

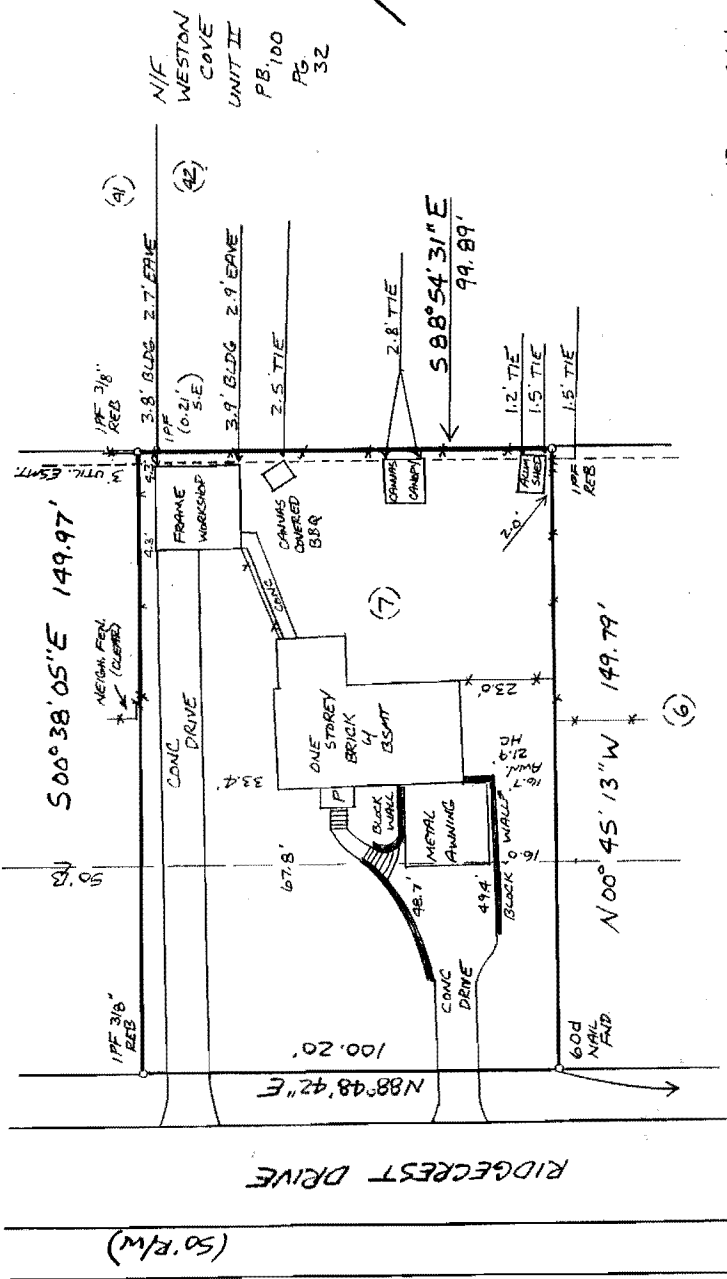
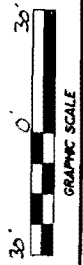
2014  
 2014  
 2014  
 COUNTY GEORGIA  
 AM 11:16

MAGNETIC



V-69  
 (2014)

AREA = 0.3442 ACRE  
 # 3357 RIDGECREST DRIVE



PANEL NO. 1306700094H  
 LOCATION COBB  
 ZONE 11X11  
 I HAVE THIS DATE EXAMINED THE ORIGINAL FIELD BOOK AND MAP IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT IN ONE HUNDRED FEET AND AN ADJUSTED LONG COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED:  
 TOPCON GTS-818

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE MEASUREMENTS AND REQUIREMENTS OF THE SURVEYING STANDARDS AND REGULATIONS OF THE PROFESSIONAL SURVEYORS ACT.

*James A. Evans*  
 J.A. EVANS  
 SURVEYING CO., INC.  
 POWDER SPRINGS, GEORGIA  
 PH. 770-943-0000

SURVEY FOR:

MARSHA WARDWORTH  
 RICHARD B. WARDWORTH

REVISIONS
LOT 7 BLK. "C" UNIT TWO
RIDGEVIEW PHASE II
LAND LOT 646
DISTRICT 19TH SECTION 2ND
COBB COUNTY, GEORGIA
PLAT BOOK 56 PAGE 34
DATE: 6-4-14 SCALE: 1" = 30'
JOB # 209-14

P.O.B.  
 625.0' TO 50' R/W  
 RIDGE ROAD  
 (RECORD TIE)

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia As set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for the Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-5-87.

**APPLICANT:** Marsha and Richard Wadsworth  
**PHONE:** 770-527-0080  
**REPRESENTATIVE:** Marsha and Richard Wadsworth  
**PHONE:** 770-527-0080  
**TITLEHOLDER:** Marsha R. and Richard B. Wadsworth  
**PROPERTY LOCATION:** On the south side of Ridgecrest Drive, west of Valley View Drive (3357 Ridgecrest Drive).

**PETITION No.:** V-69  
**DATE OF HEARING:** 08-13-2014  
**PRESENT ZONING:** R-15  
**LAND LOT(S):** 646  
**DISTRICT:** 19  
**SIZE OF TRACT:** 0.34 acre  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the front of the primary structure (approximately 400 square foot metal awning); 2) waive the setback for an accessory structure over 144 square feet (400 square foot frame workshop) from the required 30 feet from the rear property line to 3.8 feet adjacent to the south property line and from the required 10 feet from the side property line to 4.3 feet adjacent to the east property line; 3) waive the setback for an accessory structure under 144 square feet (approximately 30 square foot canvas covered bbq) from the required 5 feet from the rear property line to 2.5 feet adjacent to the south property line; 4) waive the setback for an accessory structure under 144 square feet (approximately 100 square foot canvas canopy) from the required 5 feet from the rear property line to 2.8 feet adjacent to the south property line; and 5) waive the setbacks for an accessory structure under 144 square feet (approximately 60 square foot aluminum shed) from the required 5 feet from the rear property line to 1.2 feet adjacent to the south property line and from the required 5 feet from the side property line to 1.5 feet adjacent to the west property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Marsha and Richard  
Wadsworth

**PETITION No.:** V-69

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Work shop and metal awning appear to have been constructed after 2009 without building permits. Permits are required. Walls closer than 5 feet to the property line are required to be one hour fire rated.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded 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 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.

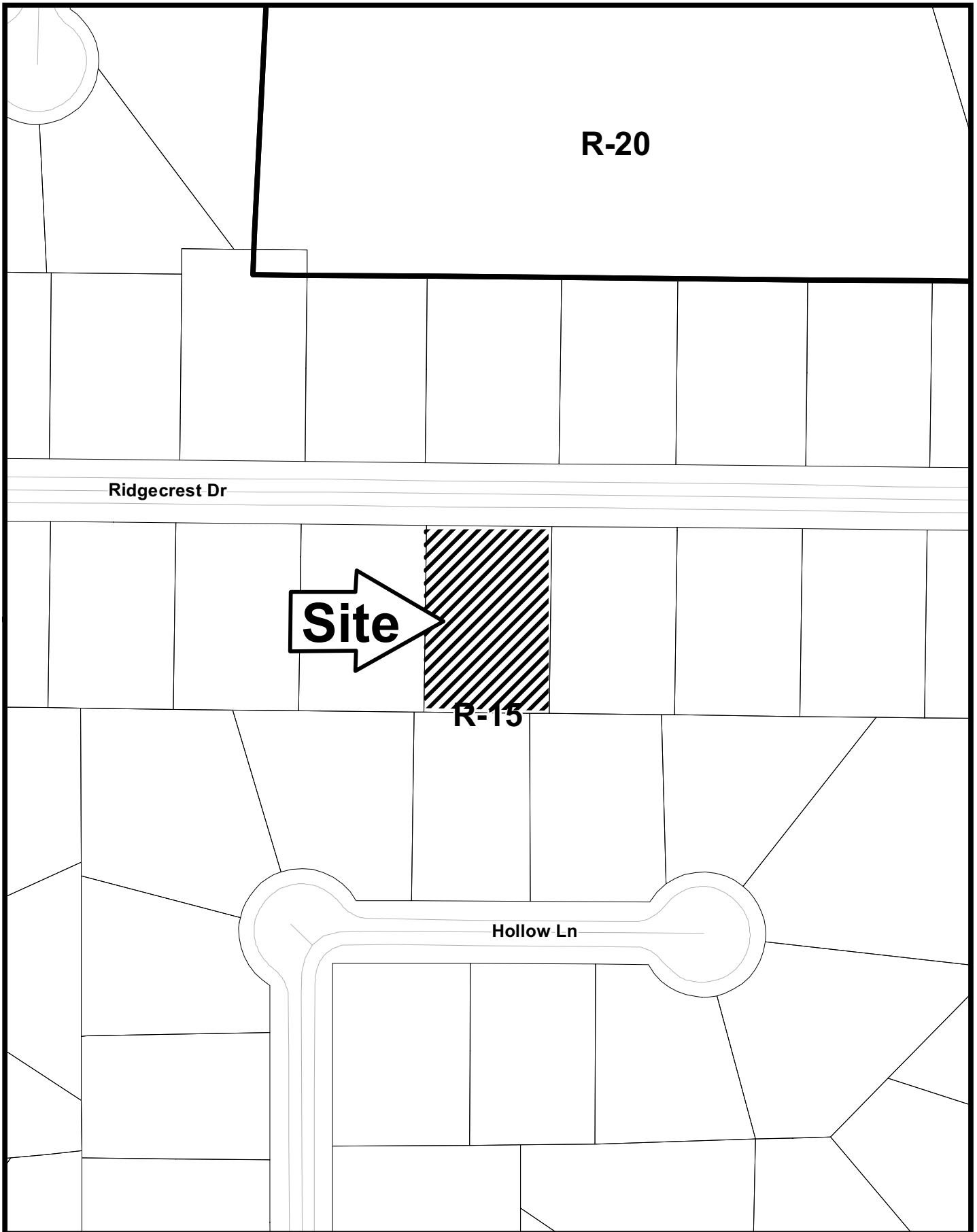
**APPLICANT:** Marsha and Richard  
Wadsworth

**PETITION No.:** V-69

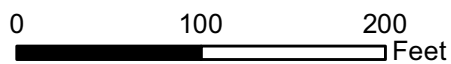
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-69



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 JUN 11 AM 11:16

(type or print clearly)

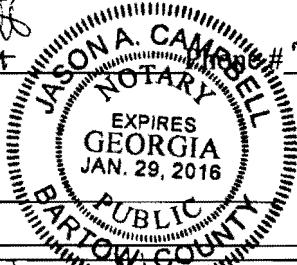
Application No. V-69

Hearing Date: 8/13/2014

COBB COUNTY ZONING DIVISION

Applicant Marsha Richard Wadsworth Phone # 770 527 0080 E-mail marsharicke@hotmail.com  
Marsha Wadsworth  
Richard Wadsworth Address 3357 Ridgcrest Dr Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

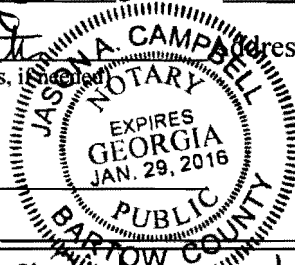
Marsha Wadsworth  
Richard B. Wadsworth # 770 527 0080 E-mail marsharicke@hotmail.com  
(representative's signature)



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
 Notary Public

My commission expires: \_\_\_\_\_

Titleholder Marsha Wadsworth Phone # 770 527 0080 E-mail marsharicke@hotmail.com  
Richard B. Wadsworth  
Marsha Wadsworth Address: 3357 Ridgcrest Dr P.S. 30127  
Richard B. Wadsworth (attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
 Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property 3357 Ridgcrest Dr Powder Springs R-15  
 Location 3357 Ridgcrest Dr Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 19th Size of Tract 0.3442 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).

Protects Auto's on display daily bases from weather.  
Out building storage for law equipment / with concrete ramp attached.

List type of variance requested: to keep Attached carport Awning and out building in place.