

V-61
(2014)

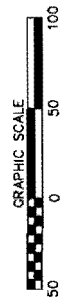


2014 JULY 12 PM 12:51
CHORD = 117.84
R = 2229.02
L = 117.85

CORNER ROAD
(R/W VARIES)

CHORD = 252.08
R = 2186.21
L = 252.22

- LEGEND**
- CORNER MONUMENTATION
 - MONUMENTARY CORNER
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION BEGINS
 - X — FENCE LINE
 - RR — STEEL REINFORCING ROD
 - OTF — OPEN TOP WATER PIPE
 - CP — CRIMPED TOP WATER PIPE
 - PP — POWER POLE
 - — — — — G — GAS MAIN
 - — — — — S — SANITARY SEWER MAIN
 - — — — — M — MAIL FOUND AT BASE
 - — — — — D.B. — DEED BOOK
 - — — — — P.B. — PLAT BOOK
 - — — — — CONCRETE RIGHT-OF-WAY MONUMENT



DATE	REVISIONS	DESCRIPTION

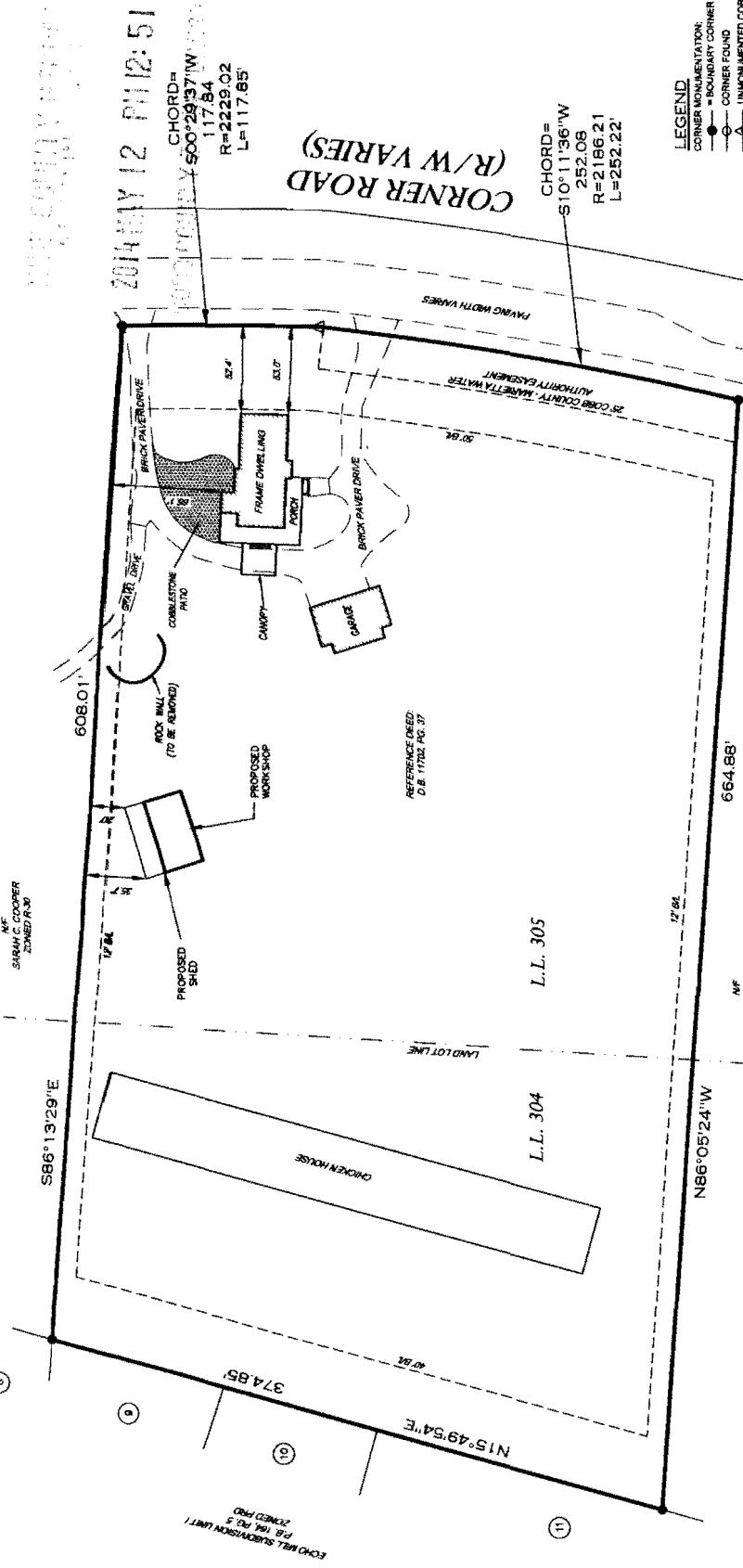
THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
E-MAIL: RUSSELL@RUSSELLE.COM
P.L.E.
FIELD SURVEY DATE: 06/07/14
PLAT DATE: 09/12/14
SCALE: 1"=50'



IMPROVEMENT LOCATION PLAT FOR
JOHN A. WEBB
LOCATED IN LAND LOTS 304 & 305, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
1570 CORNER ROAD

AREA = 5.441 ACRES

SURVEY REFERENCE AND NOTE:
THIS PLAT IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAT IS TO UPDATE A SURVEY PREVIOUSLY PREPARED BY THIS FIRM IN 1987 TO REFLECT THE CURRENT SURVEY DATA. THE LOCATIONS SHOWN HEREON WERE TAKEN FROM CONTROL PREVIOUSLY ESTABLISHED BY THIS FIRM AND DO NOT REPRESENT A NEW BOUNDARY SURVEY. BOUNDARY INFORMATION IS TAKEN FROM THE SURVEY RECORDS OF THIS FIRM. ALL ESTIMATE PREPARED BY THE RUSSELLE COMPANY DATED 01/15/10. SEE THE REFERENCED PLAT FOR RECORD THE INFORMATION.
COBB MARSHALL WATER AUTHORITY EASEMENT IS BASED ON EXHIBIT 'A' OF D.B. 11792, PG. 37, COBB COUNTY RECORDS.



ZONING NOTE:
SUBJECT PROPERTY IS ZONED R-30
FRONT: 50'
REAR: 40'
EXISTING PROPERTY COVERAGE = 11 %
PROPOSED PROPERTY COVERAGE = 12 %
MAXIMUM ALLOWABLE COVERAGE = 23 %

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 130700087G EFFECTIVE DATE: DECEMBER 14, 2008. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: "X"
"X" = AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN

SURVEY NOTES:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.
THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY, NOR PROVIDED TO THIS FIRM AS TO ANY ZONING CONDITIONS ASSOCIATED WITH THE SUBJECT PROPERTY.
THERE IS A 25' NON-DISTURBANCE BUFFER FROM WATER STREAMS AND A 50' NON-DISTURBANCE BUFFER FROM TRAILS AND AREAS OF THE STATE AND THERE MAY BE EASEMENTS PLACED ON THESE MATTERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE COBB MARSHALL WATER AUTHORITY. THE SURVEYING OF THIS PROPERTY WAS LIMITED TO THE PERMISSION OF THE SURVEYOR.
ORIGINAL PLAT NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.
THE SURVEYING INSTRUMENTS USED WERE BASED ON THE SURVEYOR'S BEST INTERESTS AND SHOULD BE CLARIFIED BY COBB COUNTY BEFORE ANY ADDITIONAL PERMITTING.
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

CHORD BEARING SUBSTATION UNIT 1
P.B. 166, PG. 5
ZONED R-30

SUBDIVISION ZONED R-30

CHICKEN HOUSE

PROPOSED SHED

PROPOSED WORK SHOP

GARAGE

FRAME DWELLING

PORCH

BRICK PAVEMENT DRIVE

BRICK PAVEMENT DRIVE

COMBUSTIBLE PAVEMENT

ROCK WALL (TO BE REMOVED)

PAVING WIDTH VARIES

25' COBB COUNTY MARSHALL WATER AUTHORITY EASEMENT

LAND LOT LINE

1570 CORNER ROAD

19TH DISTRICT, 2ND SECTION

COBB COUNTY, GEORGIA

JOHN A. WEBB

5/12/14

APPLICANT: John Webb
PHONE: 770-335-8586
REPRESENTATIVE: John Webb
PHONE: 770-335-8586
TITLEHOLDER: John A. Webb
PROPERTY LOCATION: On the eastern side of
Corner Road, across from Ember Oaks Circle
(1570 Corner Road).

PETITION No.: V-61
DATE OF HEARING: 08-13-2014
PRESENT ZONING: R-30
LAND LOT(S): 304, 305
DISTRICT: 19
SIZE OF TRACT: 5.44 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (approximately 1,575 square foot proposed workshop) from the required 100 feet from any property line to 20 feet adjacent to the north property line; and 2) waive the setback for an accessory structure over 650 square feet (approximately 11,800 square foot existing chicken house) from the required 100 feet from any property line to 15 feet adjacent to the north property line and 45 feet adjacent to the south property line.

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

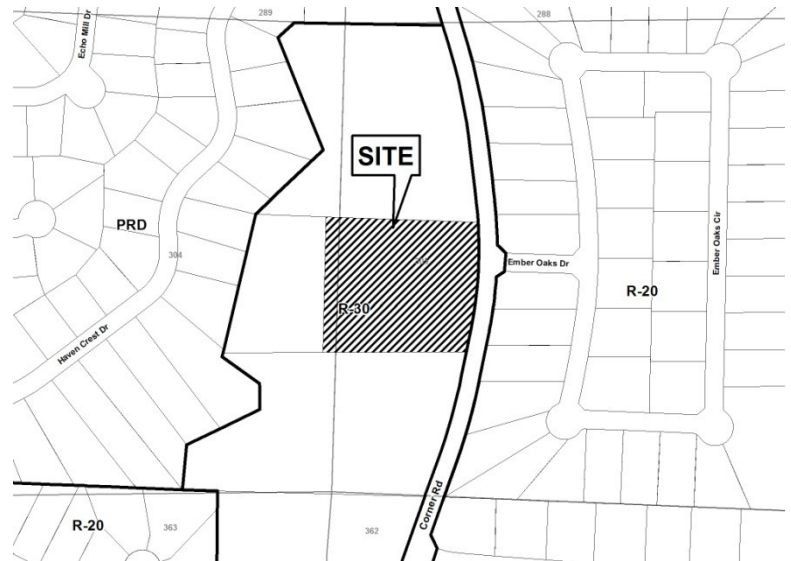
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: John Webb **PETITION No.:** V-61

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 must be recorded showing all improvements on the lot and referencing the variance case. 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.

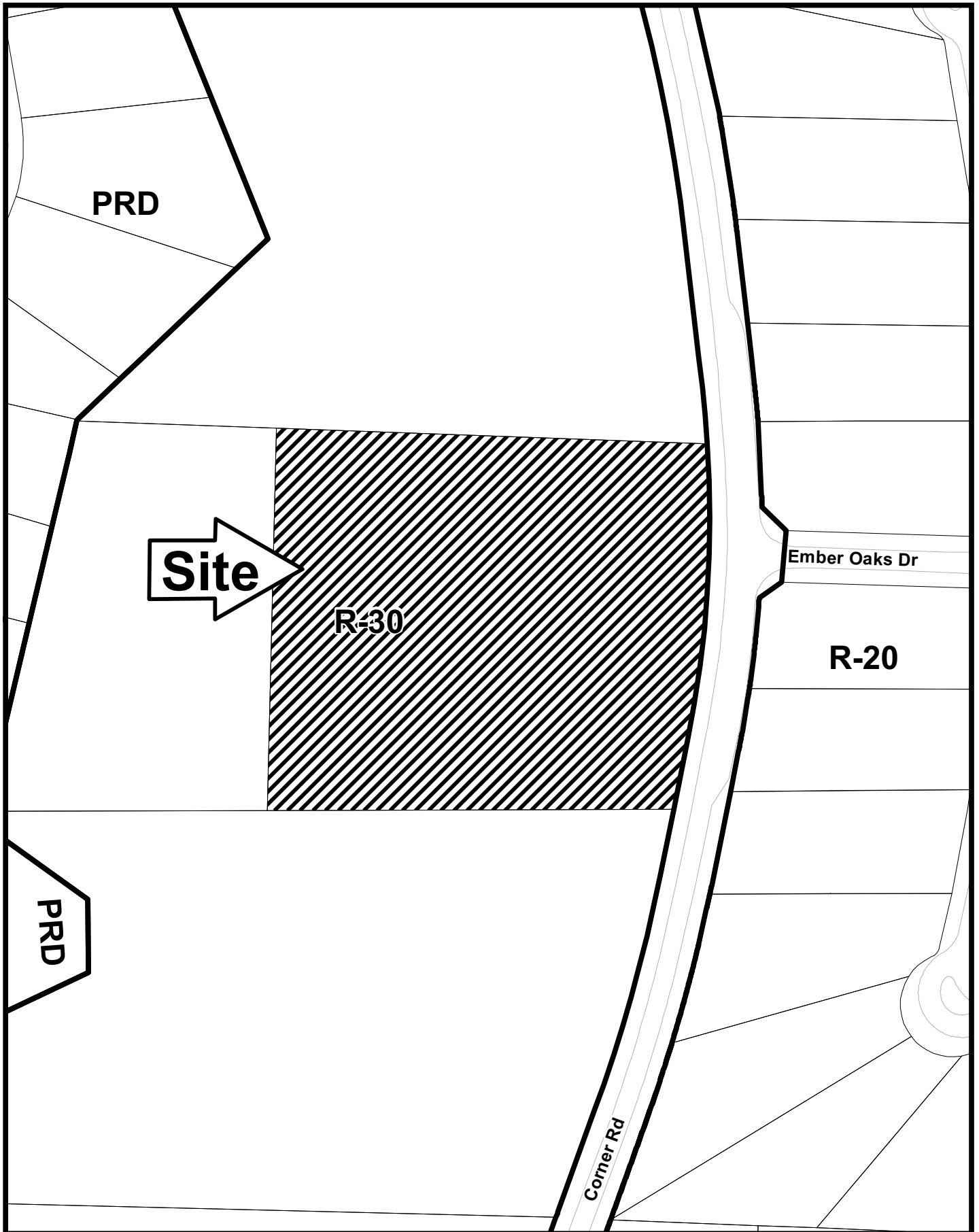
WATER: No conflict.

SEWER: No conflict.

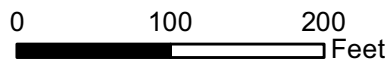
APPLICANT: John Webb **PETITION No.:** V-61



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-61



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

2014 MAY 12 PM 12:51

(type or print clearly)

Application No. V-61

Hearing Date: 8-13-14

Applicant JOHN WEBB

Phone # 770-335-8586

E-mail jwebbo@comcast.net

JOHN WEBB
(representative's name, printed)

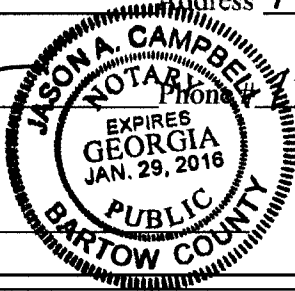
Address 1570 CORNER RD, POWDER SPRINGS, GA

(street, city, state and zip code) 30127

John A Webb
(representative's signature)

Phone # 770 335 8586

E-mail jwebbo@comcast.net



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder JOHN WEBB

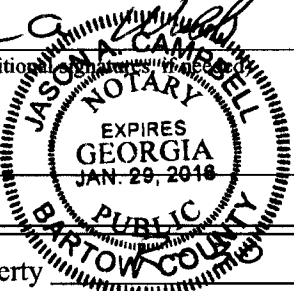
Phone # 770-335-8586

E-mail jwebbo@comcast.net

Signature John A Webb
(attach additional signatures if needed)

Address: 1570 CORNER RD, POWDER SPRINGS GA

(street, city, state and zip code) 30127



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires: _____

Present Zoning of Property R-30

Location 1570 CORNER RD, POWDER SPRINGS, GA

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 304 & 305

District 19

Size of Tract 5.441

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 5.441

Shape of Property RECT.

Topography of Property ROLLING

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).

THIS VARIANCE WOULD ALLOW DRIVEWAY ACCESS TO MY SHOP BY EXTENSION OF THE EXISTING DRIVEWAY. WITHOUT IT, ACCESS WOULD BE IMPRACTICAL AND PROHIBITIVELY EXPENSIVE, GREATLY DIMINISHING THE UTILITY OF THE BUILDING.

List type of variance requested: A SETBACK REDUCTION TO 20 FEET FROM STANDARD OF 100 FEET. NOTE: 20 FT SETBACK IS THE MINIMUM ALLOWED