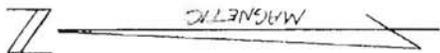


V-19  
(2015)



AREA = 0.9645 ACRE  
# 541 GLEN EAGLES  
CIRCLE

PLAT NO. 1308725141  
LOC. FROM 2083  
DATE 11/17/15



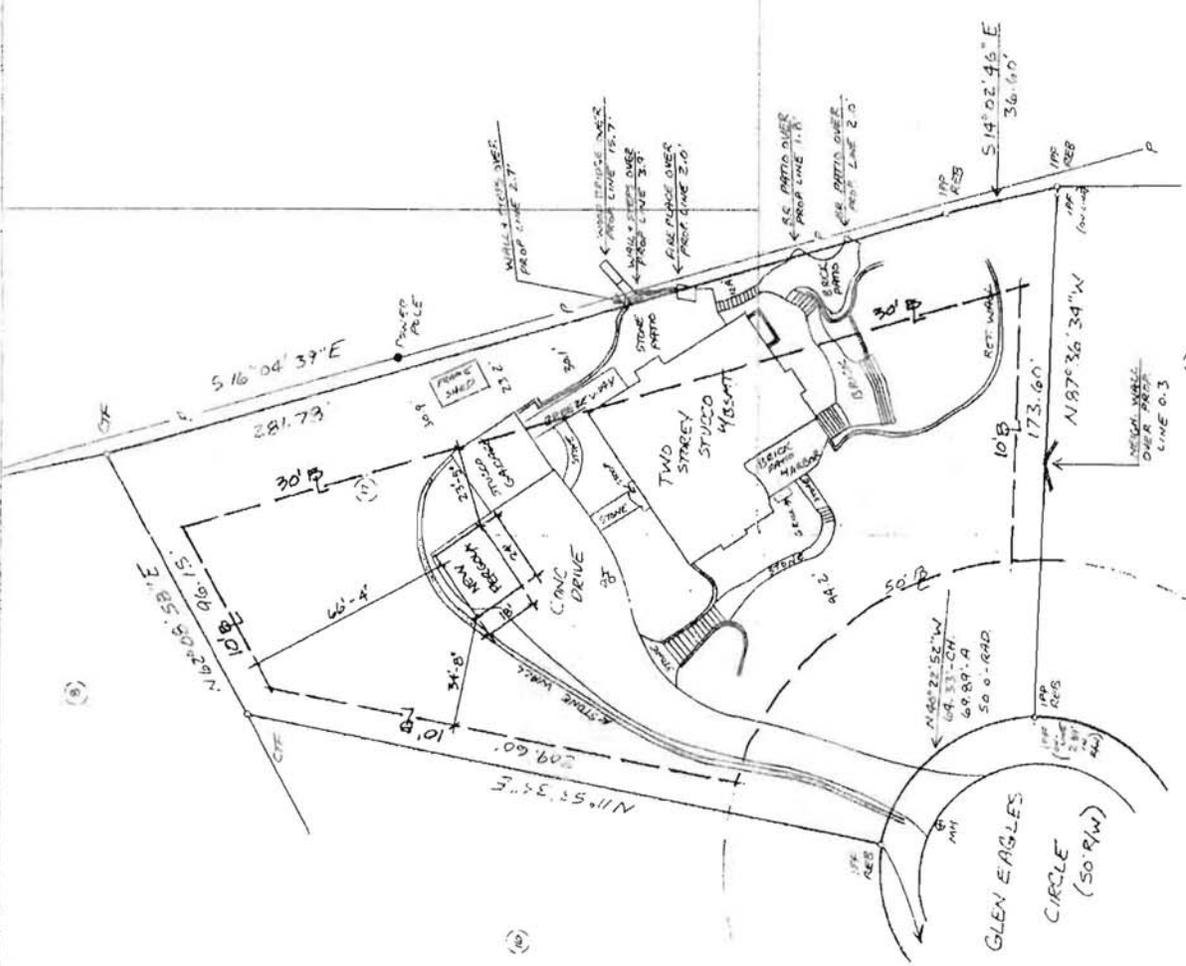
SURVEY FOR:

GREG HAMMER MASTER  
TO ANNE HAMMER MASTER

REVISIONS
LOT 17 BLK. H11 UNITS THREE T FOUR
ATLANTA COUNTRY CLUB
LAND LOT 1091
DISTRICT 177TH SECTION 2ND
COAST COUNTY, GEORGIA
PLAT BOOK 111 PAGE 57
DATE: 7-18-14 SCALE: 1" = 30'

*James A. Siver*  
**JA EVANS**  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE RECORD PLAT AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS ALSO REVIEWED THE RECORD PLAT AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS ALSO REVIEWED THE RECORD PLAT AND HAS FOUND IT TO BE CORRECT AND ACCURATE.



P.O.B.  
675.5' TO SW QW  
PINE VALLEY DRIVE  
(RECORD TIE)

This survey was prepared in accordance with the International Standards for Property Surveys in Georgia. All set forth in Chapter 140-2 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Land Surveying Act (Ga. Code).

**APPLICANT:** Greg and JoAnne Hammermaster **PETITION No.:** V-19  
**PHONE:** 703-581-3085 **DATE OF HEARING:** 01-14-2015  
**REPRESENTATIVE:** Jennifer D. Reed **PRESENT ZONING:** R-30  
**PHONE:** 770-670-6022 **LAND LOT(S):** 1091, 1092  
**TITLEHOLDER:** Greg Richard Hammermaster and JoAnne Hammermaster **DISTRICT:** 17  
**PROPERTY LOCATION:** At the northeastern bend of Glen Eagles Circle, east of Pine Valley Road (541 Glen Eagles Circle). **SIZE OF TRACT:** 0.96 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 144 square feet (existing 30 square foot fireplace) from the required 5 feet to zero feet; 2) allow an accessory structure (proposed approximately 240 square foot pergola) to the side of the principal building; 3) waive the rear setback for an accessory structure over 144 square feet (approximately 200 square foot frame shed) from the required 40 feet to 3 feet; and 4) waive the rear setback from the required 40 feet to 12 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**         
**REJECTED**        **SECONDED**         
**HELD**        **CARRIED**         
**STIPULATIONS:**         
        
      



**APPLICANT:** Greg and JoAnne  
Hammermaster

**PETITION No.:** V-19

\*\*\*\*\*

**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:** No comment.

**WATER:** No conflict.

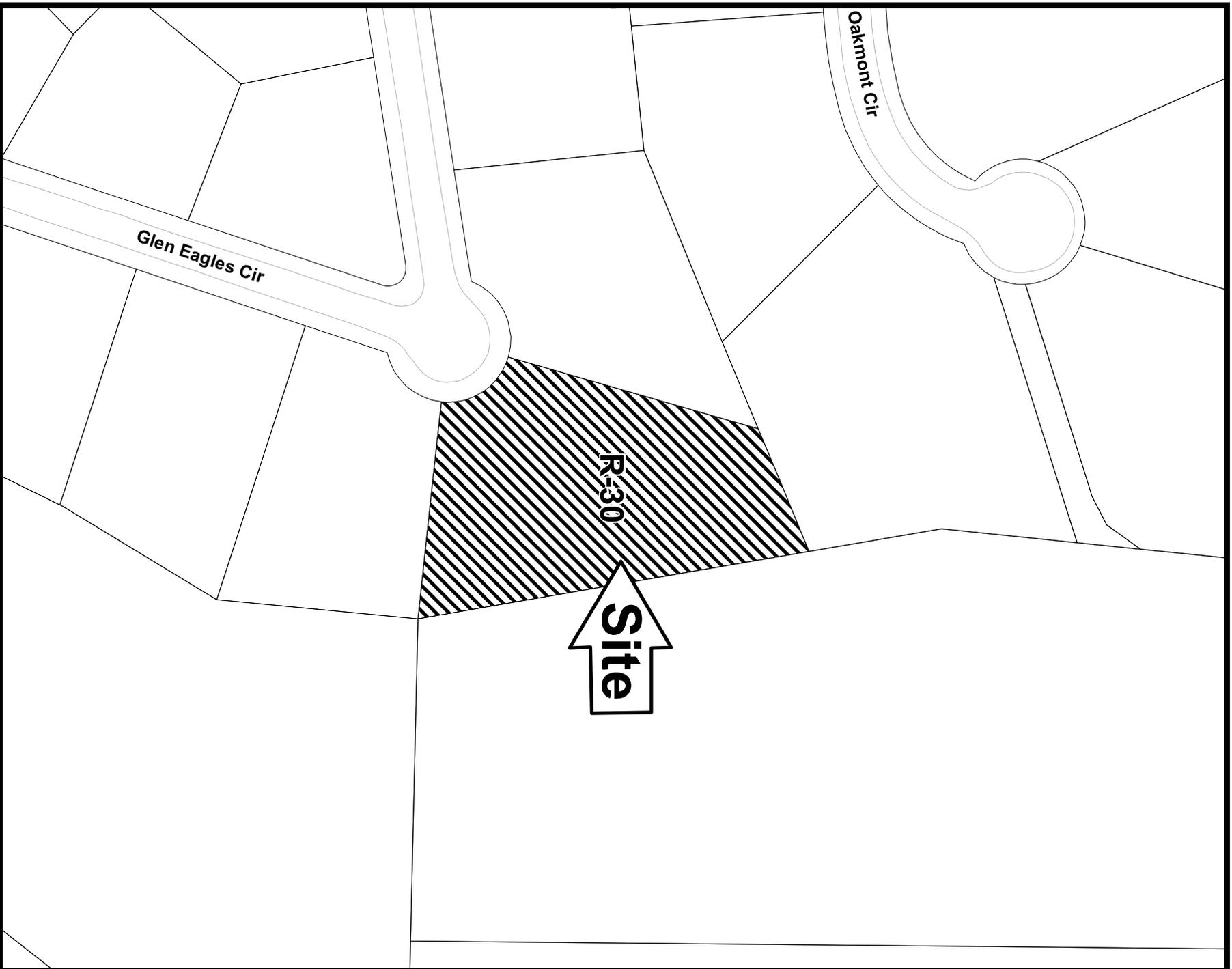
**SEWER:** No conflict.

**APPLICANT:** Greg and JoAnne  
Hammermaster

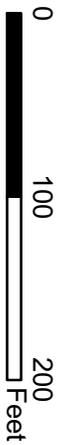
**PETITION No.:** V-19

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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.



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-19  
 Hearing Date: 1-14-18

Applicant Mosaic Group & JoAnne Hammermaster <sup>eler</sup> Phone # 703-581-3085 E-mail joannehammermaster.net  
 Address 2358 Perimeter Park Dr St. 300 Atlanta, Ga.  
(representative's name, printed) (street, city, state and zip code) 30374

Joanne Reed Phone # 770-670-6072 E-mail reed@mosaicgroupatlanta.com  
(Notary Public's signature) (street, city, state and zip code)  
 NOTARY PUBLIC  
 My Commission Expires 03/12/18  
 Signed, sealed and delivered in presence of:  
[Signature]  
 Notary Public

Presenting Agent JoAnne Hammermaster Phone # 703-581-3085 E-mail joannehammermaster.net  
 Address: 541 Glen Eagles Circle SE Marietta, Ga. 30067  
(street, city, state and zip code)

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

Presenting Agent of Property R-30

Location 541 Glen Eagles Dr. SE Marietta Ga. 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1091 District 17th Size of Tract .9645 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).  
Location of house & garage on lot in relation to golf course make the pergola parking structure necessary to protect vehicles from stray golf balls. The shape of the lot & how it sits on the lot make it difficult & awkward to attach to the existing garage.

List type of variance requested:  
Accessory Structure