Plotted By Matt Noell
Plotted on: Aug 12, 2015 - 9:19am
Drawing name: S:\Bnd\COBB\20\20_0318\2765 ROCKY RIDGE BND.dwg
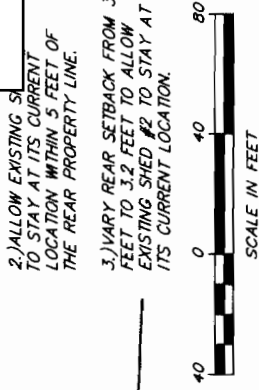
ZONING NOTES:

EXISTING ZONING R-20
SETBACKS
-FRONT 35' (LOCAL)
-SIDE 10'
-REAR 35'

MAXIMUM IMPERVIOUS 35%
OR 11,461 S.F.
EXISTING IMPERVIOUS 11.6%
OR 3,789 S.F.
BREAKDOWN:
GRAVEL DRIVE 999 S.F.
FRONT PORCH 339 S.F.
HOUSE 1676 S.F.
DECK 196 S.F.
BACK PORCH 172 S.F.
SHED 1 137 S.F.
SHED 2 270 S.F.

PROPOSED IMPERVIOUS 13.0%
OR 4,242 S.F.
BREAKDOWN:
ADDITION 821 S.F.
EXISTING IMPERVIOUS 3,421 S.F.
(BACK PORCH AND DECK ARE
BEING REMOVED)

VARIANCE NOTES:

THE PURPOSE OF THIS
REQUEST IS TO:
1.) VARY REAR SETBACK
FEET TO 29.8 FEET
FOR ADDITION TO BE

2.) ALLOW EXISTING SH
TO STAY AT ITS CURRENT
LOCATION WITHIN 5 FEET OF
THE REAR PROPERTY LINE.

3.) VARY REAR SETBACK FROM 35
FEET TO 3.2 FEET TO ALLOW
EXISTING SHED #2 TO STAY AT
ITS CURRENT LOCATION.

EVERLEIGH ESTATES
SUBDIVISION— UNIT II
P.B. 238, PG. 31

(37)

N ~ F
~RAFAEL SAN MARTIN~
D.B. 14854, PG. 3658
ZONED R-20 OSC

N ~ F
LINDA SLACK
D.B. 5816, PG. 138
ZONED R-20

N ~ F
DOUGLASS A. & REBEKAH M. HADDON
D.B. 3919, PG. 170
D.B. 5820, PG. 513
ZONED R-20

N ~ F
MILLARD W. SLAYTON, JR. &
CAMILLE C. SLAYTON
D.B. 15012, PG. 3833
ZONED R-20

N ~ F
THOMAS SCOTT SMITH
& LORI SMITH
D.B. 13839, PG. 323
ZONED R-20

NEIGHBOR'S WOOD PRIVACY FENCE

S 02°11'29" W 149.93'

SHED #2

DECK PORCH

1 STORY WOOD FRAME
W/ CRAWLSPACE

PORCH

6' CHAIN-
LINK FENCE

7' CHAINLINK
FENCE

SHED #1

MEANDERING OLD
4' HOGWIRE FENCE S 88°02'23" E

PROPOSED VARIANCE FOR ADDITION 29.8'

PROPOSED
ADDITION
(12'x68.4')

0.2' EAST
OF P/L

0.5' EAST
OF P/L

218.90'

ON P/L TOTAL ACREAGE
0.75 AC.
32746 0
TAX ID # 20-0318O-1570
ZONED R-20
2765

GRAVEL
DRIVEWAY

N 87°54'04" W 32746 0

N 02°06'36" E 149.40' NEIGHBOR'S WOOD PRIVACY FENCE

ROCKY RIDGE ROAD (50' R/W)

2' ROLLBACK CURB

218.69'

511.87' TO THE R/W OF
RIDGEWAY ROAD
(RECORD TIE)

SCALE IN FEET

40 0 20 40 80

LEGEND

- P.P. - POWER POLE
- F.H. - FIRE HYDRANT
- M.H. - SANITARY SEWER MANHOLE
- W.M. - WATER METER
- G.M. - GAS METER
- RBS - REINFORCING BAR SET
- RBF - REINFORCING BAR FOUND
- OTF - OPEN TOP PIPE FOUND
- X - TYPE OF FENCE
- C.B. - CATCH BASIN
- R.C.P. - REINFORCED CONCRETE PIPE
- WATER VALVE
- OVERHEAD POWER LINES
- 1234 STREET ADDRESS

SURVEY REFERENCES:
PLAT OF SURVEY FOR MARK AND ANDREA
SMITH BY ETOWAH ENGINEERING &
SURVEYING BY RONNIE L. RAY, GRLS
#1781, DATED 6-20-1995.

CURRENT OWNER:
ANDREA D. SMITH
D.B. 8960, PG. 98

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION
OF THE STARTING POINTS FOR THIS SURVEY
WERE OBTAINED UTILIZING A CHAMPION TKO
GPS RECEIVER WITH A SCEPTER II DATA
COLLECTOR RECEIVING RTK CORRECTIONS VIA
A CELL PHONE FROM THE EGPS SOLUTIONS
REAL TIME NETWORK. THE TECHNIQUE USED
WAS RTK CORRECTED MEASUREMENTS FROM
THE TRIMBLE VRS REAL TIME NETWORK
OPERATED BY EGPS SOLUTIONS, INC. THE
RELATIVE POSITIONAL ACCURACY OBTAINED
ON THE POINTS UTILIZED IN THIS SURVEY
WERE 0.04 FT. HORIZONTAL AND 0.07 FT.
VERTICAL AT THE 95% CONFIDENCE LEVEL.

GRID NORTH ~ GA. WEST ZONE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH
THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS
IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF
THE RULES OF THE GEORGIA BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA PLAT ACT
O.C.G.A. 15-6-67.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT
PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY.
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS,
PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT
VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED
AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES
STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY
THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE __X__ , ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER # __130052__ , MAP NUMBER
13067 C 0103 H DATED __MARCH 4, 2013__ .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE
METER. LINEAR PRECISION OF TRAVERSE : 1/ 185,549 ; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS
ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT : 1/ 199,978 . MATTERS OF TITLE ARE EXCEPTED

Gaskins

ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone (770) 424-7168

Canton Office
147 Reinhardt College Pkwy
Ste 8 Canton, GA 30114
Phone (770) 479-9698

LSF# 789
www.gaskinssurvey.com

FIELD DATE: 8-3-15	DRAWN BY: MAN
OFFICE DATE: 8-11-15	CHECKED BY: DCO
SCALE: 1" = 40'	FILE: S:/BND/COBB/20/20...

BOUNDARY RETRACEMENT SURVEY AND
ZONING VARIANCE PLAT FOR:

MARK AND ANDREA SMITH

2765 ROCKY RIDGE ROAD

LOCATED IN L.L. 318
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT:	Mark H. Smith	**PETITION No.:**	V-138
PHONE:	404-277-2493	**DATE OF HEARING:**	10-01-2015
REPRESENTATIVE:	Mark H. Smith	**PRESENT ZONING:**	R-20
PHONE:	770-428-4789	**LAND LOT(S):**	318
TITLEHOLDER:	Mark H. Smith	**DISTRICT:**	20
PROPERTY LOCATION:	On the north side of	**SIZE OF TRACT:**	0.75 acre

Rocky Ridge Road, east of Ernest Barrett Parkway

COMMISSION DISTRICT: 1

(2765 Rocky Rodge Road).

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 29 feet; 2) waive the rear setback for an accessory structure under 144 square feet (137 square foot shed #1) from the required five feet to 4 feet; 3) waive the rear setback for an accessory structure under 650 square feet (270 square foot shed #2) from the required 35 feet to 3 feet; and 4) allow parking and/or access to parking areas in a residential district on a non-hardeed surface.
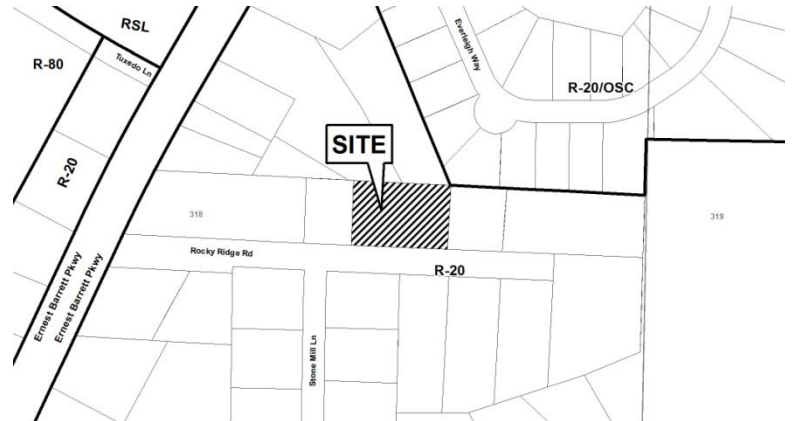
OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

_____

_____

APPLICANT: Mark H. Smith   **PETITION No.:**   V-138

****

COMMENTS

TRAFFIC: Recommend driveway on Rocky Ridge Road be paved with a treated hardened surface for a minimum of 25' or the edge of the County right-of-way, whichever is greater in length.

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 apparent adverse stormwater management impacts were observed.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment 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: Mark H. Smith   **PETITION No.:**   V-138

****

FIRE DEPARTMENT: NO COMMENTS: 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.
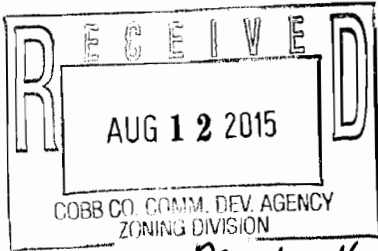
V-138

R-20/OSC

Everleigh Way

Site

R-20

Rocky Ridge Rd

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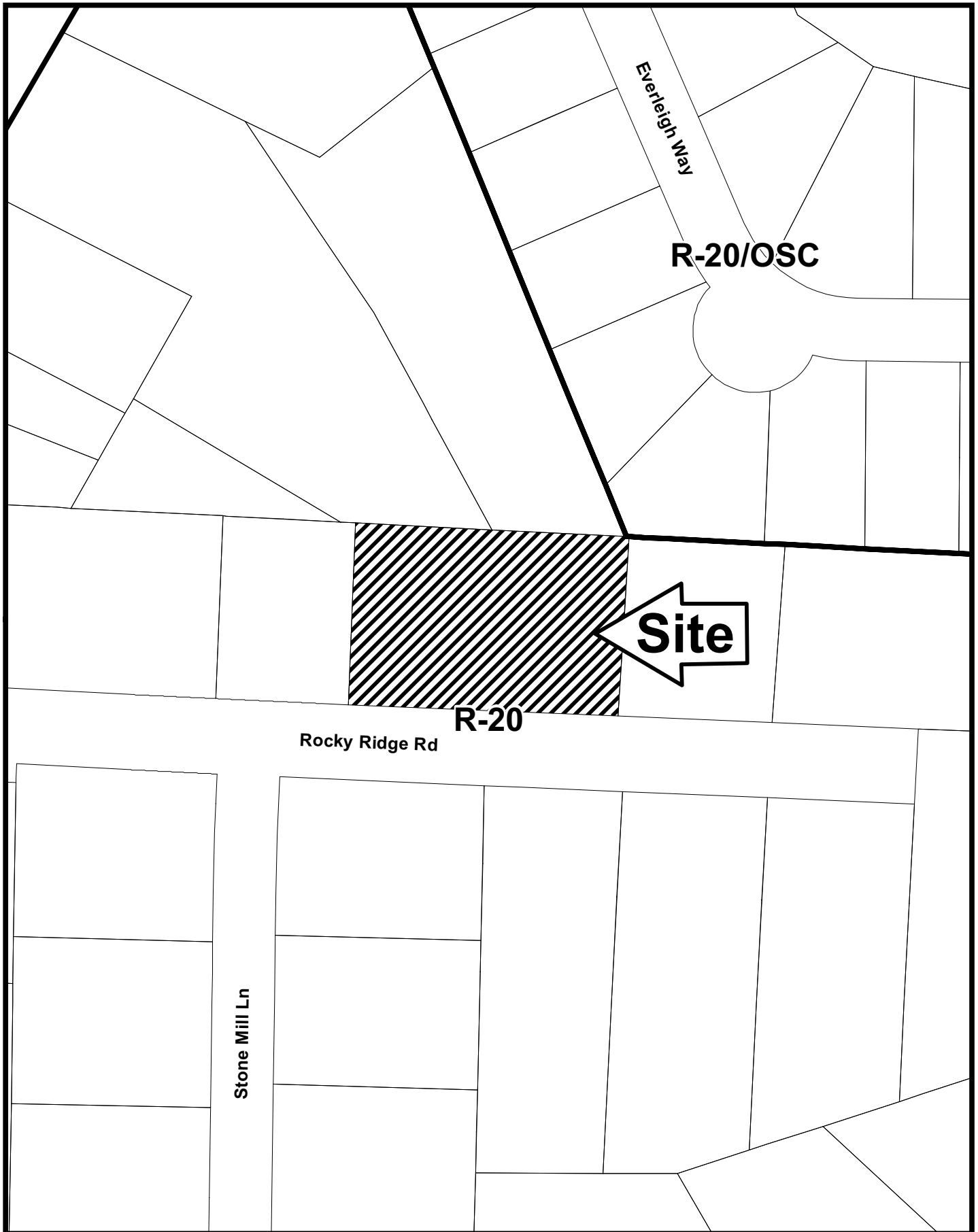
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0   100   200
Feet
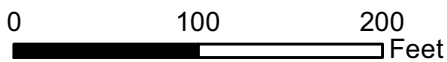
City Boundary
Zoning Boundary

Application for Variance
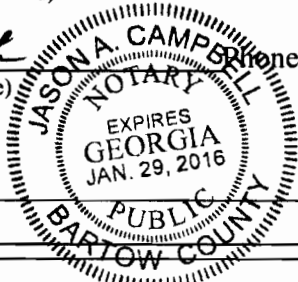# Cobb County

(type or print clearly)

Application No. V-138

Hearing Date: 10-1-15

404 277 2453

Applicant _Mark H. Smith_ Phone # 770 428 4789 E-mail _Mark.smith@cobbcounty.org_

Mark H. Smith
(representative's name, printed)

Address _Marietta, GA 30064_
(street, city, state and zip code)

Mark H. Smith
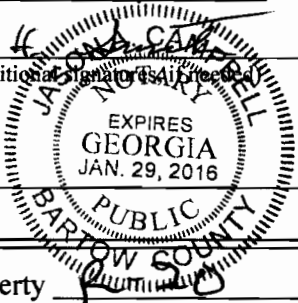(representative's signature)

Phone # 770 428 4789 E-mail _____

My commission expires: _____

Signed, sealed and delivered in presence of:

_____
Notary Public

404 277 2493

Titleholder _Mark H. Smith_ Phone # 770 428 4785 E-mail _____

Signature _Mark H. Smith_
(attach additional signatures if needed)

Address: _____
(street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

_____
Notary Public

Present Zoning of Property _____

Location _2765 Rocky Ridge Rd Marietta, GA 30064_
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _318_ District _20_ Size of Tract _.70_ 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).

When I permitted my addition in 1955, nothing was ever said at that time, that my screened porch and deck were in rear set back. I'm not increasing existing width of addition, just length. So room can be used year round.

List type of variance requested: _For covered deck and sunroom addition_