

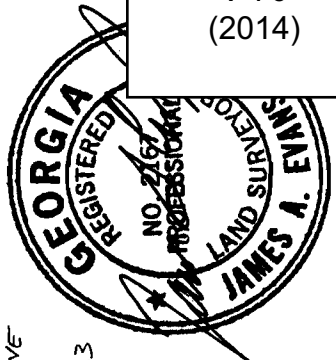
AB1506

JUN 11 2014

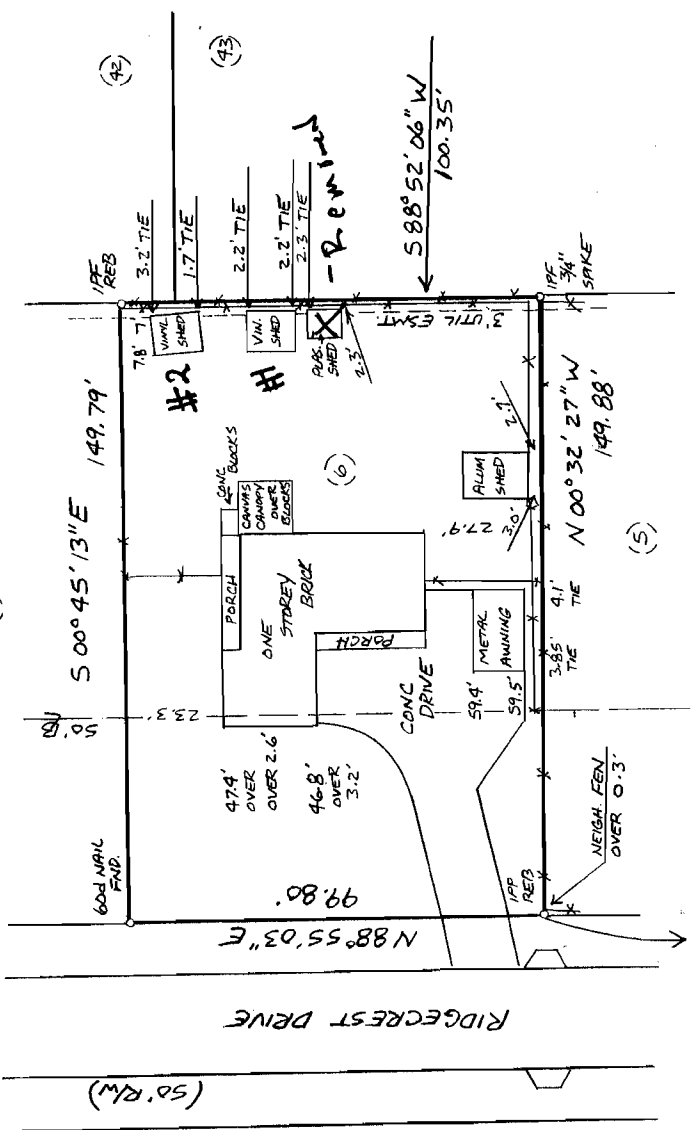
MAGNETIC

N/4 WESTON COVE  
J.T. II  
PB. 100  
PG. 23

V-70  
(2014)



AREA = 0.3442 ACRE  
# 336.9 RIDGECREST DRIVE



P.O.B.  
525.0' TO 50' R/W  
RIDGECREST DRIVE  
(RECORD TIE)

PANEL NO. 1306700094H  
LOCATION COBB COUNTY  
ZONE 11 X 7

I HAVE THIS DATE, EXAMINED THE  
FIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED POINT  
IS AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSE PRECISION OF ONE FOOT IN ONE HUNDRED FEET AND AN  
ANGULAR ERROR OF ONE MINUTE. THE FIELD MEASUREMENTS  
HAVE BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-  
ATE WITHIN ONE FOOT IN 220,000 FEET.

EQUIPMENT USED:  
TOPCON GTS-816

MY OPINION, THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED AND  
HAS BEEN PREPARED IN CONFORMITY WITH  
THE APPLICABLE STATUTES AND REGULATIONS OF THE  
STATE OF GEORGIA.

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

SURVEY FOR:

BUDDY L. REECE  
SYLVIA H. REECE

LOT 7	BLK. C	UNIT TWO	REVISIONS
RIDGEVIEW			PHASE I
LAND LOT	646		
DISTRICT	197H	SECTION 2 NP	CC
COBBS	COUNTY, GEORGIA	CHRO	DRWN
PLAT BOOK	56	PAGE 34	JOB #
DATE:	6-4-14	SCALE: 1" = 30'	270-14

This survey was prepared in conformity with The  
Technical Standards for Property Surveys in Georgia  
As set forth in Chapter 380-7 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. 47-5-57.

**APPLICANT:** Buddy L. and Sylvia H. Reece  
**PHONE:** 770-943-1967  
**REPRESENTATIVE:** Buddy L. and Sylvia H. Reece  
**PHONE:** 770-943-1967  
**TITLEHOLDER:** Buddy L. and Sylvia H. Reece  
**PROPERTY LOCATION:** On the south side of  
Ridgecrest Drive, west of Valley View Drive  
(3369 Ridgecrest Drive).

**PETITION No.:** V-70  
**DATE OF HEARING:** 08-13-2014  
**PRESENT ZONING:** R-15  
**LAND LOT(S):** 646  
**DISTRICT:** 19  
**SIZE OF TRACT:** 0.344 acre  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the side of the primary structure (approximately 240 square foot metal awning); 2) waive the setback for an accessory structure over 144 square feet (approximately 240 square foot metal awning) from the required 10 feet from the side property line to 3.85 feet adjacent to the west property line; 3) waive the setback for an accessory structure over 144 square feet (approximately 176 square foot aluminum shed) from the required 10 feet from the side property line to 2.7 feet adjacent to the west property line; 4) waive the setback for an accessory structure under 144 square feet (approximately 120 square foot vinyl shed #1) from the required 5 feet from the rear property line to 2.2 feet adjacent to the south property line; and 5) waive the setback for an accessory structure under 144 square feet (approximately 120 square foot vinyl shed #2) from the required 5 feet from the rear property line to 1.7 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:** Buddy L. and Sylvia H.  
Reece

**PETITION No.:** V-70

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** All structures appear to have been constructed after 2003 without building permits. Awning requires permit.

**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:** Buddy L. and Sylvia H.  
Reece

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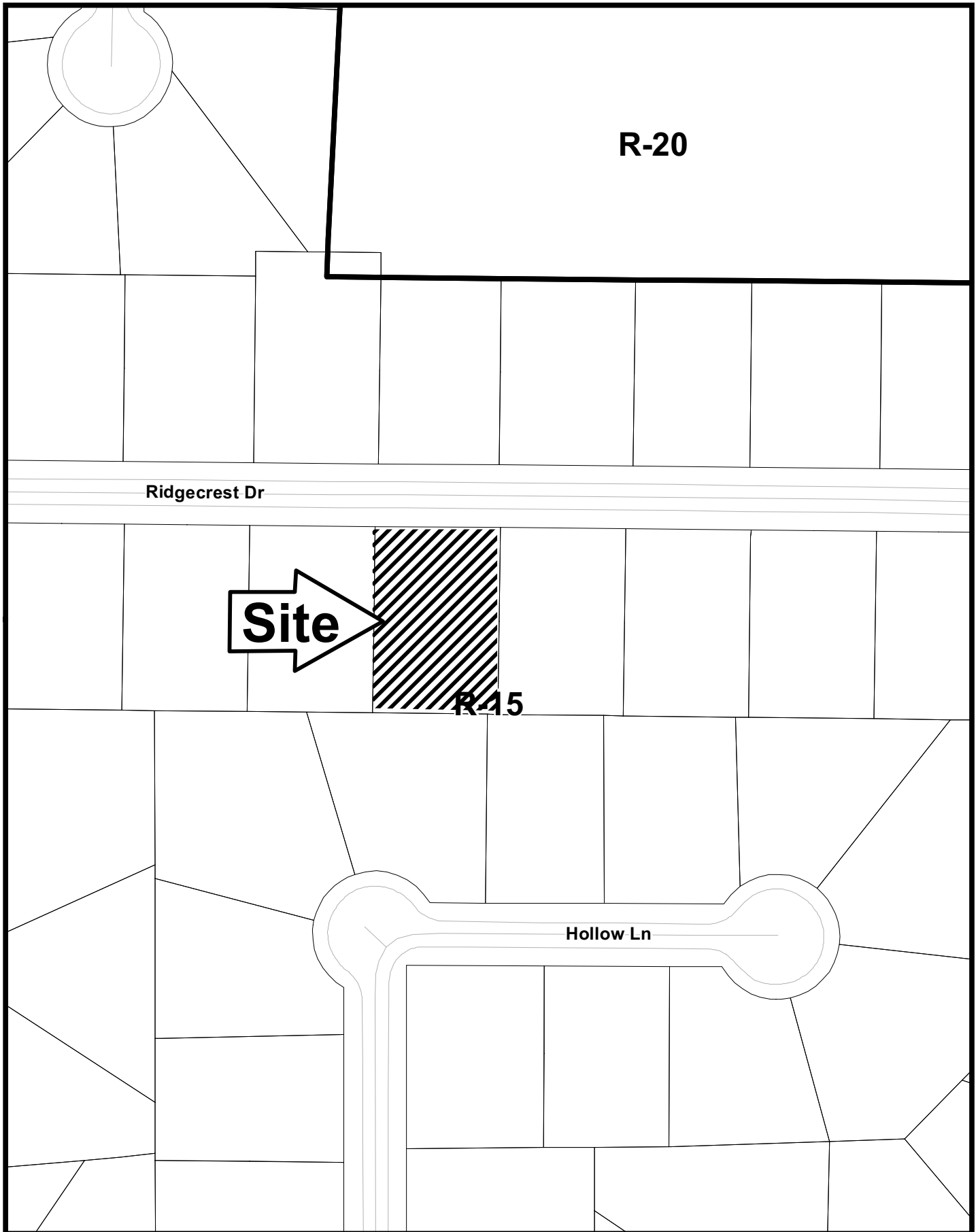
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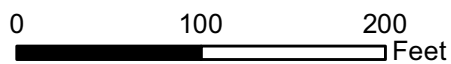
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-70



This map is provided for display and planning purposes only. It is not meant to be a legal description.

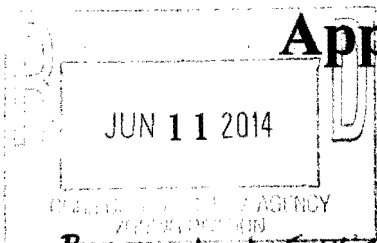


-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

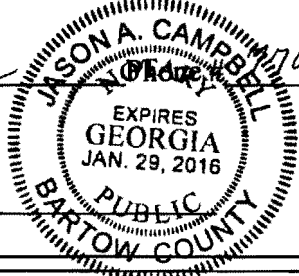
Application No. V-70  
Hearing Date: 8-13-14



Applicant Buddy L. + Sylvia H. Reece Phone # 770-943-1967 E-mail SYLVIA REECE @ BELL SOUTH .NET

Buddy L. Reece  
Sylvia H. Reece  
(representative's name, printed) Address 3369 RIDGECREST DR POWDER SPRINGS  
30127-1840  
(street, city, state and zip code)

Buddy L. Reece  
Sylvia H. Reece  
(representative's signature) Phone # 770-943-1967 E-mail SYLVIA REECE @ BELL SOUTH .NET

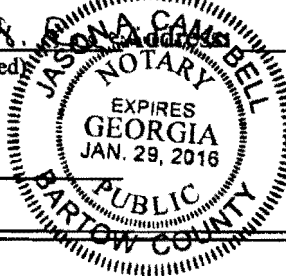


Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

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

Titleholder Buddy L. + Sylvia H. Reece Phone # 770-943-1967 E-mail SYLVIA REECE @ BELL SOUTH .NET

Signature Buddy L. Reece Sylvia H. Reece  
(attach additional signatures, if needed) Address \_\_\_\_\_  
(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 R-15

Location 3369 RIDGECREST DRIVE POWDER SPRINGS, GA. 30127-1840  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 646 District 19 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 100x150 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).

THE AWNING IS TO PROTECT MY CAR FROM BAD WEATHER AND TO HELP MY WIFE, WHO IS A CANCER SURVIVOR. IT WAS SMALL CELL LUNG CANCER. SHE ALSO HAS ASTHMA.

List type of variance requested: 2 VINYL BLDGS, 1 ALUM SHED, 1 METAL AWNING  
WE ARE NOT FINANCIALLY ABLE TO MOVE THE BUILDINGS. WE  
WAS IN BANKRUPTCY. 1 VINYL BLDG. BEEN THERE SINCE 2003,  
THE OTHER ONE IN 2004 AND THE ALUM. BLDG. I BELIEVE THE CARPORT  
AWNING HAS BEEN THERE SINCE 2006 OR 2007.