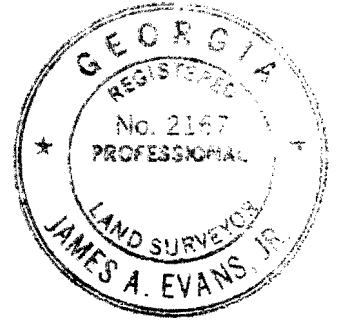


V-11  
(2015)



L.L. 544

L.L. 543

(43)

L.L.L.

WIRE FENCE

S89°10'57"E ~ 114.00'

TRAIL



N00°49'03"E  
75.33'

IPF REB

(44)

9.7'

9.7'

10' FB

#185  
1 1/2 STORY  
FRAME

10' FB

100'

100'

25' FB

25'

25'

25'

S00°49'03"W ~ 75.33'

NAIL FOUND

ASHLEIGH TERRACE

860.27'

L.L. 544

L.L. 543

(45)

L.L. 609

L.L. 610

RECEIVED AREA = 0.1971 ACRES

NOV 11 2014

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



GRAPHIC SCALE

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE **NOT** IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE IN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED :  
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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 LAW.

*James A. Evans, Jr.*

**J. A. EVANS**  
SURVEYING CO., INC.  
SMYRNA, GEORGIA  
PH. 435-7155

**SURVEY FOR:**

LOIS P. PHILLIPS  
JAYE SMITH

| LOT 44 BLK. "B" UNIT THREE<br>HEARTWOOD | REVISIONS |
|---|-----------|
| LAND LOT 543                            |           |
| DISTRICT 16TH. SECTION 2ND.             | CC        |
| COBB COUNTY, GEORGIA                    | DRWN BY   |
| PLAT BOOK 95 PAGE 93                    | CHKD      |
| DATE: 9-22-92 SCALE: 1" = 30'           | JOB #     |
|   | 260092    |

**APPLICANT:** Lonnie A. Bacon

**PETITION No.:** V-11

**PHONE:** 770-641-9083

**DATE OF HEARING:** 01-14-2015

**REPRESENTATIVE:** Lonnie A. Bacon

**PRESENT ZONING:** RA-4

**PHONE:** 770-598-0492

**LAND LOT(S):** 543

**TITLEHOLDER:** Lonnie A. Bacon and Miriam W. Bacon

**DISTRICT:** 16

**PROPERTY LOCATION:** On the west side of Ashleigh Terrace, east of Heartwood Drive (185 Ashleigh Terrace).

**SIZE OF TRACT:** 0.20 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 25 feet to 20 feet; and 2) waive the side setback from the required 10 feet to 9.7 feet adjacent to the northern property line.

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

**BOARD OF APPEALS DECISION**

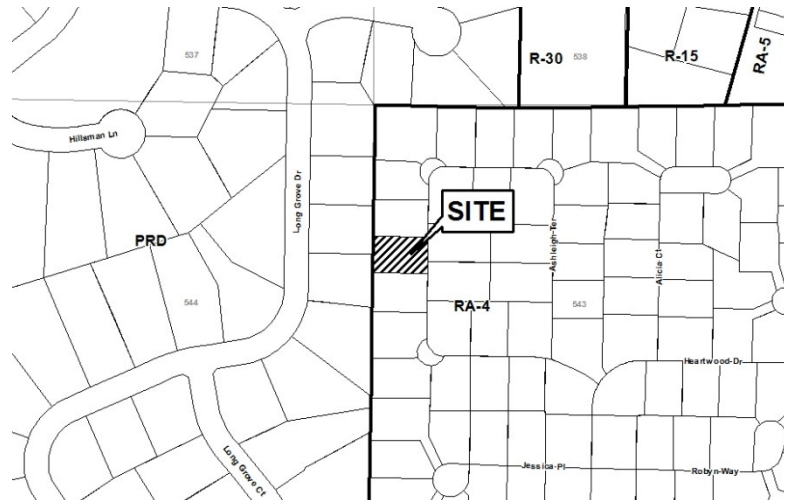
**APPROVED**        MOTION BY       

**REJECTED**        SECONDED       

**HELD**        CARRIED       

**STIPULATIONS:**       



**APPLICANT:** Lonnie A. Bacon **PETITION No.:** V-11

\*\*\*\*\*

**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 or letter of completion 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 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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

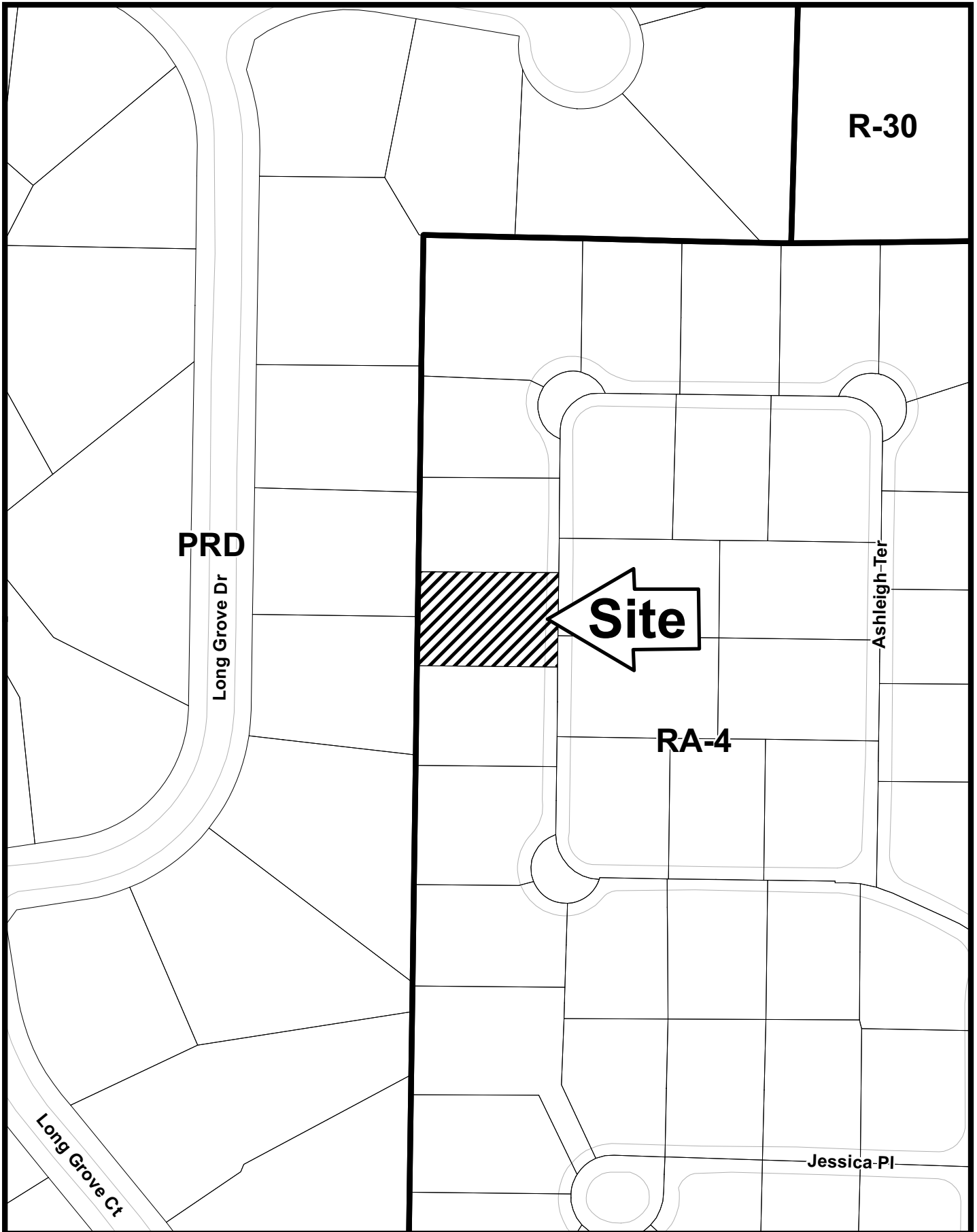
**SEWER:** No conflict.

**APPLICANT:** Lonnie A. Bacon **PETITION No.:** V-11

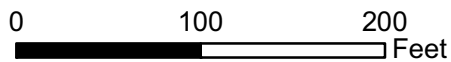
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

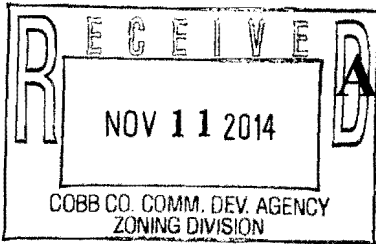
# V-11



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



-  City Boundary
-  Zoning Boundary



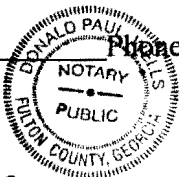
# Application for Variance Cobb County

(type or print clearly)

Application No. V-11  
Hearing Date: 1-14-15

Applicant Lonnie A. Bacon Phone # 770-641-9083 E-mail mimibacon@bellsouth.net  
Lonnie A Bacon C: 770-598-0492  
(representative's name, printed) Address 185 ASHLEIGH TERRACE  
(street, city, state and zip code) Marietta GA 30062

Lonnie A Bacon Phone # 770-641-9083 E-mail MIMIBACON@BellSou  
(representative's signature) .net

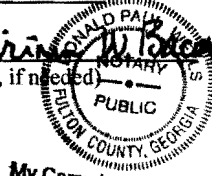


Signed, sealed and delivered in presence of:

Donald Paul Wells  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Titleholder Lonnie + Miriam Bacon Phone # 770-641-9083 E-mail mimibacon  
Signature Lonnie A Bacon Miriam W Bacon Address: 185 Ashleigh Terrace Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062



Signed, sealed and delivered in presence of:

Donald Paul Wells  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Present Zoning of Property MA-4

Location 185 Ashleigh Terrace Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 543 District 16 Size of Tract 0.1971 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).

Removing old cracked stone pad + walkway, replacing with wider concrete pad, adding roof and front columns

List type of variance requested: waive front setbacks from 25' to 20'