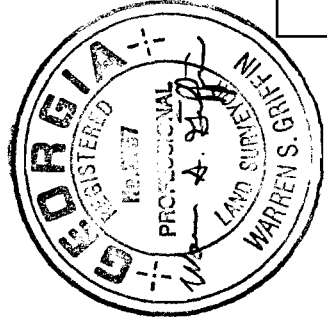
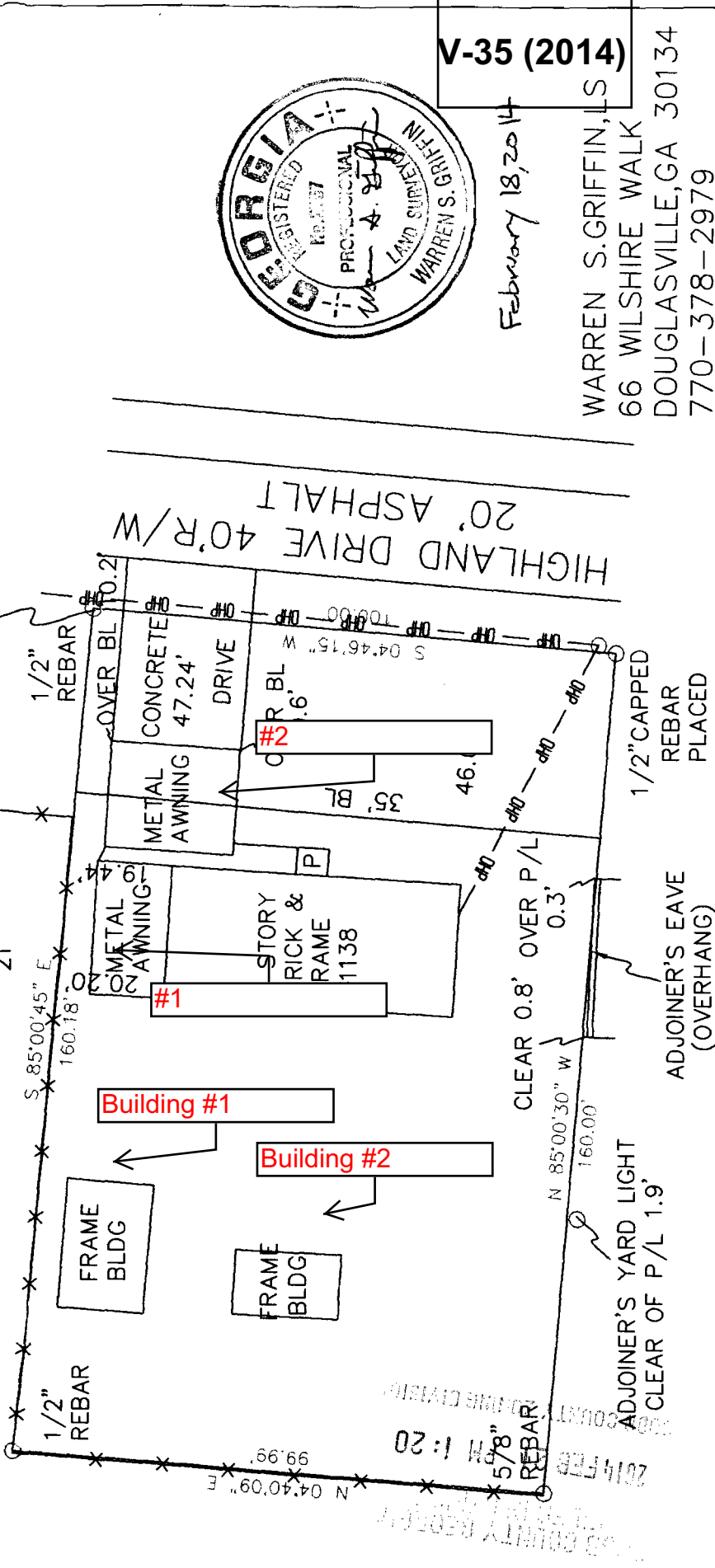




227.6' TO THE SOUTHERLY
50'R/W OF SAWYER ROAD.

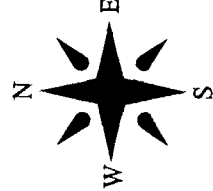


V-35 (2014)

February 18, 2014

WARREN S. GRIFFIN, LS
66 WILSHIRE WALK
DOUGLASVILLE, GA 30134
770-378-2979
THEODALOT@AOL.COM

Survey for: Donald H. Carter
Highland Acres Lot 20
1138 Highland Drive
Marietta, Ga 30062
16th Dist. Land Lot 949 Cobb County
Deed Book 4899 Page 340-342
Plat Book 13 Page 191



FILE: 1138HIGHLANDDR

PLAT:
ACRES: 0.3675
SQ. FT.: 16,008
PRECISION: 189,993

A TOPCON GTS-312 ELECTRONIC TOTAL STATION
WAS USED TO COLLECT THE DATA USED IN THE
PREPARATION OF THIS PLAT.

FLOOD INSURANCE NOTE: By graphics plotting only,
this property is in ZONE X
of the Flood Insurance Rate Map, Community Panel No.
13067CQ107H effective date of 11-02-2012
Exact designations can only be determined by an Elevation
Certificate. Based on the above information, this property
IS NOT in a Special Flood Hazard Area.

Scale: 1"=30'
Date: 02/18/14LT
Drawn: WSG
Checked: WSG
Job:

APPLICANT: Chris Carter

PETITION No.: V-35

PHONE: 770-380-4239

DATE OF HEARING: 05-14-14

REPRESENTATIVE: Chris Carter

PRESENT ZONING: R-20

PHONE: 770-380-4239

LAND LOT(S): 949

TITLEHOLDER: Donald H. and Thelma S. Carter

DISTRICT: 16

PROPERTY LOCATION: On the west side of

SIZE OF TRACT: 0.37 acre

Highland Drive, south of Sawyer Road

COMMISSION DISTRICT: 3

(1138 Highland Drive).

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 5 feet adjacent to the northern property line; 2) allow an accessory structure (approximately 500 square foot Metal Awning #2) in front of the primary structure; 3) waive the front setback from the required 35 feet to 24 feet and the side setback from the required 10 feet to 5 feet adjacent to the northern property line for an accessory structure over 144 square feet (approximately 500 square foot Metal Awning #2); and 4) waive the rear setback for accessory structures under 650 square feet (existing 384 square foot "Frame Bldg #1" and existing 240 square foot "Frame Bldg #2") from the required 35 feet to 23 feet and the side setback for an accessory structure under 650 square feet (existing 384 square foot "Frame Bldg #1") from the required 10 feet to 5.

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

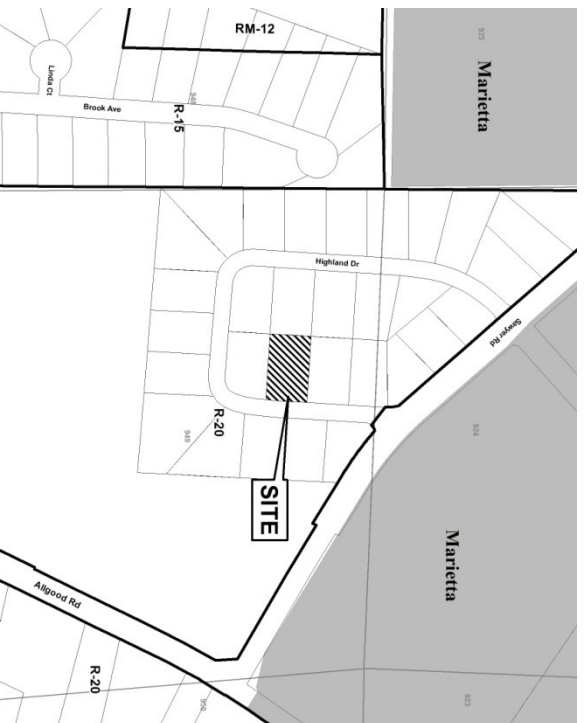
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Chris Carter

PETITION No.:

V-35

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 or letter of completion 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: The metal carport is located over the existing driveway. The sheds appear to have been in place for some time. No adverse stormwater management issues were observed.

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.

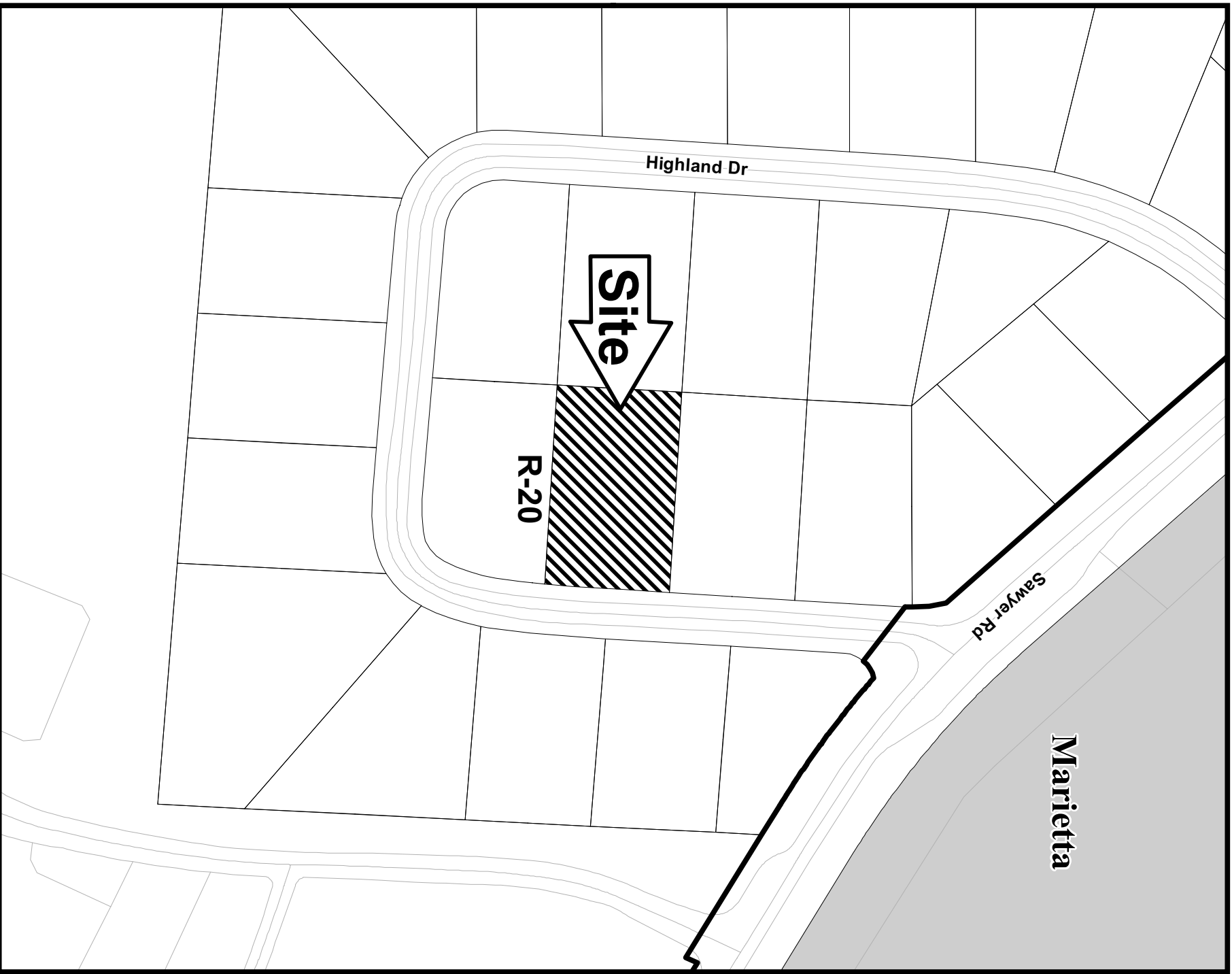
SEWER: No conflict.

APPLICANT: Chris Carter

PETITION No.: V-35

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-35



Site

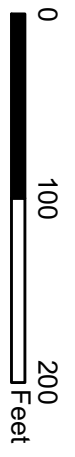
Highland Dr

R-20

Sawyer Rd

Marietta

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 ZONING DEPARTMENT
Application for Variance
Cobb County

2014 FEB 21 PM 1:20

(type or print clearly)

Application No. V-35
Hearing Date: 5-14-14

Applicant Chris Carter Phone # 770-380-9955 E-mail Carterwick@gmail.com

Address 2111 McRobert Blvd 30062
Phone # 770-380-9955 (street, city, state and zip code)

Signature [Signature] (representative's name, printed)
Phone # 770-380-9955 E-mail Carterwick@gmail.com
(representative's signature)

My commission expires: 03/06/2017
Notary Public

Titleholder Donald H. Carter Thelma S. Carter E-mail choytcarter@yahoo.com

Signature [Signature] (attach additional signatures, if needed)
Address 1138 Highland Dr Marietta Ga 30062
(street, city, state and zip code)

My commission expires: 03/06/2017
Notary Public

Present Zoning of Property R20

Location 1138 Highland Dr. Marietta Ga. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 949 District 16 Size of Tract .36 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 .36 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).

List type of variance requested: Hardship - We would like to reduce the setback lines on the front and side of the property by 10ft. The residence @ 1138 Highland Dr. are elderly and handicap. The met. The carpet needs the residence out of the window