

V-108
(2014)

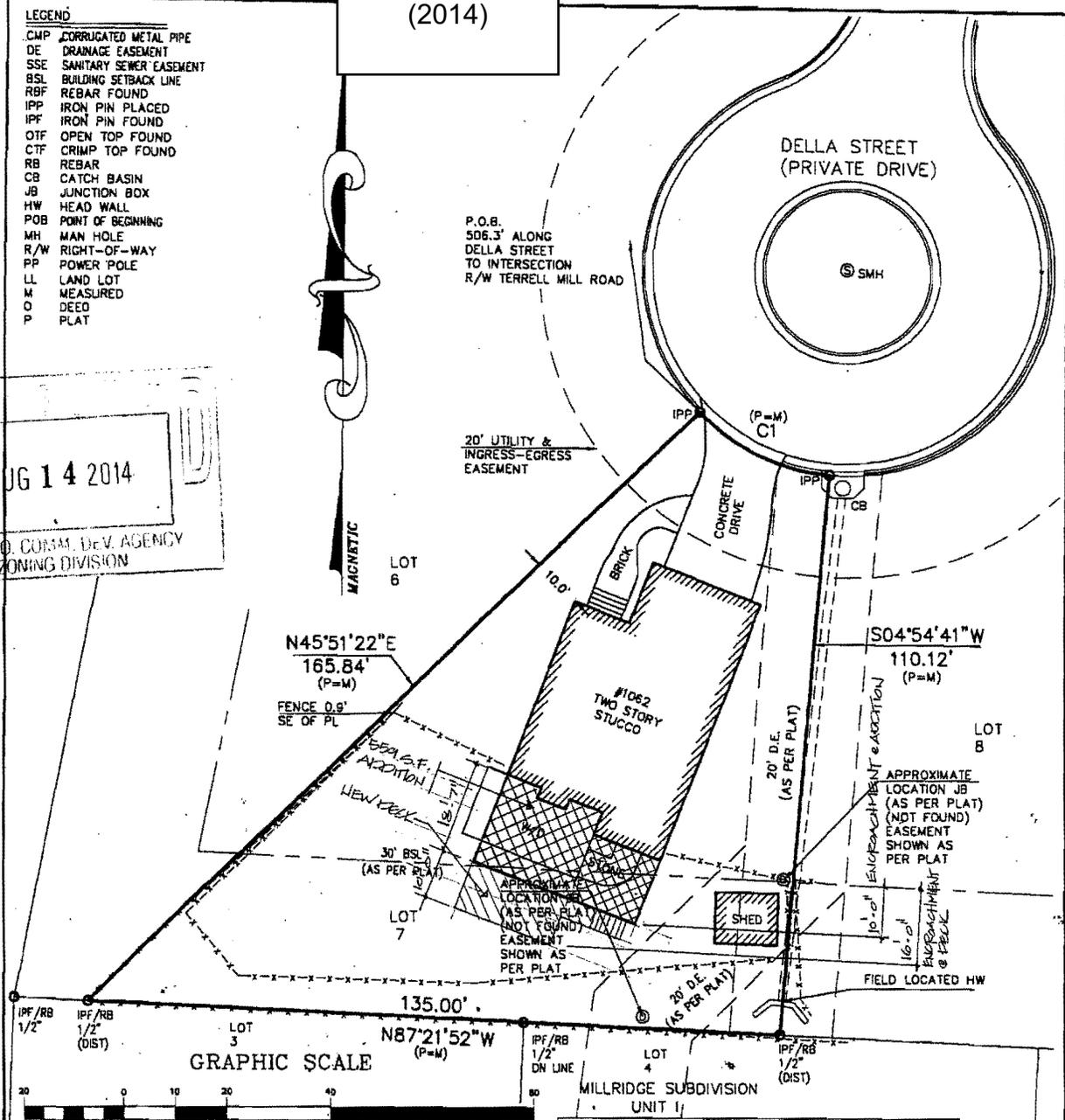
LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- O DEED
- P PLAT

R

AUG 14 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



(IN FEET)
1 inch = 20 ft.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87, AUTHORITY O.C.G.A. SECS. 15-8-87, 43-15-8, 43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 15,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

JOB NUMBER: 14-02457 	ABOVE THE GROUND AS BUILT, SURVEY PREPARED FOR:			DATE	07/23/14	
	OWNER / PURCHASER			JOHN ROBERT CLARK		
	LAND LOT 936			17TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA
	LOT 7			BLOCK	UNIT	AREA OF LOT: 0.22 acres
	SUBDIVISION BRIGHTON PARK					
PLAT BOOK <u>81</u> PAGE <u>79</u> DEED BOOK _____ PAGE _____			SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			

APPLICANT: John Robert Clark
PHONE: 404-433-1939
REPRESENTATIVE: William N. Jones, Jr.
PHONE: 770-547-2221
TITLEHOLDER: John Robert Clark
PROPERTY LOCATION: At the southern terminus
of Della Street, south of Terrell Mill Road
(1062 Della Street).

PETITION No.: V-108
DATE OF HEARING: 10-01-2014
PRESENT ZONING: RA-4
LAND LOT(S): 936
DISTRICT: 17
SIZE OF TRACT: 0.22 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 14 feet; 2) allow an accessory structure (approximately 140 square foot existing shed) to the side of the primary structure; and 3) waive the setbacks for an accessory structure (approximately 140 square foot existing shed) from the required 5 feet to 1 foot from the eastern property line and from the required 30 feet to 14 feet from the rear property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: John Robert Clark

PETITION No.: V-108

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 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: Shed must be removed from recorded drainage easement.

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.

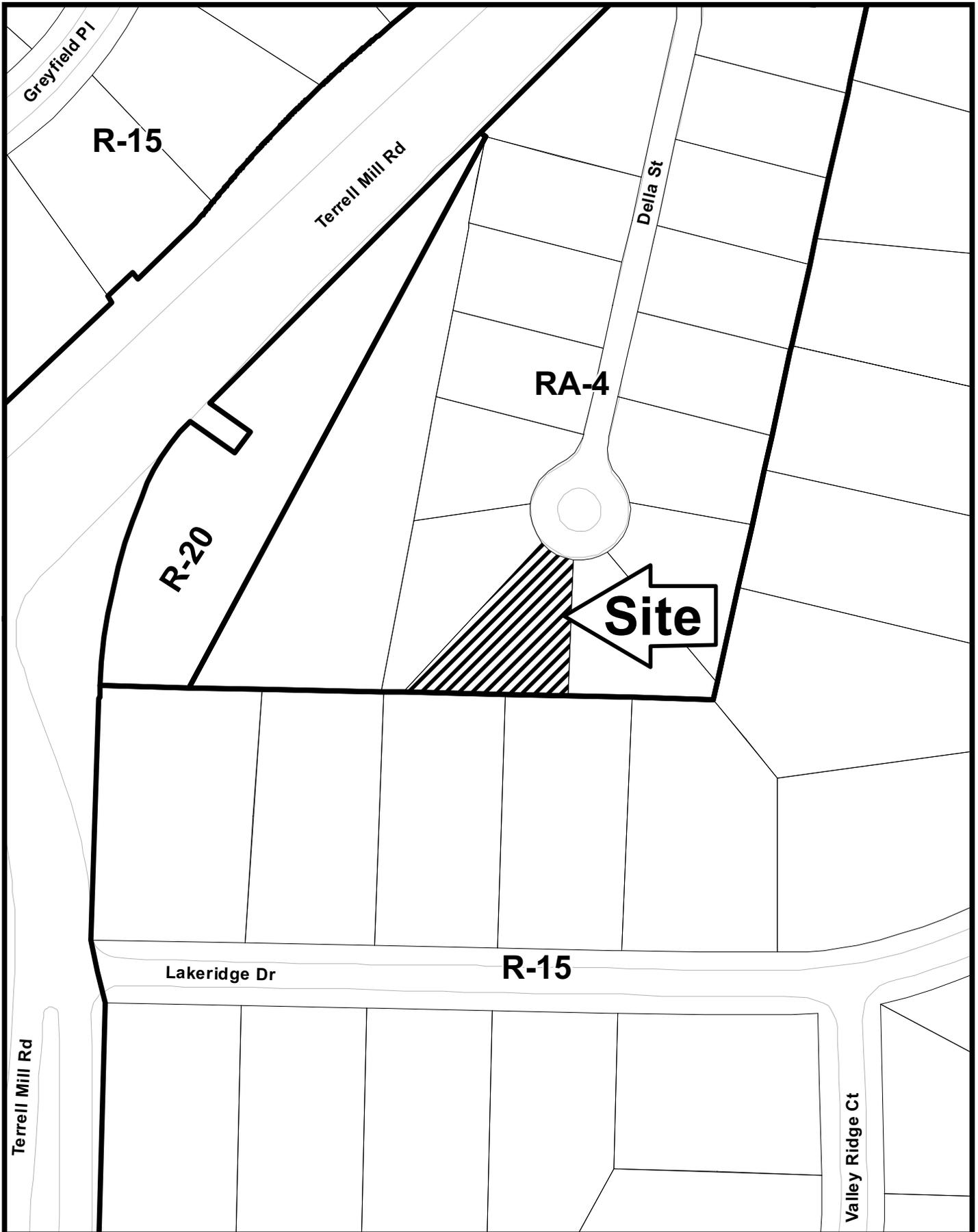
WATER: No conflict.

SEWER: Subdivision plat shows a 20 foot drainage and sanitary sewer easement. Permanent structures (shed) are not permitted in sanitary sewer easements.

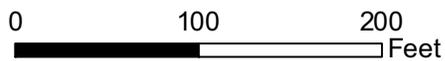
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

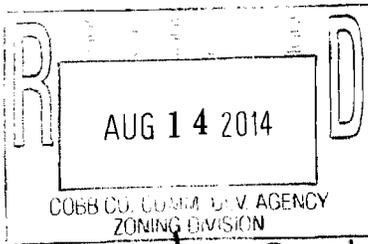
V-108



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-108
Hearing Date: 10-1-2014

Applicant John Robert Clark Phone # 404-433-1939 E-mail clark_bob79@yahoo.com
William N. Jones, Jr. Address 519 Broad Street, Ste 100, Rome, GA 30161
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-547-2221 E-mail wnjaja@aol.com
(representative's signature)

LISA E. GOSS
Notary Public, Floyd County, Georgia
My Commission Expires June 19, 2015

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: _____

Titleholder John Robert Clark Phone # 404-433-1939 E-mail clark_bob79@yahoo.com
Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

LISA E. GOSS
Notary Public, Floyd County, Georgia
My Commission Expires June 19, 2015

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: _____

Present Zoning of Property RA-4
Location 1002 Della Street, Marietta, GA. (off of Fenell Mill)
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 930 District 17th Size of Tract .22 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).

Owner request variance to enlarge living space, i.e. kitchen; family room to accommodate family members.

List type of variance requested: Reduction of rear yard setback from required 30' to 20' & heated addition; 30' to 14' including wood deck