

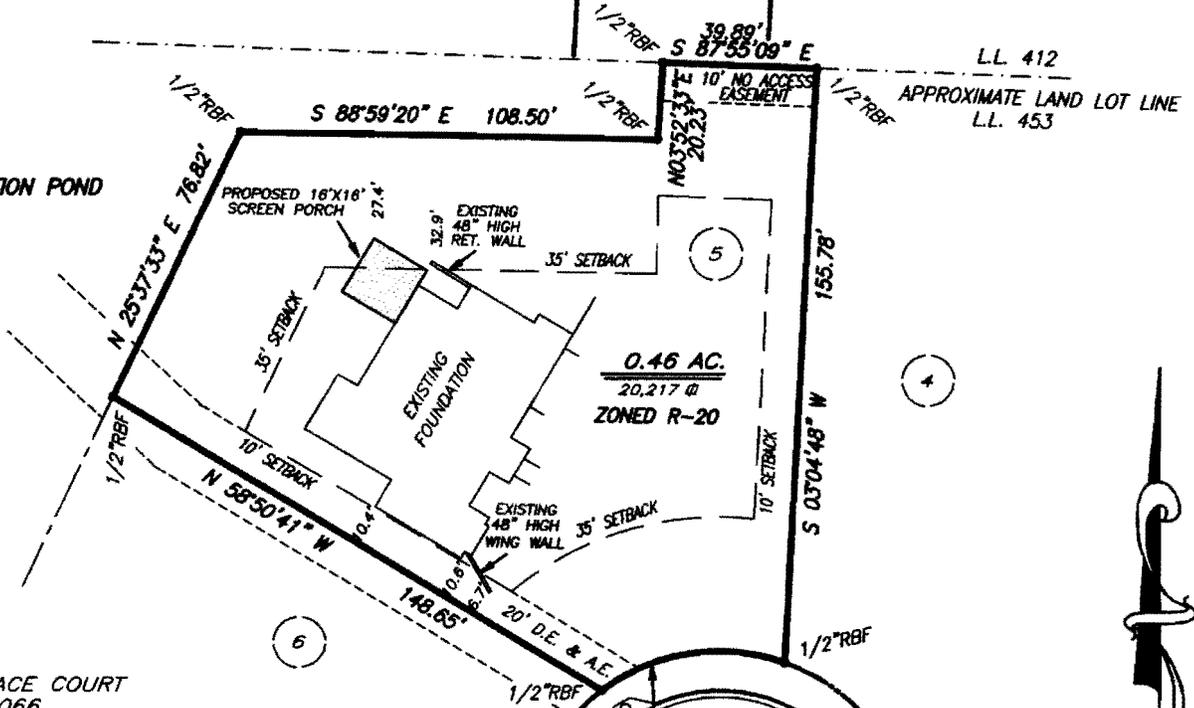
~ N/F ~
NORTH FORTY LOT 1 B
ZONED R-20

V-97
(2014)

CORRAL DRIVE
(50' R/W)
NO ACCESS

~ N/F ~
NORTH FORTY LOT 4 BLOCK A
ZONED R-20

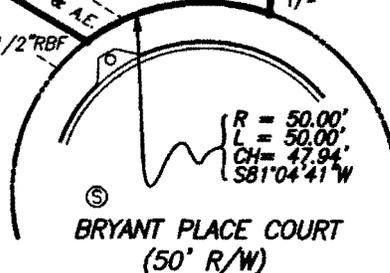
DETENTION POND



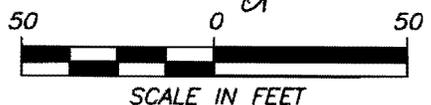
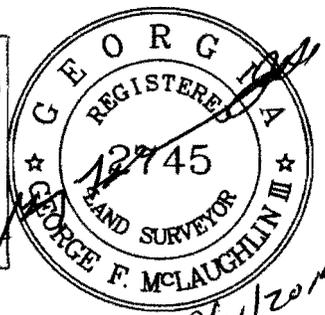
BUILDER/OWNER:
LARRY CAWTHON
2209 BRYANT PLACE COURT
MARIETTA, GA. 30066
678-713-1043

SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 2" PER ANGLE, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
4. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JULY 28, 2014
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. REFERENCES:
FINAL PLAT FOR HAMILTON PARK SUBDIVISION (FKA BRYANT PLACE SUBDIVISION) RECORDED IN PLAT BOOK 233 PAGE 53 COBB COUNTY GEORGIA RECORDS
7. DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
8. SETBACKS ARE AS FOLLOWS:
REAR: 35'
SIDE: 10'
FRONT: 35'
9. FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA AS PER F.I.R.M. COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0035 F, PANEL BEARS AND EFFECTIVE DATE OF AUGUST 18, 1992. THIS SITE FALLS WITHIN IN ZONE "X"
10. PROPERTY IS ZONED R-20



AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



WELLBORN & ASSOCIATES
LAND SURVEYORS

773 CHANSON DRIVE
MARIETTA GA, 30064
PHONE: 770.862-0799

ZONING EXHIBIT FOR:
LARRY CAWTHON
LOT 5 HAMILTON PARK (FKA) BRYANT PLACE
2209 BRYANT PLACE COURT
LAND LOT 453
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DRAWN BY: JMW
APPROVED BY: GFM
DATE: 7-29-14
PROJECT # 14010
CAWTHON.DWG

APPLICANT: Larry Cawthon

PETITION No.: V-97

PHONE: 678-713-1043

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Larry Cawthon

PRESENT ZONING: R-20

PHONE: 678-713-1043

LAND LOT(S): 453

TITLEHOLDER: Larry E. Cawthon

DISTRICT: 16

PROPERTY LOCATION: At the northern terminus of Bryant Place Court, west of Bryant Lane, and at the southern terminus of Corral Drive (2209 Bryant Place Court).

SIZE OF TRACT: 0.46 acs

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 27.4 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Larry Cawthon **PETITION No.:** V-97

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: A permit is necessary for the two retaining walls shown. Application was made for these walls on August 5, but Stormwater Management Site Plan Review approval has not yet been obtained for the wall infringement into the drainage and detention pond access easement. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy 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 existing wingwall shown encroaching the drainage and access easement has already been removed.

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.

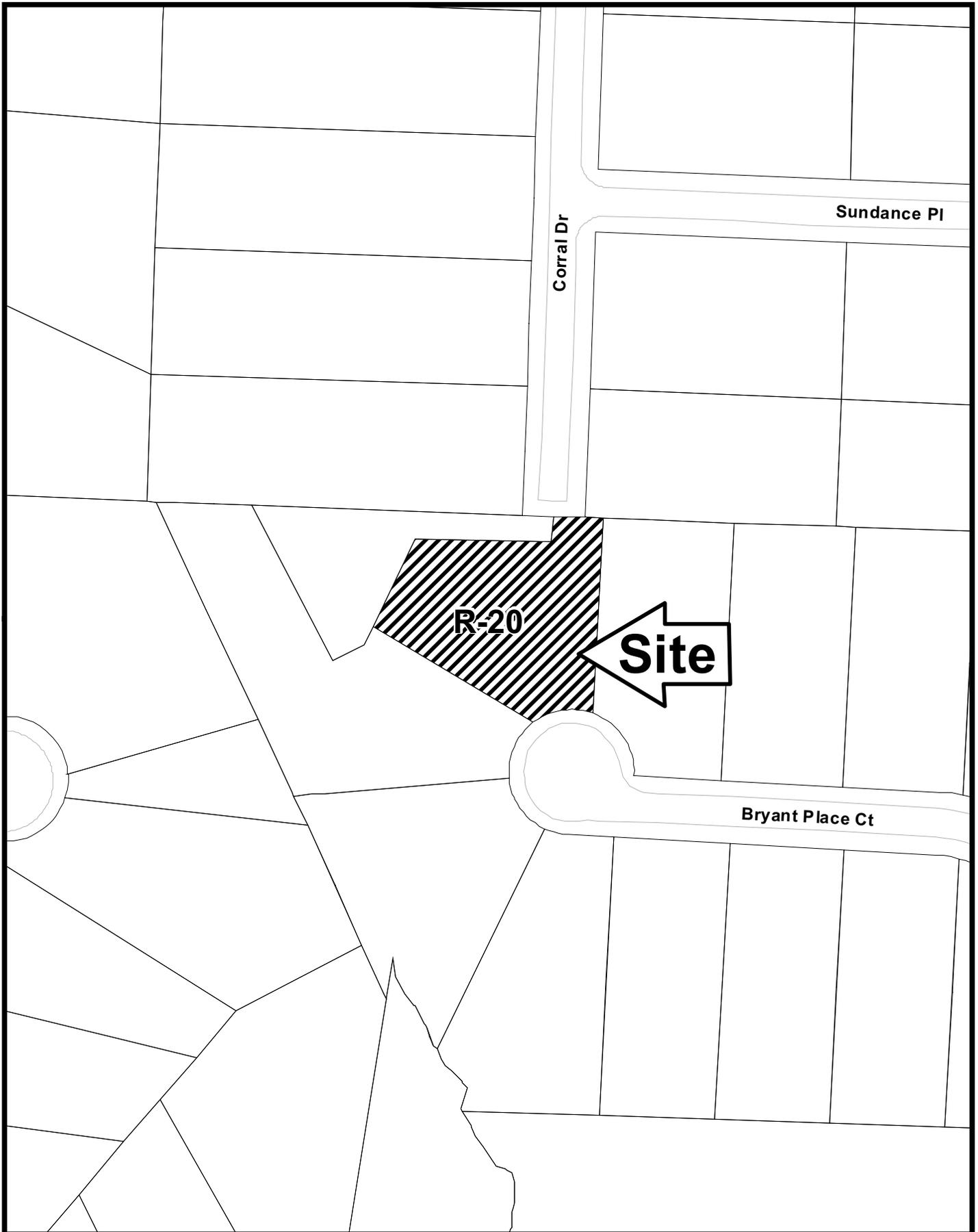
WATER: No conflict.

SEWER: No conflict.

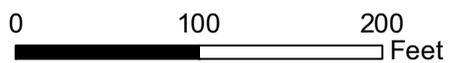
APPLICANT: Larry Cawthon **PETITION No.:** V-97

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-97



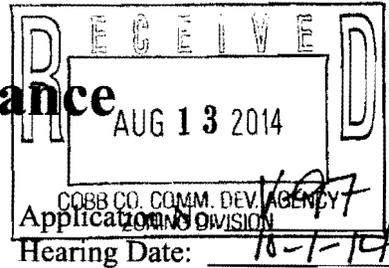
This map is provided for display and planning purposes only. It is not meant to be a legal description.



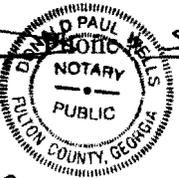
-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)



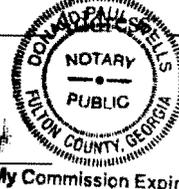
Applicant Larry Cawthon Phone # 678-713-1043 E-mail lecawthon@gmail.com
LARRY CAWTHON Address 2209 BRYANT PLACE CT, MARIETTA, GA
(representative's name, printed) (street, city, state and zip code) 30066
Larry Cawthon same E-mail same
(representative's signature)



Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder Larry Cawthon Phone # 678-713-1043 E-mail lecawthon@gmail.com
Signature Larry Cawthon (attach additional signatures, if needed) (street, city, state and zip code)
Larry Cawthon same E-mail same
My commission expires: _____
My Commission Expires March 24, 2017



Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

Present Zoning of Property R-2
Location 2209 Bryant Place Ct
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 5 District 16th, 2nd section Size of Tract 0.46 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).

We have recently moved from Tyler, TX and have fallen in love with the Georgia style screen porch with a fire place and want to add one to our house. The problem is the lot is odd-shaped with a 35' PL setback on 3 sides. There is simply not enough room to add the screen porch unless we can extend one corner over the setback line. All

List type of variance requested: our neighbors have agreed that it would look good. They have signed and given their consent.

Build a screen porch