

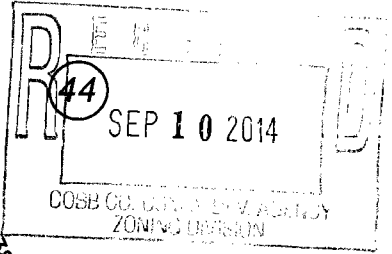
V-112 (2014)

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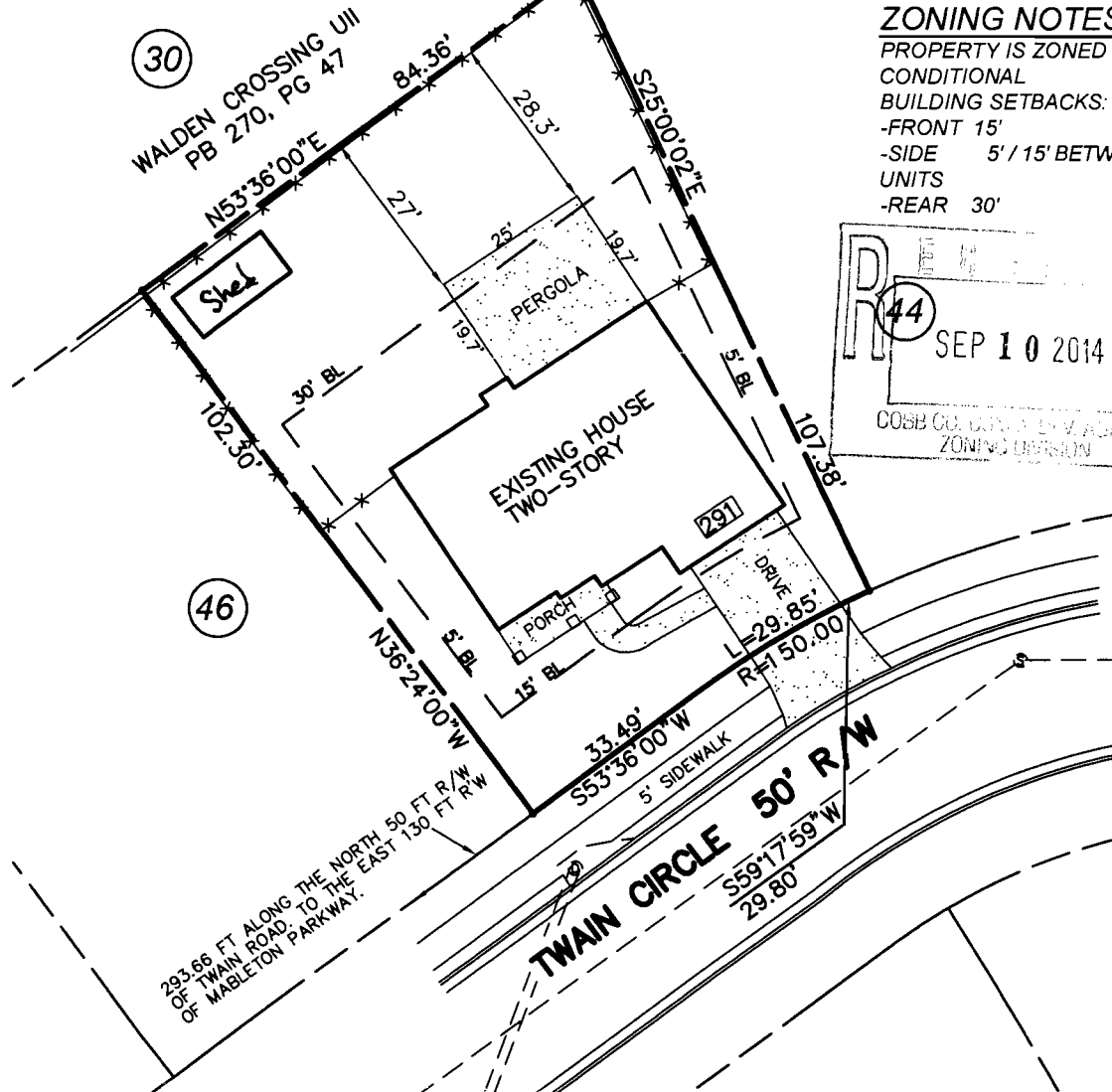
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PROPERTY ADDRESS:
PROPERTY ADDRESS: 291 TWAIN CIRCLE
MABLETON GEORGIA, 30126.

ZONING NOTES:
PROPERTY IS ZONED RA5
CONDITIONAL
BUILDING SETBACKS:
-FRONT 15'
-SIDE 5' / 15' BETWEEN
UNITS
-REAR 30'



REF. PLAT



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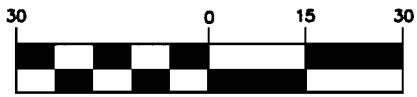
TECHNICAL DATA:
FIELD CLOSURE: 2 PNT. TR.
PLAT CLOSURE: 1/71,466
EQUIPMENT: TOPCON
GPT-3005W W/ CARLSON
EXPLORER

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.

NOTES:

1 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD
HAZARD AREA PER FIRM MAP 13067C0212H DATED
03/04/2013.

2 - REFERENCE PLAT PB 270 PAGE 45-46



1 inch = 30 ft.

BOUNDARY SURVEY FOR:

CHERYL MARTIN

291 TWAIN CIRCLE

TOTAL AREA = 7605 SF 0.175 ACRES

LOCATED IN
LAND LOT(S): 270
DISTRICT: 18th
SECTION: 2
COUNTY: COBB
CITY:
STATE: GEORGIA



LAND SYSTEMS LLC
LAND SURVEYING SERVICES

1337 Canton Road SUITE H1
Marietta Georgia 30066
(404) 285-2563 Fax 770 445 7405

JOB NO.	2014-38 LOT 45	SUBDIVISION:	LOT 45 WALDEN CROSSING UNIT I
DRAWN BY	MV	REVISIONS	
CHECKED BY	EV	DATE	
DATE	08/18/14		
SCALE	1"=30'		
FIELD DATE	08/15/14		

APPLICANT: Cheryl L. Martin
PHONE: 678-346-0043
REPRESENTATIVE: Cheryl L. Martin
PHONE: 678-346-0043
TITLEHOLDER: Cheryl L. Martin
PROPERTY LOCATION: On the northwest side of
Twain Circle, east of Mableton Parkway
(291 Twain Circle).

PETITION No.: V-112
DATE OF HEARING: 11-12-2014
PRESENT ZONING: RA-5
LAND LOT(S): 270
DISTRICT: 18
SIZE OF TRACT: 0.18 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure under 144 square feet (128 square foot shed) from the required 5 feet from the side property line to 3 feet adjacent to the west property line and from the required 5 feet from the rear property line to 3 feet adjacent to the north property line; and 2) waive the rear setback from the required 30 feet to 27 feet adjacent to the north property line.

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

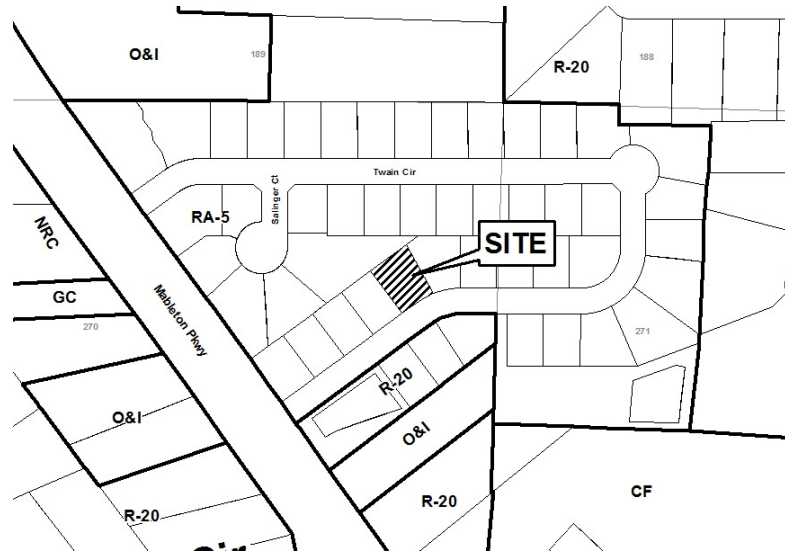
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Cheryl L. Martin

PETITION No.: V-112

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of violation issued on 8-1-14 for building roof structure without a permit.

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: 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.

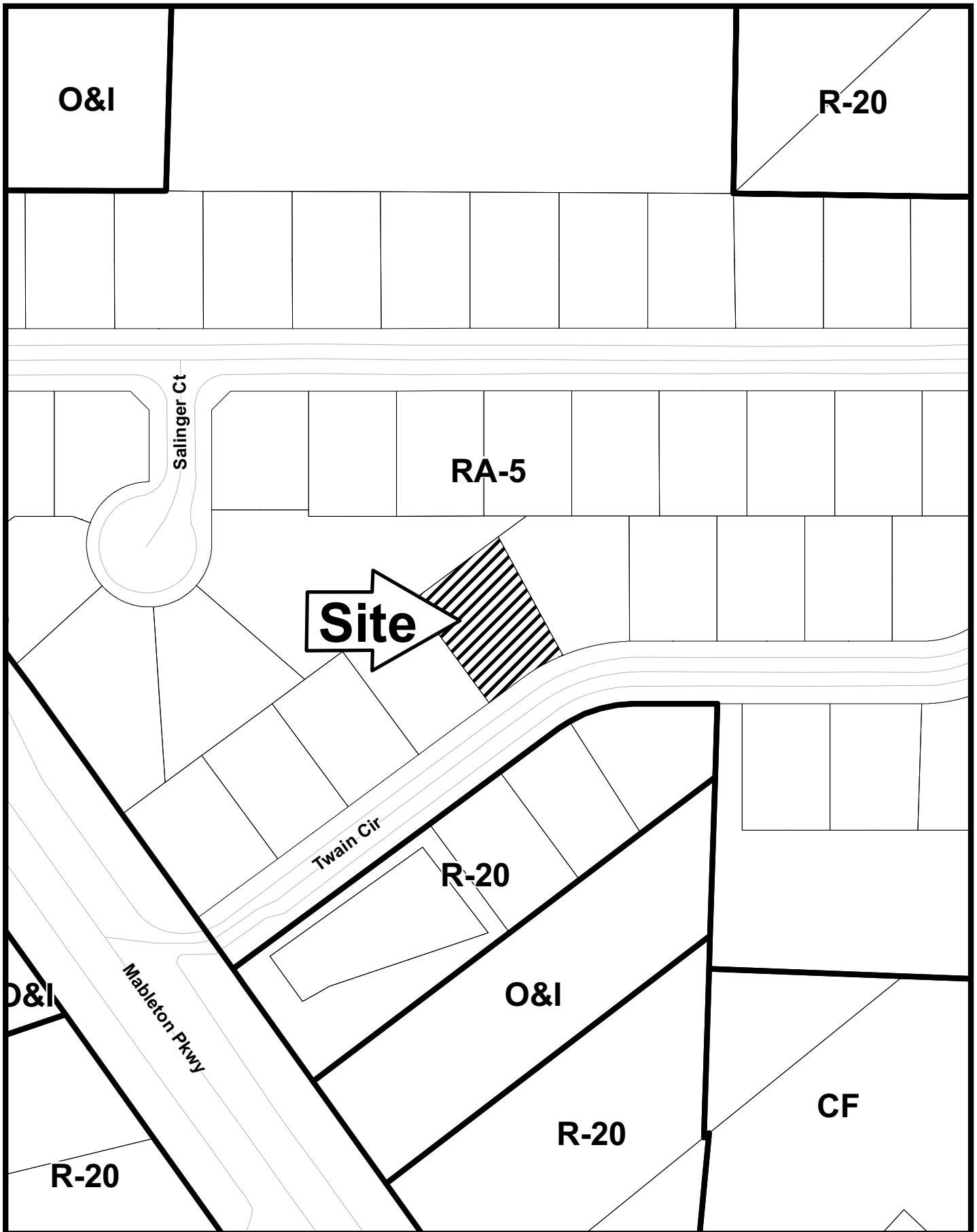
SEWER: No conflict.

APPLICANT: Cheryl L. Martin

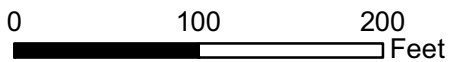
PETITION No.: V-112

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.

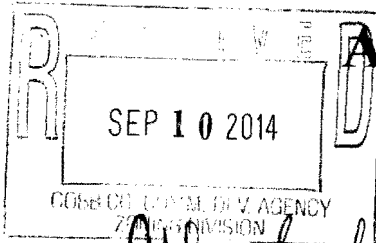
V-112



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. K-112
Hearing Date: 11/12/14

Applicant Cheryl L Martin Phone # 678 346 0043 E-mail MARTINCL919@gmail.com
Cheryl L Martin Address 291 Twain Circle SE Mableton 30126
(representative's name, printed) (street, city, state and zip code)

Cheryl L Martin Phone # 678 346 0043 E-mail MARTINCL919@gmail.com
(representative's signature) (street, city, state and zip code)
Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public
My commission expires: March 24, 2017

Titleholder Cheryl L Martin Phone # 678 346 0043 E-mail _____
Signature Cheryl L Martin Address: 291 Twain Circle SE Mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)
Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public
My commission expires: March 24, 2017

Present Zoning of Property MA-S
Location 291 Twain Circle SE, Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 45 District 184R Size of Tract .0175 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).

List type of variance requested: My Pergola with Roof is 27.3 ft. from property line. I am applying for variance to make exception to 30 ft requirement - by allowing the 2' 7" overage.