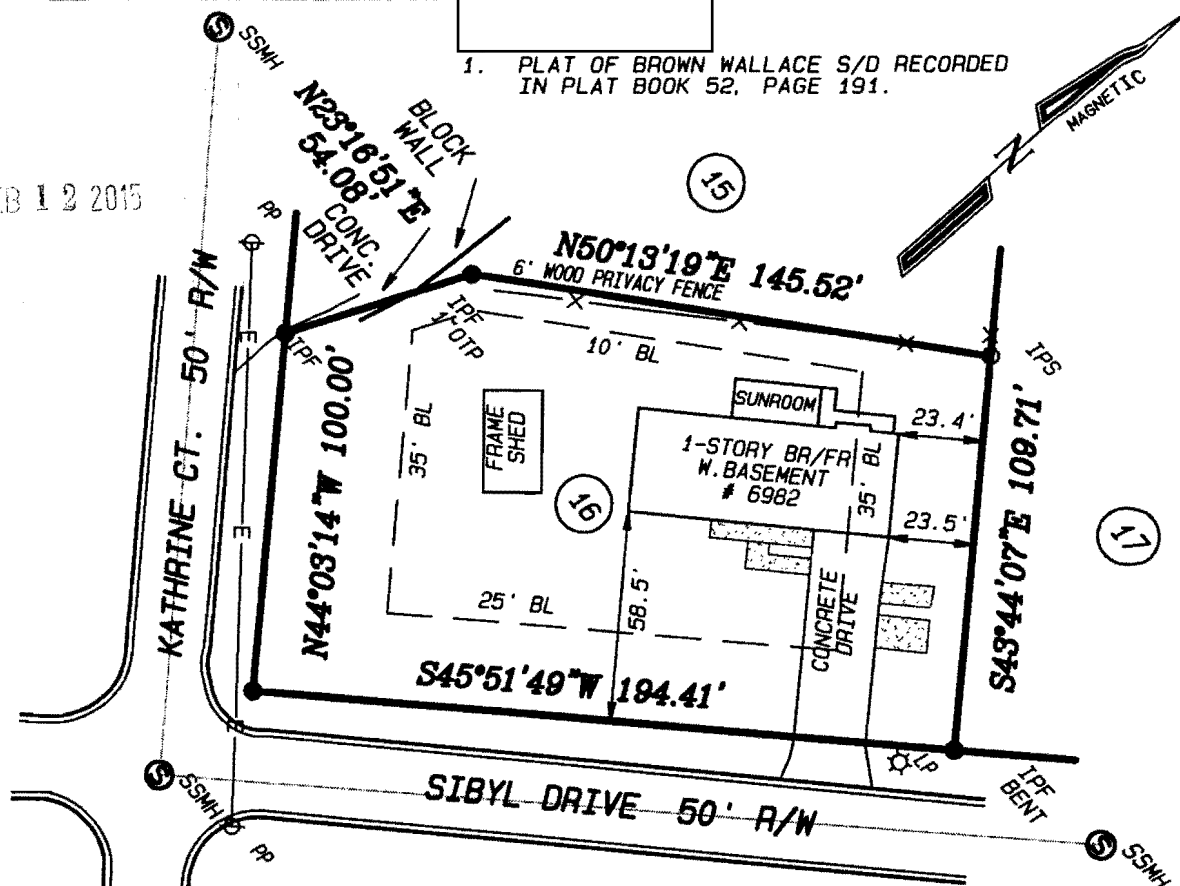


V-66  
(2015)

1. PLAT OF BROWN WALLACE S/D RECORDED  
IN PLAT BOOK 52, PAGE 191.

FEB 12 2015



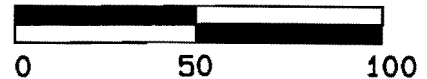
**SURVEY NOTES:**

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 280,745 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT 8205A TOTAL STATION
4. DATE OF SURVEY: 02-06-15
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0212H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE PURPOSE OF THIS VARIANCE IS TO ALLOW THE SHED TO BE CLOSER TO THE SIDE STREET THAN THE PRINCIPAL STRUCTURE AND TO ALLOW THE PRINCIPLE STRUCTURE TO ENCR OACH 10.5 FEET INTO THE REAR SETBACK.

GRAPHIC SCALE 1"=50'



**BETTERTON**  
**SURVEYING & DESIGN, INC.**

LAND SURVEYING,  
LAND PLANNING,  
SUBDIVISION & COMMERCIAL  
SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242



**FINAL SURVEY**

PART OF LOT # 16,  
WALLACE BROWN S/D  
UNIT 2

LOCATED IN: LAND LOT 488  
18TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
SCALE: 1" = 50 FT.  
DATE: FEBRUARY 8, 2015  
PREPARED FOR:

**LARRY SEAWRIGHT**

6033

<b>APPLICANT:</b> <u>Larry Seawright</u>	<b>PETITION No.:</b> <u>V-66</u>
<b>PHONE:</b> <u>770-745-6350</u>	<b>DATE OF HEARING:</b> <u>04-01-2015</u>
<b>REPRESENTATIVE:</b> <u>Larry Seawright</u>	<b>PRESENT ZONING:</b> <u>R-20</u>
<b>PHONE:</b> <u>770-745-6350</u>	<b>LAND LOT(S):</b> <u>488</u>
<b>TITLEHOLDER:</b> <u>Larry Seawright</u>	<b>DISTRICT:</b> <u>18</u>
<b>PROPERTY LOCATION:</b> <u>At the northern intersection of Kathryn Court and Sibyl Drive (6982 Sibyl Drive).</u>	<b>SIZE OF TRACT:</b> <u>0.49 acre</u>
	<b>COMMISSION DISTRICT:</b> <u>4</u>

**TYPE OF VARIANCE:** 1) Allow an accessory structure (existing frame shed) to be closer to the side street right-of-way line than the principal building; and 2) waive the rear setback from the required 35 feet to 23 feet.

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

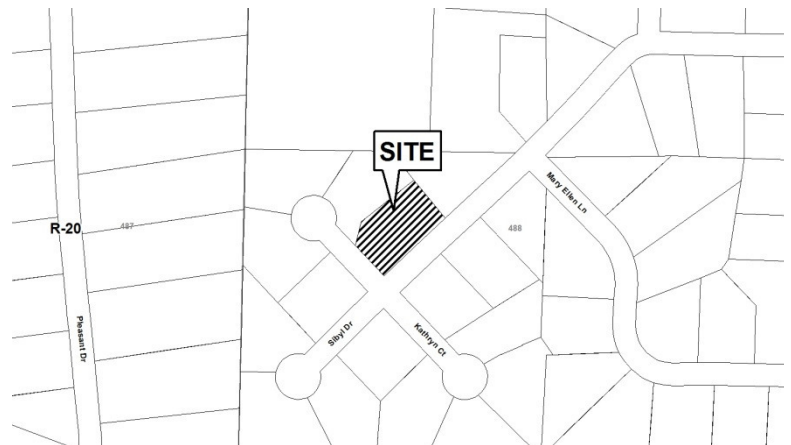
**BOARD OF APPEALS DECISION**

**APPROVED** MOTION BY

**REJECTED** SECONDED

**HELD** CARRIED

**STIPULATIONS:**



**APPLICANT:** Larry Seawright **PETITION No.:** V-66

\*\*\*\*\*

**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. The shed location drains to the street.

**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.

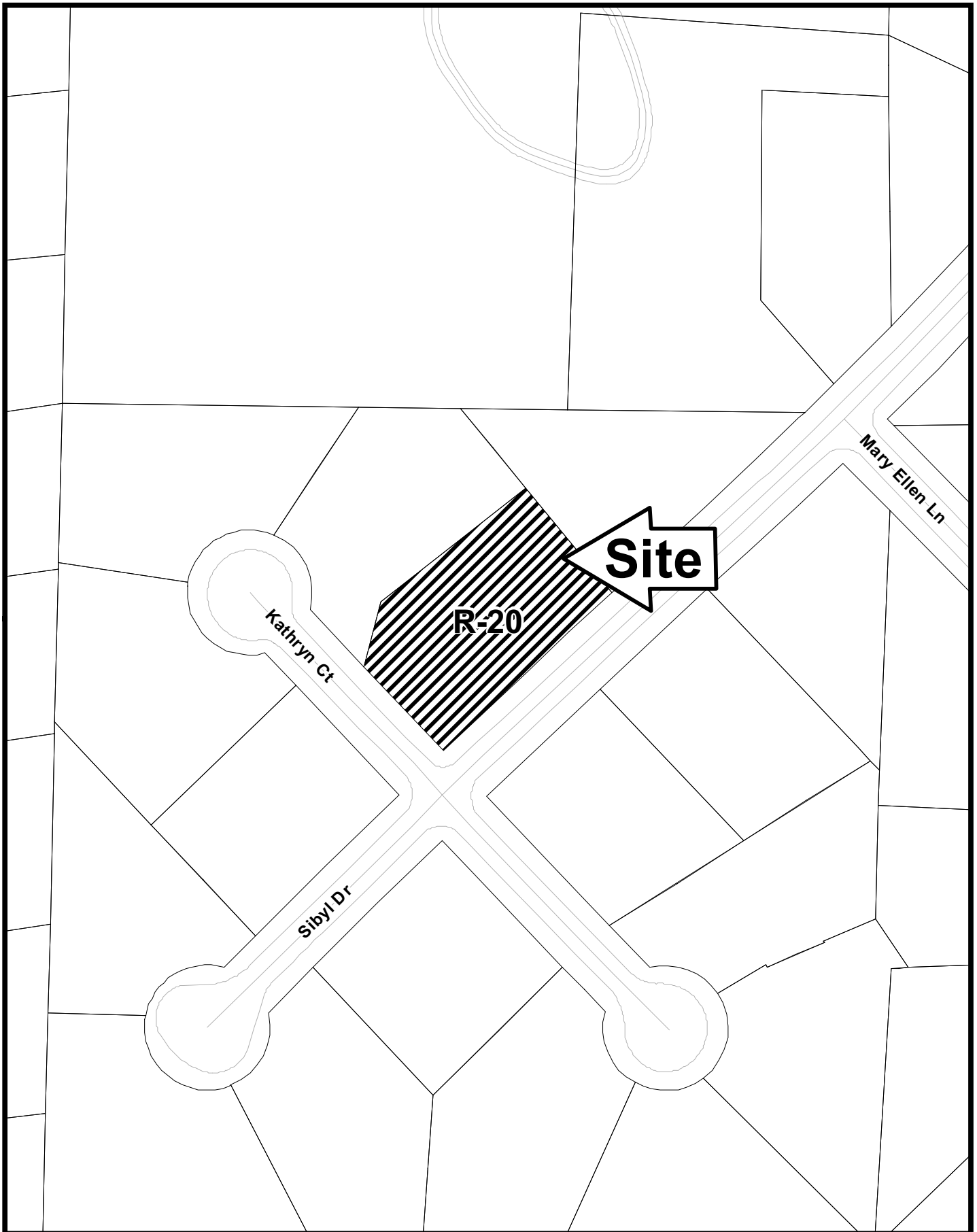
**SEWER:** No conflict.

**APPLICANT:** Larry Seawright **PETITION No.:** V-66

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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-66

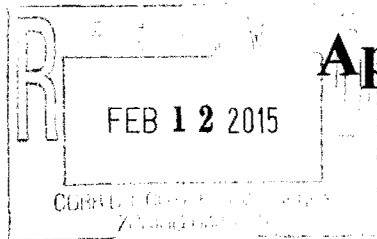


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary



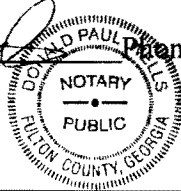
# Application for Variance Cobb County

(type or print clearly)

Application No. V-66  
Hearing Date: 4-1-15

Applicant Larry Seawright Phone # 770 745 6350 E-mail Larry.seawright@yahoo.com  
(representative's name, printed) Address 6982 Sibyl Dr Austell GA 30168-6241  
(street, city, state and zip code)

Larry Seawright Phone # 770 745 6350 E-mail Larry.seawright@yahoo.com  
(representative's signature)

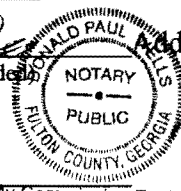


Signed, sealed and delivered in presence of:

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

Donald Paul Wells  
Notary Public

Titleholder Larry Seawright Phone # 770 745 6350 E-mail Larry.seawright@yahoo.com  
Signature Larry Seawright Address: 6982 Sibyl Dr Austell GA 30168-6241  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

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

Donald Paul Wells  
Notary Public

Present Zoning of Property A-20

Location 6982 Sibyl Dr Austell GA 30168 Kathryn Ct  
(street address, if applicable; nearest intersection, etc.) Water Rd / Sibyl Dr

Land Lot(s) 0488 District 18 Size of Tract \_\_\_\_\_ 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).

see attached Variance request, dated February 11, 2015

List type of variance requested: \_\_\_\_\_

Larry Seawright

Application for Variance - Cobb County continued

FEB 12 2015

February 11, 2015

**Applicant** Larry Seawright **Phone** 770 745-6350 **Email** [larry.seawright@yahoo.com](mailto:larry.seawright@yahoo.com)

**Address** 6982 Sibyl Drive, Austell, GA 30168-6214

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**Present Zoning of Property**

**Location** 6982 Sibyl Dr, Austell, GA 30168-6214 **Land Lot(s)** 0488 **District** 18 **Size of Tract**      **Acre(s)**     

**Extraordinary and exceptional condition(s) to said property in question. The peculiar conditions to the pi of property involved are as follows:**

**The Cobb County Zoning Ordinances Section 134-94 states that the Cobb County Board of Zoning App must determine that applying the terms of the Zoning ordinances without the variance would create unnecessary hardship. Please see hardship by following normal terms of the ordinance as listed below:**

My storage shed will not fit in my back yard because there's not enough clearance on either side of (dwelling) small back yard and running up to the property line and privacy fence. By attempting to move shed would only allow it to be moved approximately 5' - 7' (feet) maximum and would not be cost effective an (estimated) rate of \$2500.00 while having to use (park on) the adjacent neighbor's property while attempt to move the storage shed. Neither would the shed (any longer) present a good, natural or clean appearance the house and could propose the possibility of a major decrease in value to my neighbor's property as we mine. Numerous neighbors have approached me while stating that the present location that the shed is presents the best location possible. By moving the shed less than 10' proposes additional problems due to way the house was built in 1973. It was not built in the middle of the property and the far left side (while face of the property is a wood line and contains a trench with many trees on it as well. I ask that you would please consider authorizing me a variance waiver due to my unique situation of how the house (was built in 1973) lot location is specifically situated. By your approval/authorization this would allow me to continue to serve our Country while being in the U.S. Army Reserves (and recently returned back from Bagram Afghanistan) would avoid financial hardship for my family and myself by having to request a personal loan all while being unemployed presently.

With Sincere Thanks

  
Larry Seawright