

A=82.53
R=400.00
CB=NS4°17'42"E
CD=82.39

AUG 19 2014

COBB COUNTY PLANNING DEPARTMENT
ZONING DIVISION

COBB COUNTY PLANNING DEPARTMENT
ZONING DIVISION



REFERENCE MATERIAL

1. COBB COUNTY ZONING ORDINANCE

SURVEY NOTES

1. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE PLAT AND THE LOCATION OF THE PROPERTY WAS DETERMINED BY THE SURVEYOR'S FIELD NOTES AND THE SURVEYOR'S FIELD BOOKS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COBB COUNTY PLANNING DEPARTMENT AND HAS DETERMINED THAT THE PROPERTY IS SUBJECT TO THE ZONING ORDINANCE OF THE COBB COUNTY PLANNING DEPARTMENT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COBB COUNTY PLANNING DEPARTMENT AND HAS DETERMINED THAT THE PROPERTY IS SUBJECT TO THE ZONING ORDINANCE OF THE COBB COUNTY PLANNING DEPARTMENT.
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LEGEND

- DENOTES PROPERTY LINE
- DENOTES ADJACENT PROPERTY LINE
- DENOTES BACK OF CURB
- DENOTES EDGE OF FINING
- DENOTES TOP OF WALL
- DENOTES TOP OF CURB
- DENOTES POWER LINE
- DENOTES WATER METER
- DENOTES GAS METER
- DENOTES GAS LINE W/WORK
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES SEWER MANHOLE
- DENOTES SANITARY SEWER LINE
- DENOTES CLEAR CUT

McJUNG SURVEYING SERVICES, INC.
4633 South Cobb Drive, Suite 200
Marietta, Georgia 30067
Phone: 770-426-1111
Fax: 770-426-1112
www.mcsurveying.com

This property is not
intended to be a final plat.
It is intended to be a
preliminary plat.
It is intended to be a
preliminary plat.

Michael E. McJung
Professional Surveyor
No. 100701194
Georgia PLS #2446
Number 546200
DOB: 08/14/1971

TOTAL AREA- 1.146± ACRES
OR 49,807± SQ. FT.

352 LAAMPLIGHTER LANE
MARIETTA, GEORGIA

TOCCOINGANUS, US, FOR
ELIZABETH PEDALE
ENRIK PEDALE

LOT 186 BLOCK "E"
FOX HILLS
UNIT V

LAND LOT 1876
CONTRACT 1771 2ND SECTION
COBB COUNTY
GEORGIA

PLAT PREPARED: 8-08-14
FIELD: 8-07-14 SCALE: 1"=30'

Plat No.	Revision	Date



APPLICANT: Loraine Carter

PETITION No.: V-109

PHONE: 407-951-4378

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Christopher Carter

PRESENT ZONING: R-30

PHONE: 678-322-6009

LAND LOT(S): 1076

TITLEHOLDER: Edgar V. Carter IV and Loraine Carter

DISTRICT: 17

PROPERTY LOCATION: On the south side of Lamplighter Lane, east of Horseshoe Circle (352 Lamplighter Lane).

SIZE OF TRACT: 1.15 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1)Waive the side setbacks from the required 12 feet to 7.6 feet adjacent to the southern property line and to 5.2 feet adjacent to the northern property line; and 2) waive the side setback for an accessory structure under 144 square feet (approximately 64 square foot frame play house) from the required 5 feet to 2 feet.

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

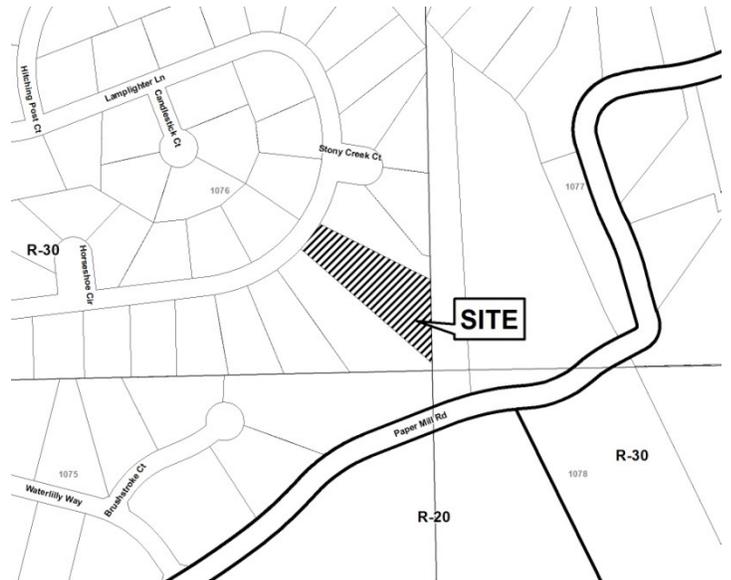
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Loraine Carter

PETITION No.: V-109

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 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: It appears that the existing structure is located within the recorded drainage easement and possibly over the existing stormline. A hold harmless agreement will be required for this encroachment.

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: Loraine Carter

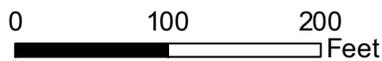
PETITION No.: V-109

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.

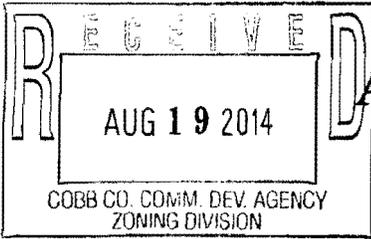
V-109



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

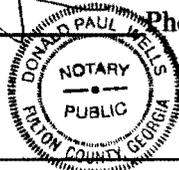
(type or print clearly)

Application No. V-109
Hearing Date: 10-1-14

Applicant LORAINC CARTER Phone # 4079514378 E-mail LMLAURIECARTER@YAHOO.COM

CHRISTOPHER CARTER Address 1337 Owensby Dr, Marietta, Ga 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678 322-6009 E-mail CHRISCATLANTA98@GMAIL.COM
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

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

Titleholder LORAINC M. CARTER Phone # 407-951-4378 E-mail LMLAURIECARTER@YAHOO.COM

Signature [Signature] Address: 3838 Calhoun Bend Lane #1201, Winter Park, FL 32792
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 19, 2018
NOTARY PUBLIC
BRANDON TRAVIS VINCENT HILLARD
MY COMMISSION # EE-124376
EXPIRES: May 19, 2018
Bonded Thru Budget Notary Services
Signed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-30

Location 352 Lamplighter Lane, Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1076 District 17th Size of Tract 1.146 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 SLOPE 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: Request Variance for Property Set Back Encroachment

