

NOTES:

1. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TOPCON GTS20.
2. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,000 FEET.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 11,300 FOR THE PLANT, AND AN ANGULAR ERROR OF 10" FOR THE PLANT, AND WAS ADJUSTED USING COMPOUND.

LEGEND

- RB = REBAR
- CTP = CEMENT TOP PIPE
- OTP = OPEN TOP PIPE
- IPS = 1/2" N. PIN SET (1/8" REBAR)

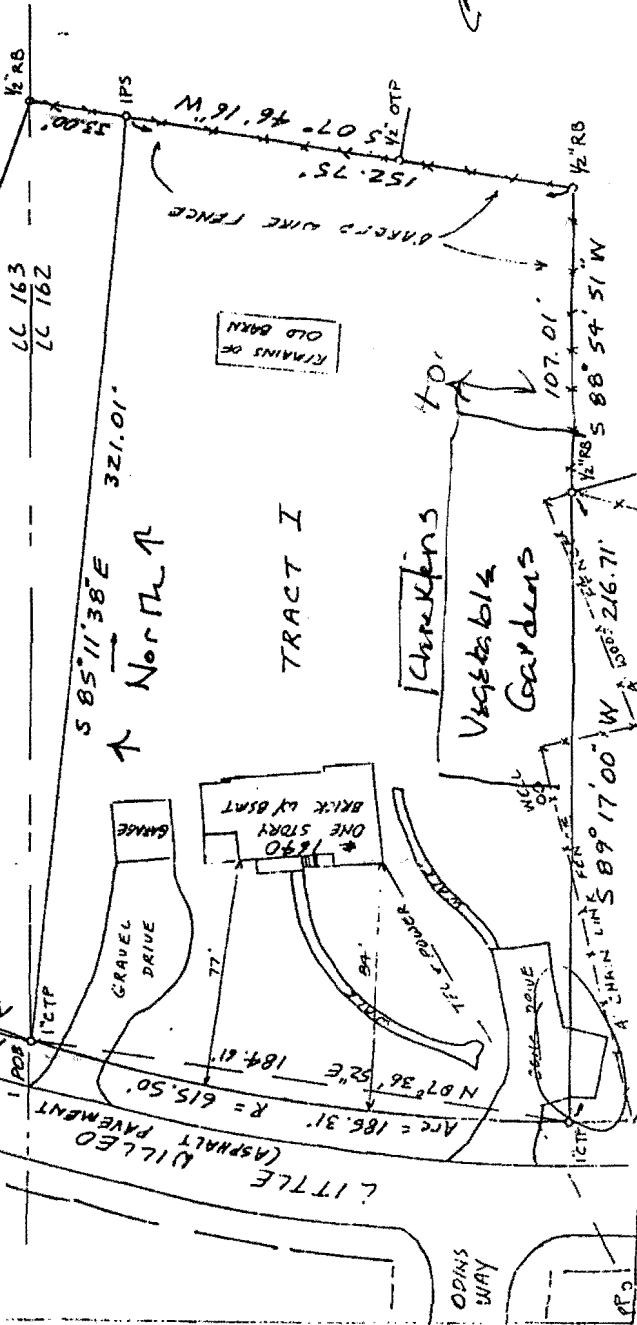
AREA: TRACT I - 1.2620 Ac.  
 TRACT II - 0.5024 Ac.  
 TOTAL - 1.7644 Ac.

REFERENCES: PLAT PREPARED BY CHARLES W. WORTHY, DATED 11/14/78

FLOOD PLAIN NOTE:  
 THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAPS.

Sunny  
 S 71° 31' 21" E 320.100'  
 S 71° 31' 21" E 303.30.7'

TRACT II



SURVEY FOR  
 CAROL C. JOHNSON AND  
 DECATUR FEDERAL SAVINGS  
 AND LOAN ASSOCIATION  
 LOCATED IN: LAND LOTS 162 + 163  
 1ST DISTRICT, 2ND SECTION,  
 COBB COUNTY, GEORGIA  
 DATE: MAY 10, 1990 SCALE

V-84  
 (2014)

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MEASUREMENT STANDARDS AND REQUIREMENTS OF LAW.



Phillip S. Currey 5/10/90



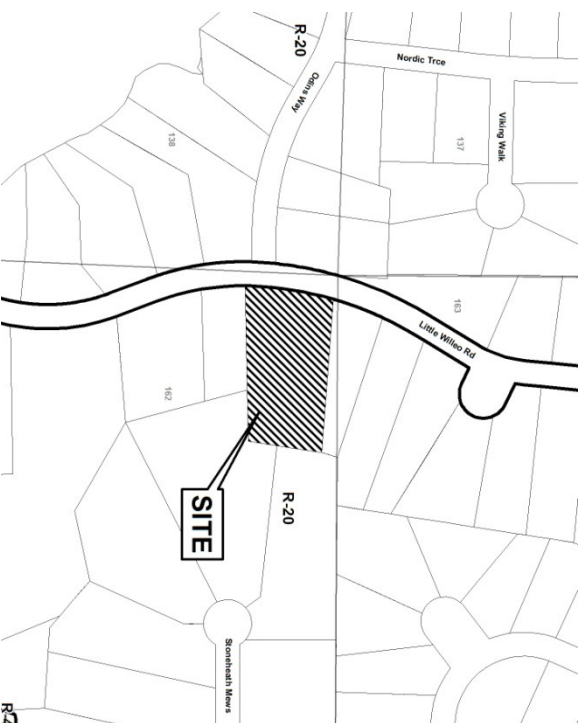
**APPLICANT:** Carol Smith **PETITION No.:** V-84  
**PHONE:** 770-992-1060 **DATE OF HEARING:** 10-01-2014  
**REPRESENTATIVE:** Carol Smith **PRESENT ZONING:** R-20  
**PHONE:** 770-992-1060 **LAND LOT(S):** 162  
**TITLEHOLDER:** Carol C. Johnson **DISTRICT:** 1  
**PROPERTY LOCATION:** On the east side of Little Willco Road, across from Odin's Way **SIZE OF TRACT:** 1.26 acres  
**COMMISSION DISTRICT:** 3  
 (1658 Little Willco Road).

**TYPE OF VARIANCE:** 1) An authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source; and 2) allow an accessory structure (approximately 600 square foot garage) to the side of the principal building.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Carol Smith

**PETITION No.:**

V-84

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No comments.

**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.

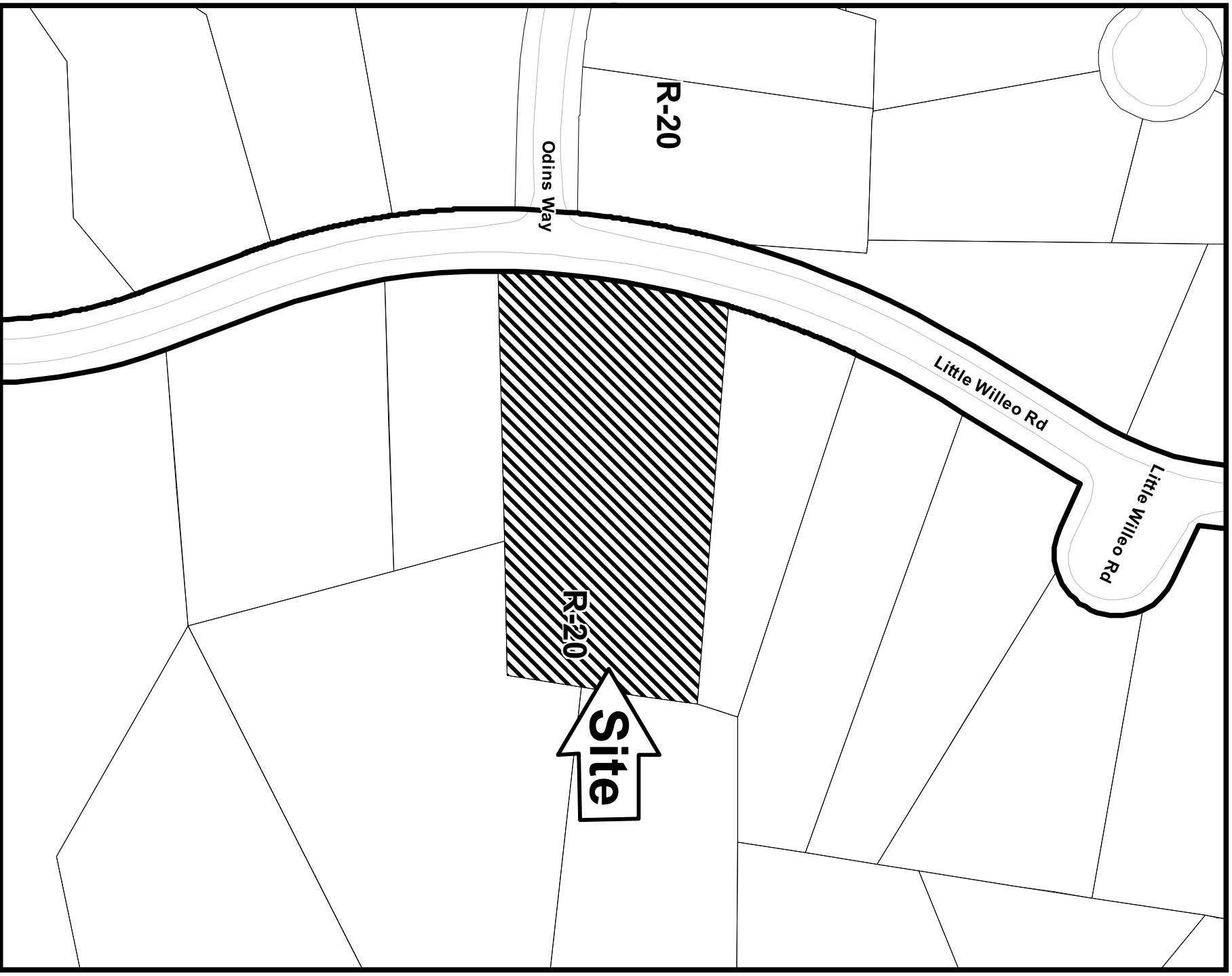
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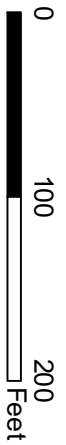
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-84



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. 184

Hearing Date: 12-1-14

JUL 24 2014

Applicant Carol Smith Phone # 770 992 1060

E-mail carolcopin@gmail.com

Carol Smith

(representative's name, printed)

Address 1658 Little Miller Rd Marietta GA 30068

(street, city, state and zip code)

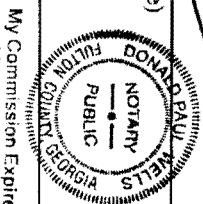
Phone # 770 992 1060

E-mail carolcopin@gmail.com

(representative's signature)

bellsovrhine

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



Signed, sealed and delivered in presence of:

Bob Perinick

Notary Public

Titleholder Carol Smith Phone # 770 992 1060 E-mail carolcopin@gmail.com

Signature \_\_\_\_\_

Carol Smith  
Attach additional signatures if needed.

Address: 1658 Little Miller Rd South, Marietta GA

(street, city, state and zip code)

Signed, sealed and delivered in presence of: Bob Perinick

Notary Public

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

My Commission Expires  
March 24, 2017

Present Zoning of Property \_\_\_\_\_

Location 1658 Little Miller Rd Marietta GA 30068

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

Land Lot(s) 162 District 1st 2nd Section Size of Tract 1.26 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 X Shape of Property X 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: Pet Chicken's for Eggs

V-84  
(2014)  
Exhibit

Carol Johnson Smith  
1658 Little Willeo Rd  
Marietta, GA 30068  
770-992-1060

[carolcopin@bellsouth.net](mailto:carolcopin@bellsouth.net)

7/23/14

Cobb Variance Office

Chicken Variance

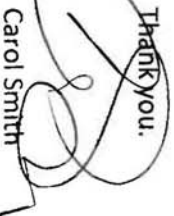
Dear Commissioner

I have lived on this property since 1978 at the time the property was in my name, and husband at the time, Tom G. Johnson. After the divorce I stayed on the property. Over the years we had a horse, goats, chickens and ducks. I recently purchased a chicken coop and 2 chickens. I am an organic gardener and the chickens were purchased at a farm raising organic chickens. I am over 68 years old and fully enjoy my gardens and chickens; they are part of the family along with my dog and cat. I was not aware property which had been zoned for livestock now had a variance requirement for 2 chickens. I am applying for the required variance for these chickens and an additional two, totaling 4 chickens (layers, no roosters), by end of the calendar year.

I am enclosing the required paperwork including photos of my gardens and chicken coop. We will never slaughter these chickens.

Please consider my variance. I have signatures from neighbors who have no objections to our having chickens on the property. It should be noted that they are very supportive. We have, however, been unable to contact the owner of the property next door even though we have sent the owner of the property e-mails without any response. We will try and obtain her appropriate address and also ask for her approval. The property mentioned was obtained by an investor as an investment as a result of the previous owners' foreclosure and we have not been able to establish contact with her. It appears the property is being prepared for re-sale since there have been recent repairs to the house and grounds and the current occupant, not the owner, is someone whose profession is "flipping" foreclosed properties.

Thank you.



Carol Smith



Pictures Nov 2014 of Property

V-84  
(2014)  
Exhibit



RECEIVED  
JUL 24 2014  
COBB CO. EMPL DEV AGENCY  
ZONING DIVISION



Backyard



V-84  
(2014)  
Exhibit

PHOTOGRAPHED BY  
JULY 2014

V-84  
(2014)  
Exhibit



Back of Coop

Toward neighbors

JUL 24 2014  
CALIFORNIA POLICE AGENCY  
JUL 24 2014

V-84  
(2014)  
Exhibit



Front of GSP

JUL 24 2014  
DOBBS CO. COURTS & AGENCY  
Z04AM0110001 1

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Cobb Variance Office

Chicken Variance

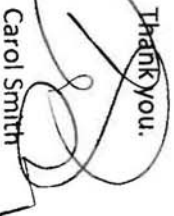
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V-84  
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Back of Coop

Toward neighbors

JUL 24 2014  
CALIFORNIA POLICE AGENCY  
JUL 24 2014

V-84  
(2014)  
Exhibit



Front of GSP

JUL 24 2014

COBB CO. COM. SERV. AGENCY  
ZOO/ANIMAL SERVICES