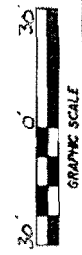


V-47
(2015)



PANEL NO. 1306720094 H
LOCATION COBB
ZONE V X

I HAVE THIS DATE, EXAMINED THE
THIS OFFICIAL FLOOD HAZARD MAP
AND FOUND NO SPECIAL FLOOD HAZARD
IN AN AREA HAVING SPECIAL FLOOD HAZARD

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSE APPROXIMATION OF ACCURACY PER ANGLES, DISTANCE, AND HAS
ADAPTED USING COMPASS, ALLE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT AT 20,000 FEET.

EQUIPMENT USED:
TOPCON GTS-800

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE APPLICABLE STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH 770-943-0003

SURVEY FOR:

KEYAWANA WARD
CALVIN WARD

REVISIONS
LOT 20 BLK. "A" UNIT TWO
RIDGEVIEW
PHASE I
LAND LOT 646
DISTRICT 19TH SECTION 2ND
Cobb COUNTY, GEORGIA
CC
DRWN
CHKD
JOB #
PLAT BOOK 56 PAGE 34
DATE: 1-15-15 SCALE: 1" = 30'
12-15

This survey was prepared in conformity with the
Technical Standards for Property Surveys in Georgia
As set forth in Chapter 180-7 of the Board Rules of the
Georgia Board of Registration for the Professions,
Engineers and Land Surveyors and as set forth in the
Georgia Plat Act O.C.G.A. 15-6-67.

PETITION No.: V-47

DATE OF HEARING: 04-01-2015

PRESENT ZONING: R-15

LAND LOT(S): 646

DISTRICT: 19

SIZE OF TRACT: 0.34 acre

COMMISSION DISTRICT: 4

(3356 Ridgcrest Drive).

TYPE OF VARIANCE: 1) Allow an accessory structure (car awning) to be located in front of principal structure (unattached); 2) waive the front setback for an accessory structure over 144 square feet from the required 35 feet to 12 feet; 3) waive the setback for an accessory structure (basketball court) from the required 10 feet to zero feet adjacent to the east property line and from the required 30 feet to 12 feet adjacent to the north property line; and 4) waive the setback for an existing tool shed (second accessory structure) from the required 5 feet to 3 feet.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



APPLICANT: Calvin and Keiyawna Ward **PETITION No.:** V-47

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: The channel located along the rear of the lot is delineated on the County's Stream Buffer Map. If this channel is indeed considered waters of the state then a buffer variance will be required.

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.

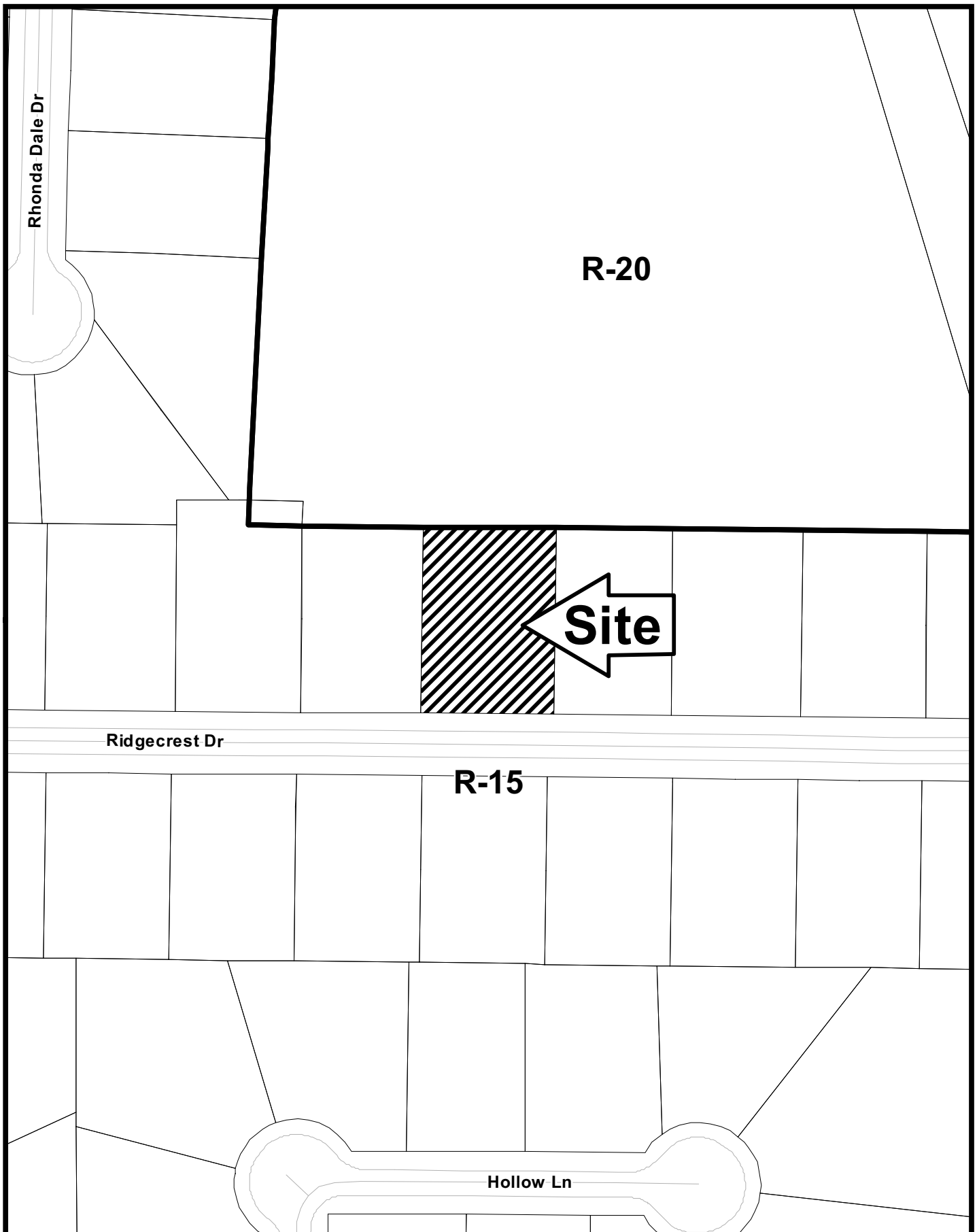
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Calvin and Keiyawna Ward **PETITION No.:** V-47

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-47

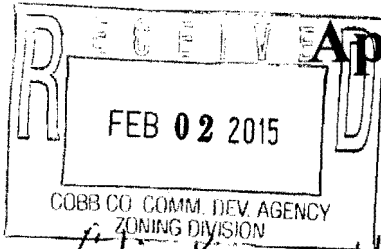


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. U-47
Hearing Date: 4-1-15

Applicant Calvin + Kelyawna Ward Phone # 678-600-6155 E-mail CalvinWard2002@yahoo.com

Calvin + Kelyawna Ward Address 3356 Ridgecrest dr Powder Springs Ga 30127
(representative's name, printed) (street, city, state and zip code)

Kelyawna Ward Phone # 404-6259630 E-mail KRC70@hotmail.com
(representative's signature)

My commission expires: Aug 5, 2017 Signed, sealed and delivered in presence of: Sherell L. Camp
Notary Public

Titleholder Calvin + Kelyawna Ward Phone # 678-600-6155 E-mail CalvinWard2002@yahoo.com

Signature Calvin Ward Address: 3356 Ridgecrest dr Powder Springs GA, 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 5, 2017 Signed, sealed and delivered in presence of: Sherell L. Camp
Notary Public

Present Zoning of Property 3356 Ridgecrest dr Powder Springs Ga

Location 3356 Ridgecrest dr Powder Springs Ga 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 646 / 20 District 19th Size of Tract 1.00 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).

In 2001 Calvin + Kelyawna purchase our home @ 3356 Ridgecrest dr our garage was apart of our home and there before we purchase our home. The previous home owner installed the garage. We had our property surveyed, before buying and no one said that our property was in violation. We have been living in our home for fourteen years and No one has

List type of variance requested: ever said anything about us being out of code. Our Garage Property is very professionally done and looks great and bring value to our home Calvin + Kelyawna are hard working ppl loving family raising our 3 daughter 16,13,10 we do not have any money to more, keep or pay any fines. I am a great person in our Community who never been in any trouble and run not afford ticket fines jail time

Revised: March 5, 2013 for a problem that was here before we purchased our home I'm asking to be Grandfathered In to keep our Garage our Home was build in 1971-1972 Thank for you help.