

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE REAR SETBACK FROM 20 FEET TO 9.9 FEET.

CURRENT ZONING:
R-20 (OSC-99-010)
LOT AREA: 16,166 SQ. FT.

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. 15-5-67.

SURVEY NOTES:

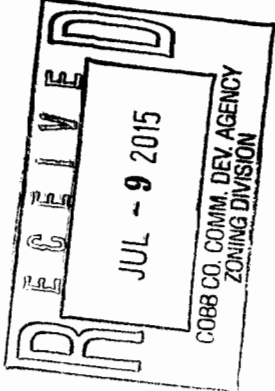
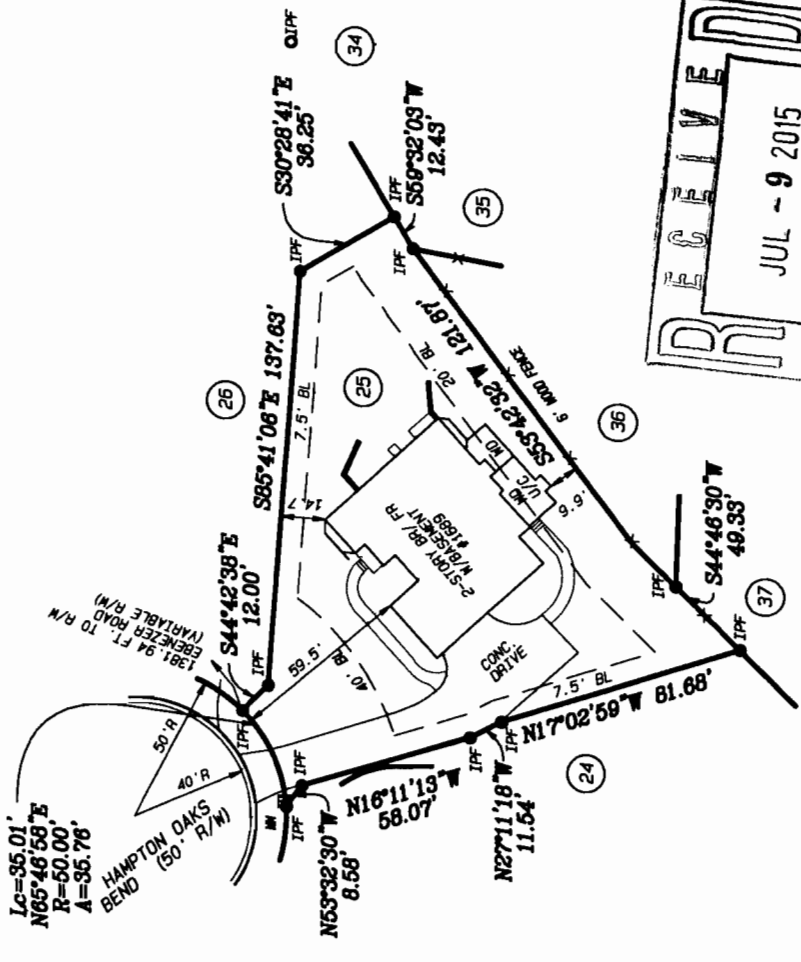
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 129,213 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
- EQUIPMENT - TOPCON GPT 9205A ROBOTIC STATION
- DATE OF SURVEY: 06-25-15
- I, HAVE THIS DATE, EXAMINED THE OFFICIAL, FIA FLOOD HAZARD MAP COMPUTED BY THE FIA, DATED 04/26/2014, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

- PLAT OF HAMPTON OAKS SUBDIVISION RECORDED IN PLAT BOOK 220, PAGES 21-24.

LC=35.01'
N65°46'58"E
R=50.00'
A=35.76'

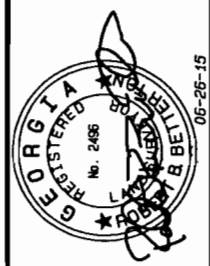
HAMPTON OAKS
(50' R/W)
BEND



VARIANCE PLAT
LOT 25 HAMPTON OAKS

LOCATED IN: LAND LOT 377
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: JUNE 26, 2015
PREPARED FOR:
JACKIE MERCER-HOLLIE

REVISION RECORD	DATE	PURPOSE



BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

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

DRAWN BY
RBB
CHECKED BY
RBB
DRAWING SCALE
1" = 40'
FILE NUMBER:
6058.PR0
JOB NUMBER:
6058

APPLICANT: Jacqueline Mercer-Hollie

PETITION No.: V-118

PHONE: 770-565-3284

DATE OF HEARING: 09-11-2015

REPRESENTATIVE: Mary K. Flanagan

PRESENT ZONING: R-20 OSC

PHONE: 404-695-7524

LAND LOT(S): 377

TITLEHOLDER: Jacqueline Mercer-Hollie

DISTRICT: 16

PROPERTY LOCATION: At the southern terminus of Hampton Oaks Bend, north of Ebenezer Road (1689 Hampton Oaks Bend).

SIZE OF TRACT: 0.37 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 20 feet to 9 feet.

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

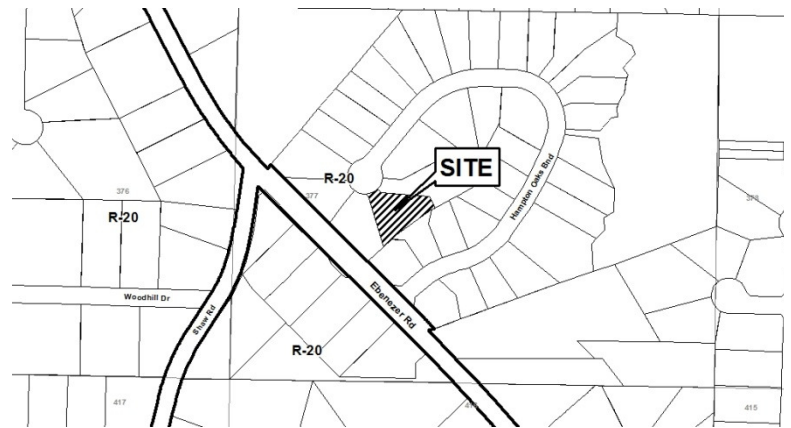
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Jacqueline Mercer-Hollie **PETITION No.:** V-118

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 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.

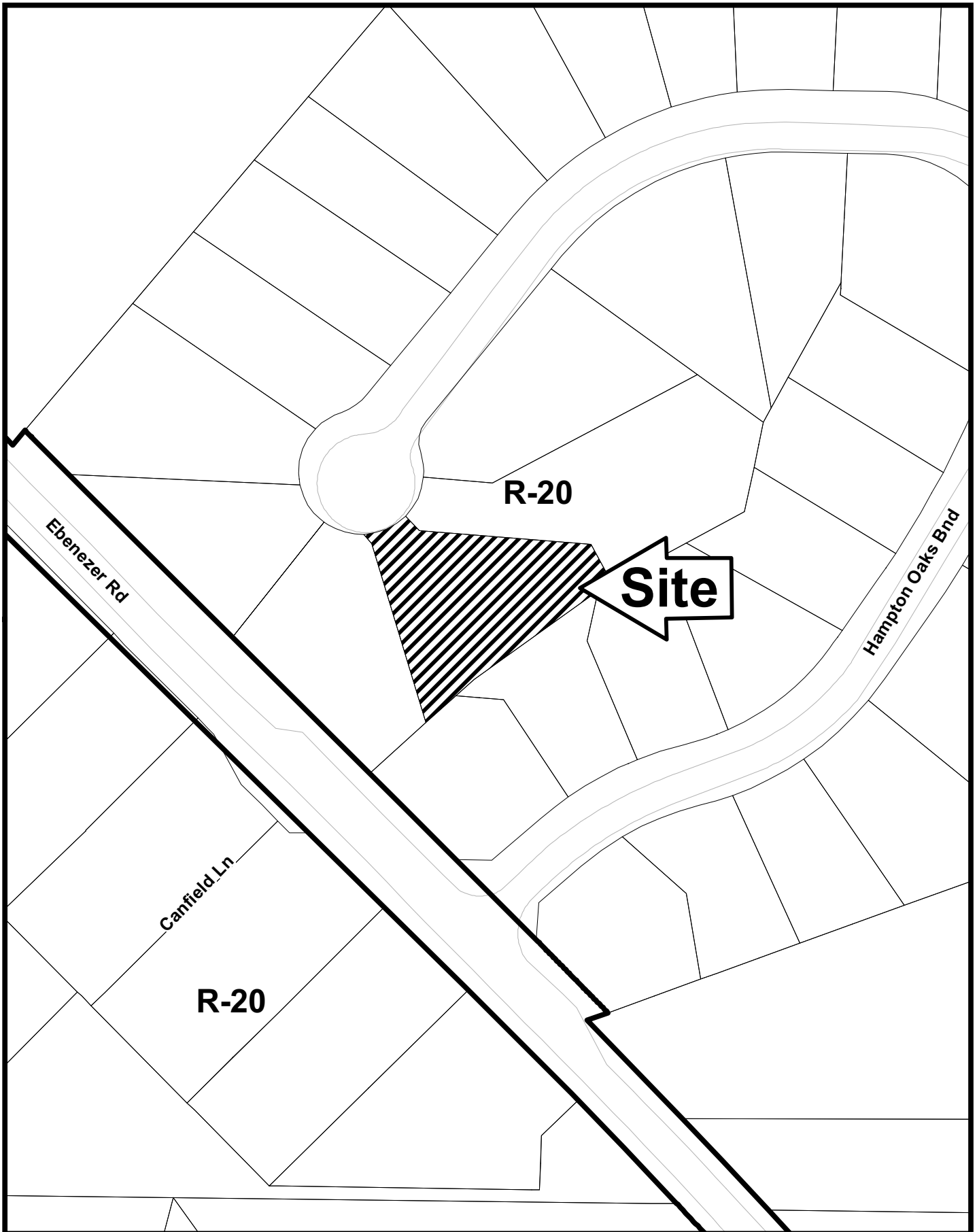
WATER: No conflict.

SEWER: No conflict.

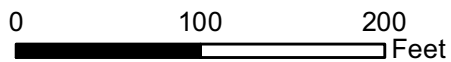
APPLICANT: Jacqueline Mercer-Hollie **PETITION No.:** V-118



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.

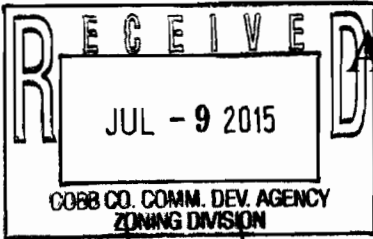
V-118



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)

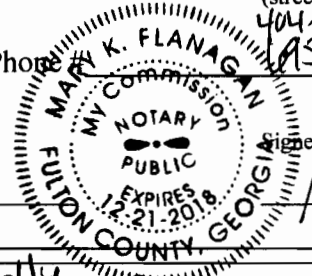
Application No. V-118
Hearing Date: 9-11-15

Applicant Jacqueline Mercer-Hollie Phone # 770-565-3284 E-mail hollief@aol.com

Mary K. Flanagan Address 1689 Hampton Oaks Bend Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-485-1524 E-mail kflanagan16@gmail.com
(representative's signature)

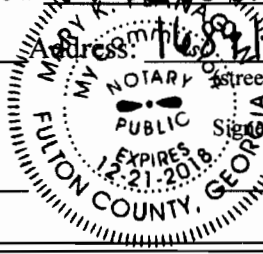
My commission expires: 12/21/18 Signed, sealed and delivered in presence of: [Signature] Notary Public



Titleholder Jacqueline Mercer-Hollie Phone # 770-565-3284 E-mail hollief@aol.com

Signature Jacqueline Mercer-Hollie Address: 1689 Hampton Oaks Bend Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/21/18 Signed, sealed and delivered in presence of: [Signature] Notary Public



Present Zoning of Property R20 OSC

Location 1689 Hampton Oaks Bend Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16th Size of Tract .37 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 Attachment

List type of variance requested: Waive Setback from 20ft to 9.9 feet

RE: Request for Variance

In Sept of last year (2014), we contracted an independent contractor to cover our existing deck, to turn it into a screened in porch.

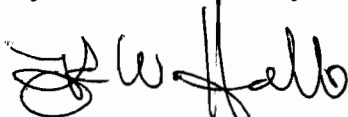
This particular contractor began the job, but in Nov of 2014, his wife sustained major injuries resulting from an auto accident. Her injuries required that she have 24 hour care. Initially, the contractor had family members providing this care, but ultimately, he ended up being the one who had to stay with her.

This resulted in him only working on our screened in porch only on the weekends, and ultimately not at all. It has been months since he last showed up to do any work, and our screened in porch is somewhere around 75% completed.

We have since hired a new contractor who informed us that the previous contractor had not obtained the required permits for this job. We have since attempted, through our current contractor to obtain the necessary paperwork to complete this job.

We are requesting variance so that this project can be completed. Our neighbors have all agreed that our project does not violate the HOA rules/regulations for Hampton Oaks Bend. This variance will allow us to complete the project and get our screened in porch out of the construction mode that it has been in since last September 2014.

Any consideration that you can give us in this matter is greatly appreciated.


FRANKLIN W. HOLLIE

