



CARLTON RAKESTRAW & ASSOCIATES  
 REGISTERED LAND SURVEYORS  
 2203 CHARLES HANCOCK PARKWAY, DALLAS, GEORGIA 30137  
 770 - 443 - 2200

CRA, INC. CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FROM LICENSE NO. LS7000458

LAND IN 2ND SECTION, COBB COUNTY, GEORGIA

V-92  
 (2014)  
 Revised

PROJECT NO. - 14-034  
 PLOT FILE - 14-0346  
 DATE - 08/05/14  
 REVISED - 09/25/14 PER COUNTY COMMENTS  
 DATE OF FIELD WORK - 03/27/14

PLAT TO ACCOMPANY ZONING VARIANCE APPLICATION FOR  
**KENNETH J. HESTER**  
**BETTY HESTER**  
**ROBBIN HESTER**

SPR-2014-00231

THIS PLAT IS PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR THE TRANSFERENCE OF PROPERTY. DIMENSIONS AS SHOWN ON THIS PLAT ARE COMPILED FROM FIELD WORK BY THIS FIRM AND BEARINGS AND DISTANCES STATED IN DEED BOOK 13258, PAGE 3871.

AREA	
TRACT I	- 0.607 ACRES
TRACT II	- 0.565 ACRES
TRACT III	- 0.460 ACRES
TOTAL	- 1.632 ACRES

~~001 - 3 2014~~  
~~001 - 3 2014~~

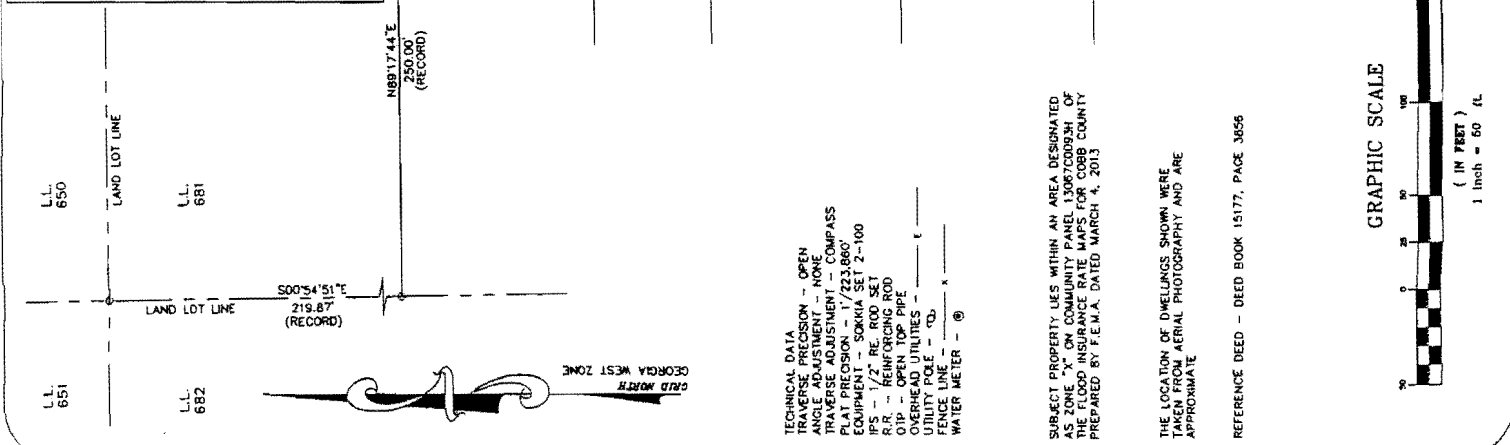
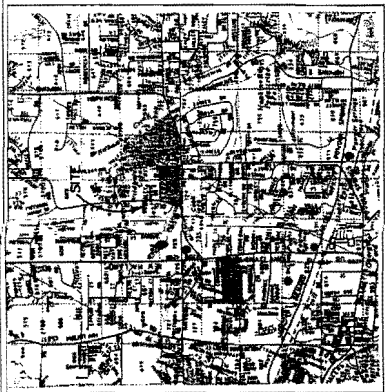


N/F  
 ELIZABETH TINSLEY  
 WILLIAM TINSLEY  
 D.B. 13258, P. 5871  
 19068300040  
 3055 OLD VILLA RICA ROAD  
 ZONED R-20

N/F  
 D. S. JAMES  
 O.B. 14879, P. 398  
 19066300360  
 3939 BAGLEY FOREST DRIVE  
 ZONED R-20

50' R/W  
 OLD VILLA RICA ROAD

BAGLEY FOREST DRIVE



TECHNICAL DATA  
 TRAVERSE PRECISION - OPEN  
 ANGLE ADJUSTMENT - NONE  
 TRAVERSE ADJUSTMENT - COMPASS  
 PLAT PRECISION - 1/223,860'  
 EQUIPMENT - SOKKIA SET 2-100  
 R.S. - 1/4\"/>

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE 'X' ON COMMUNITY PANEL 13067C0093H OF THE ZONING INSURANCE RATE MAP FOR COBB COUNTY PREPARED BY P.E.N.A. DATED MARCH 4, 2013

THE LOCATION OF DWELLINGS SHOWN WERE TAKEN FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE

REFERENCE DEED - DEED BOOK 15177, PAGE 3655

GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.

PARCEL NO.  
 19 0683 0 003 0  
 3080 OLD VILLA RICA ROAD

RECORD TIE TO THE NORTHERN R/W  
 1028.23 TO THE NORTHERN R/W  
 OF MACEDONIA ROAD (80' R/W)

N/F  
 SACONORA A. BARTHLOMEW  
 BARBARA WRIGHT  
 D.B. 14867, P. 1198  
 3080 OLD VILLA RICA ROAD  
 ZONED R-20  
 19068300130

N/F  
 MILFORD BAPTIST CHURCH  
 D.B. 4266, P. 226  
 3030 OLD VILLA RICA ROAD  
 ZONED R-20

**APPLICANT:** Kenneth Hester

**PETITION No.:** V-92

**PHONE:** 678-283-8622

**DATE OF HEARING:** 10-01-2014

**REPRESENTATIVE:** Kenneth Hester

**PRESENT ZONING:** R-20

**PHONE:** 678-283-8622

**LAND LOT(S):** 683

**TITLEHOLDER:** Kenneth J. Hester, Betty, Hester  
and Robbin Hester

**DISTRICT:** 19

**PROPERTY LOCATION:** On the west side of Old

**SIZE OF TRACT:** 1.63 acres

Villa Rica Road, across from Bagley Forest Drive

**COMMISSION DISTRICT:** 4

(3060 Old Villa Rica Road).

**TYPE OF VARIANCE:** 1) Waive the front setback on tract I from the required 35 feet to 5 feet; 2) allow an accessory structure to the side of the primary structure on tract I; 3) waive the minimum amount of public road frontage from the required 75 feet to 5 feet for tract I; 4) waive the minimum house size from the required 1,200 square feet to 725 square feet on tract I; 5) waive the front setback from the required 35 feet to 10 feet on tract II; 6) waive the rear setback from the required 35 feet to 5 feet on tract II; 7) allow two accessory structures to the front and side of the primary structure on tract II; 8) waive the rear setback for an accessory structure over 144 square feet (existing 264 square foot storage building) from the required 35 feet to 20 feet (existing); 9) waive the minimum amount of public road frontage from the required 75 feet to 55 feet on tract II; 10) waive the minimum house size from the required 1,200 square feet to 1,081 square feet on tract III; and 11) waive the rear setback from the required 35 feet to 10 feet on tract III.

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

**BOARD OF APPEALS DECISION**

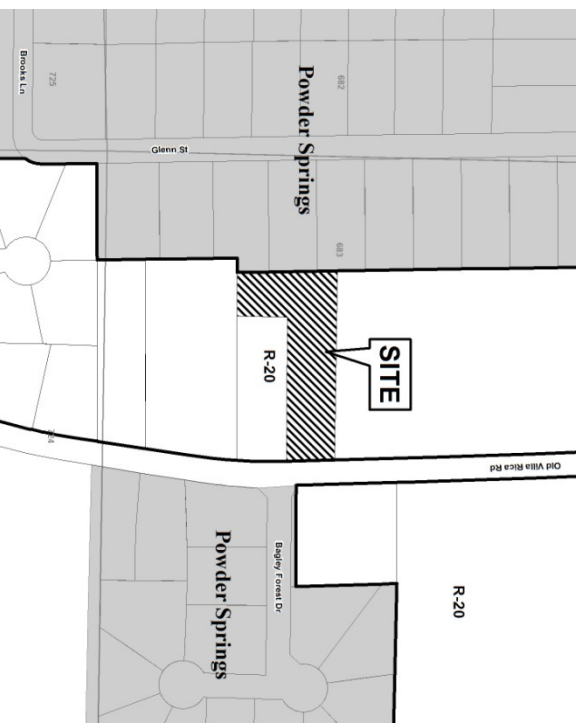
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Kenneth Hester

**PETITION No.:**

V-92

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Issued notice of violation for building without a permit on 02-27-14.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat must be recorded showing all improvements on the lot and referencing the variance case. 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 or are anticipated.

**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.

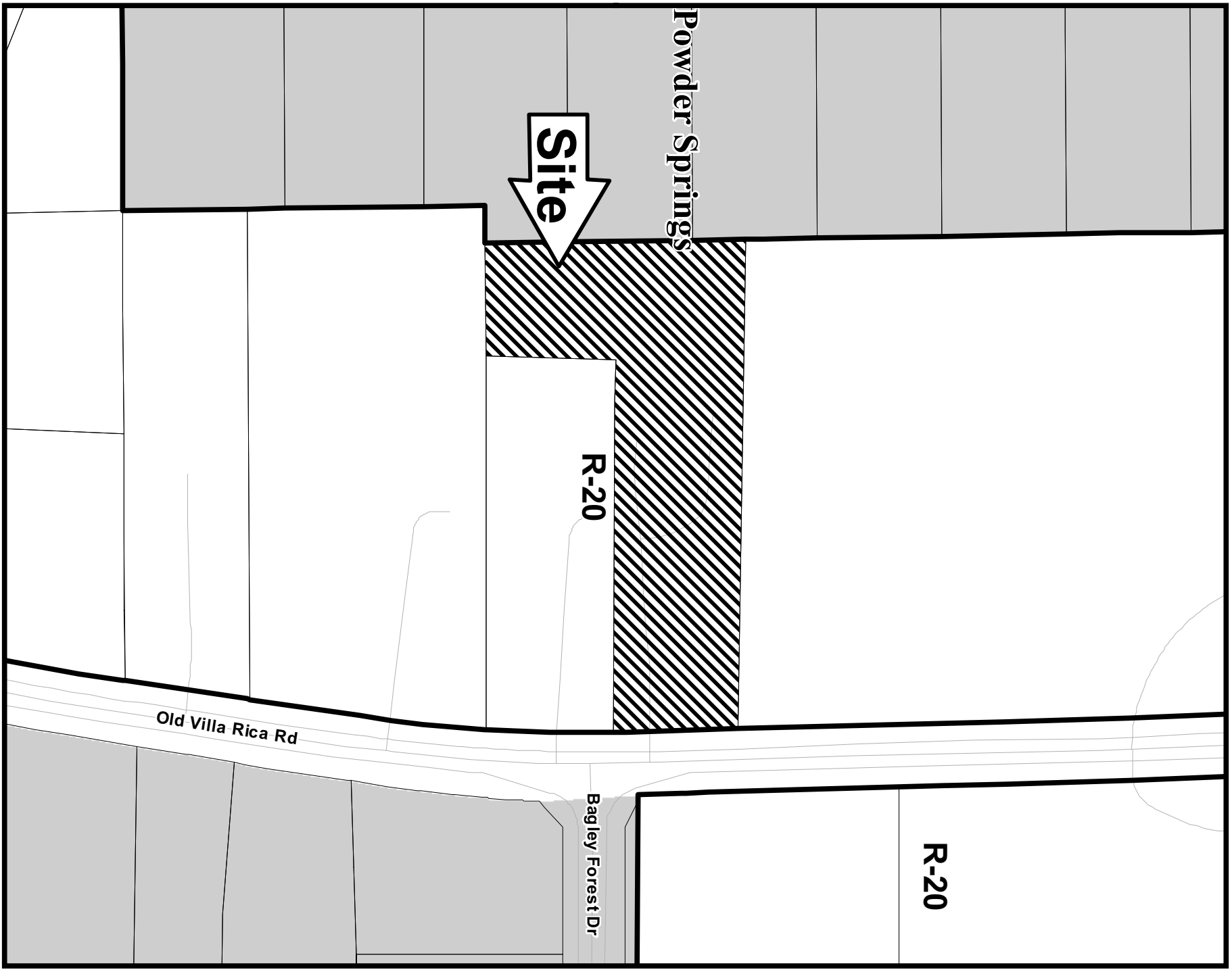
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-92



Powder Springs

Site

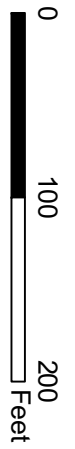
R-20


R-20

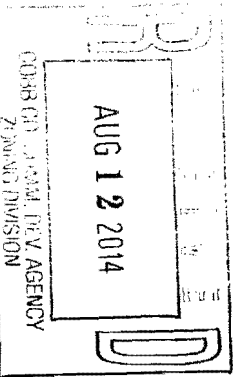
Old Villa Rica Rd

Bagley Forest Dr

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. \_\_\_\_\_  
Hearing Date: \_\_\_\_\_

Applicant Kenneth Hester Phone # 478-283-8622 E-mail KHester@820.comcast.net  
Address 3060 Old Villa Rica Rd Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

Kenneth Hester Phone # 478-283-8622 E-mail KHester@820.comcast.net  
(representative's signature) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
J.L. Bowman  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My Comm. Expires 11/19/2016  
Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Titleholder Kenneth Hester Phone # 478-283-8622 E-mail KHester@820.comcast.net  
Signature Kenneth Hester Address: 3060 Old Villa Rica Rd Powder Springs GA 30127  
(attach additional signatures, if necessary) (street, city, state and zip code)  
J.L. Bowman  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My Comm. Expires 11/19/2016  
Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Present Zoning of Property Residential  
Location 3060 Old Villa Rica Rd Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 483 District 19 Size of Tract 1.432 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).  
Building placed there because most level spot other places would cause excessive grading.

List type of variance requested: \_\_\_\_\_