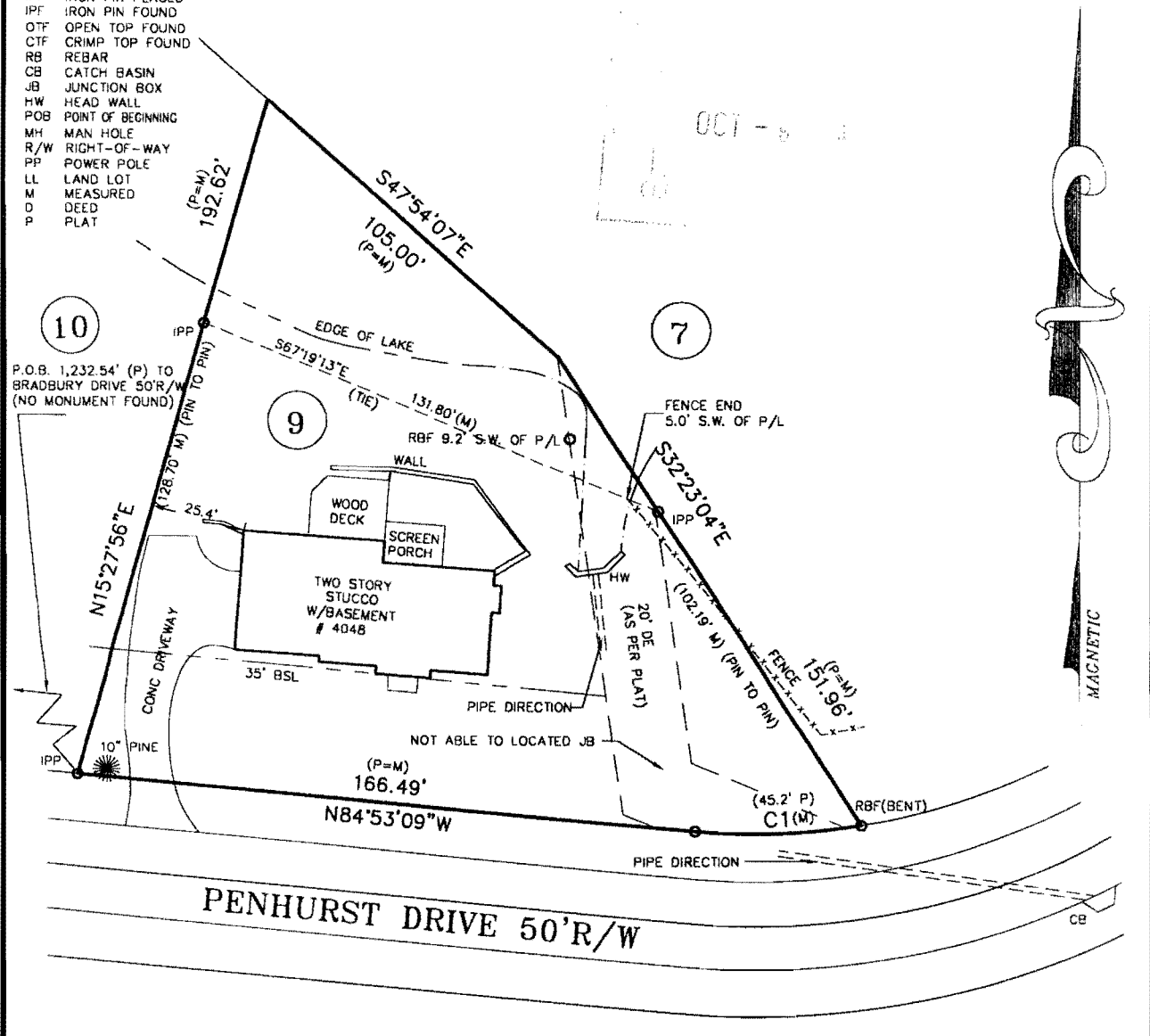


V-123  
(2014)

BLE	
BEARING	CHORD
S87°44'52"W	44.87'

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT



NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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 THE LAW OF THE STATE OF GEORGIA.

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 10/16/08

JOB NUMBER: 08-04324		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	10/17/08		
		ART SHEARIN		OWNER / PURCHASER	ART SHEARIN	SCALE	1" = 30'
		LAND LOT 831	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA		
		LOT 9	BLOCK C	UNIT 1-B	AREA OF LOT: 22,546 S.F.		
		SUBDIVISION PENHURST		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			

PLOTTED BY:

PLAT PREPARED FOR:

PLAT BOOK 92, PAGE 61

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**APPLICANT:** William A. Shearin, Jr.

**PETITION No.:** V-123

**PHONE:** 770-579-3650

**DATE OF HEARING:** 12-10-2014

**REPRESENTATIVE:** William A. Shearin, Jr.

**PRESENT ZONING:** R-15

**PHONE:** 770-579-3650

**LAND LOT(S):** 831

**TITLEHOLDER:** William A. Shearin, Jr.

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of  
Penhurst Drive, east of Bradbury Drive  
(4048 Penhurst Drive).

**SIZE OF TRACT:** 0.52 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 29 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** William A. Shearin, Jr.      **PETITION No.:** V-123

\*\*\*\*\*

**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 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. Proposed porch roof will be located over existing entry patio.

**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.

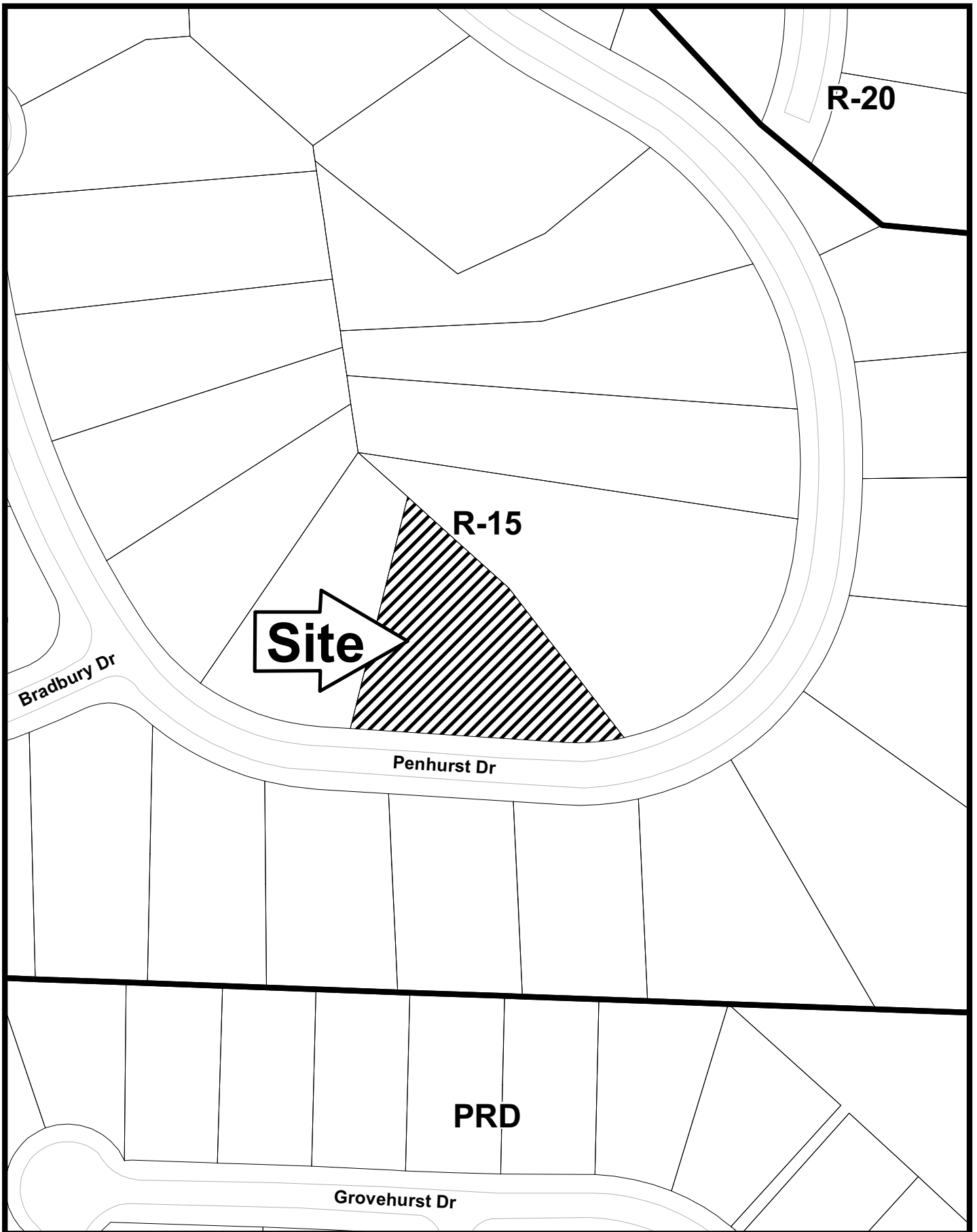
**SEWER:** No conflict.

**APPLICANT:** William A. Shearin, Jr.      **PETITION No.:** V-123

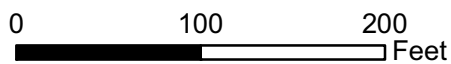
\*\*\*\*\*



**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.

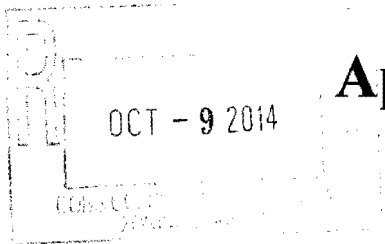
# V-123



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



-  City Boundary
-  Zoning Boundary



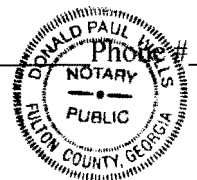
# Application for Variance Cobb County

(type or print clearly)

Application No. V-123  
Hearing Date: 12-10-14

Applicant William A Shearin Jr Phone # 770 579 3650 E-mail wasdar@bellsouth.net  
William A Shearin Jr Address 4048 Penhurst Dr Marietta GA 30062  
(representative's name, printed) (street, city, state and zip code)

William A Shearin Jr  
(representative's signature)

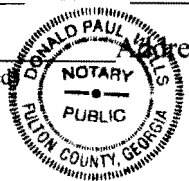


E-mail \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Donald Paul Walls  
Notary Public

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

Titleholder William A Shearin Jr Phone # 770 579 3650 E-mail \_\_\_\_\_  
Signature William A Shearin Jr Address: 4048 Penhurst Dr Marietta GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Donald Paul Walls  
Notary Public

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

Present Zoning of Property R-15

Location 4048 Penhurst Dr Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 831 District 16 Size of Tract 22546 <sup>sq. ft.</sup> 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.

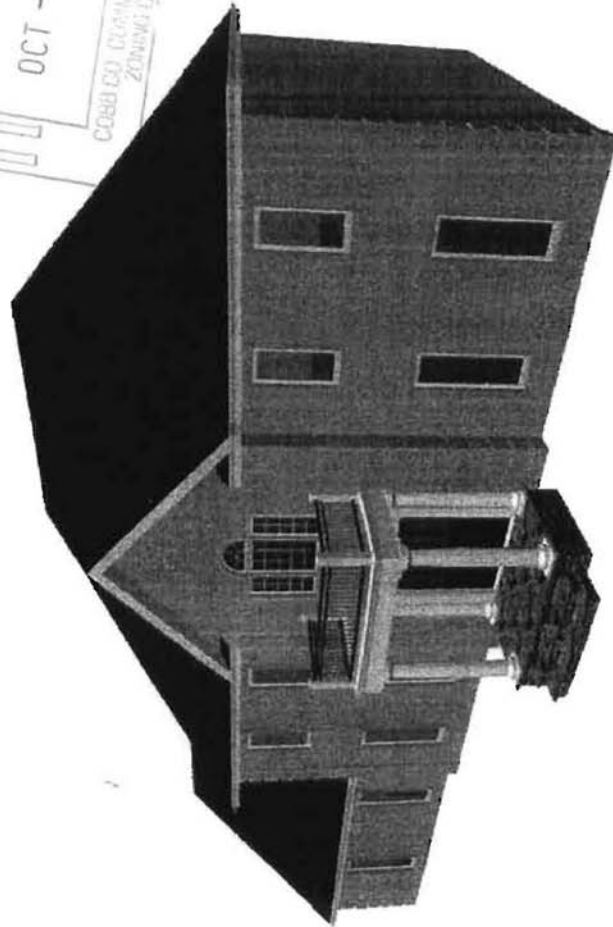
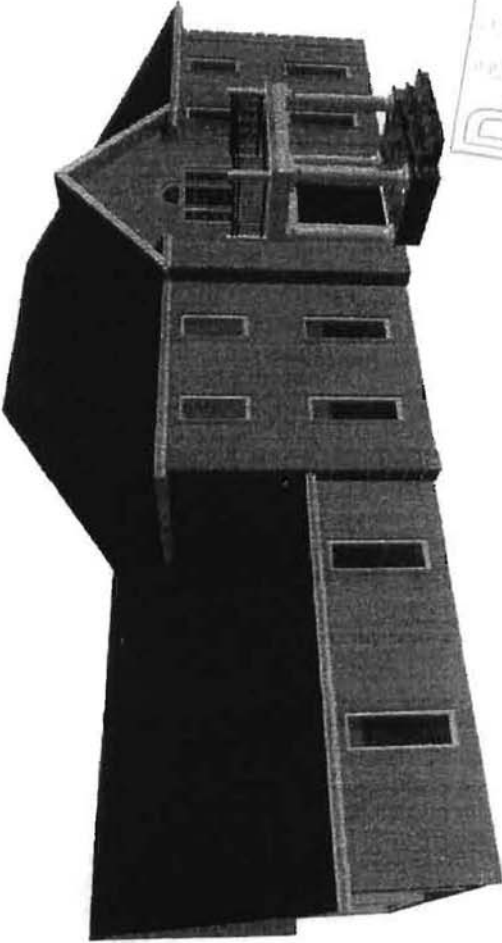
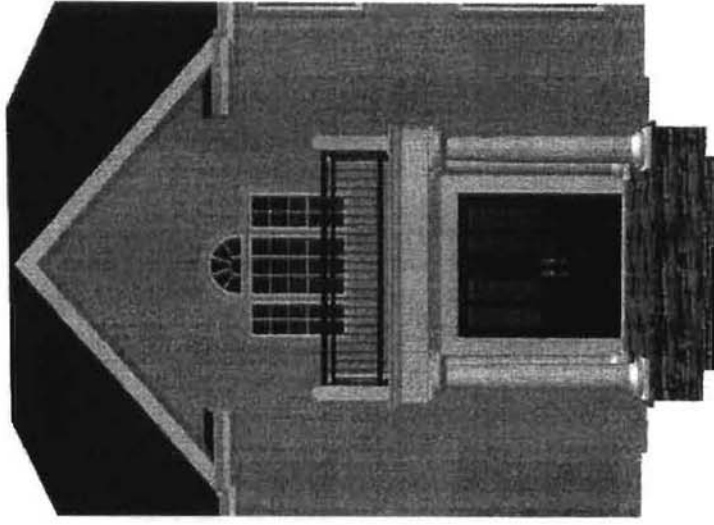
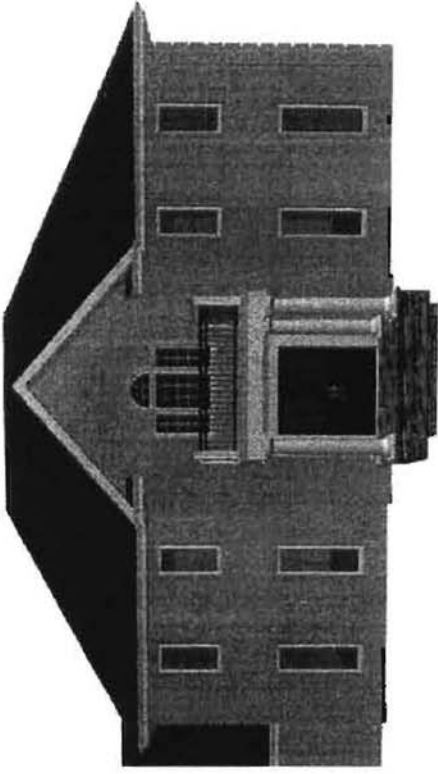
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

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.

Due to factors beyond my control, this house was built too close to the front street to allow a porch. There is a natural body of water + a storm drain easement which constricts the usable space. The lack of a porch means I and all guests and family must stand in the rain/snow/etc when entering. Also, the sun bakes + destroys the finish on the unshaded porch, causing maintenance expense. I am on a fixed income and this is a hardship.

List type of variance requested: Change front set back from 35 to 30 feet

V-123  
(2014)



RECEIVED  
OCT - 9 2014  
COSS CO CLAM DEV AGENCY  
ZONING DIVISION

CONCEPT 7b

DATE: 6/1/2014

DRAWN BY : JRK

REVISION #

A-7b

PORCH CONCEPTS FOR THE  
SHEARIN RESIDENCE

James R. Kirkland  
Designs and Estimates,  
INC.

