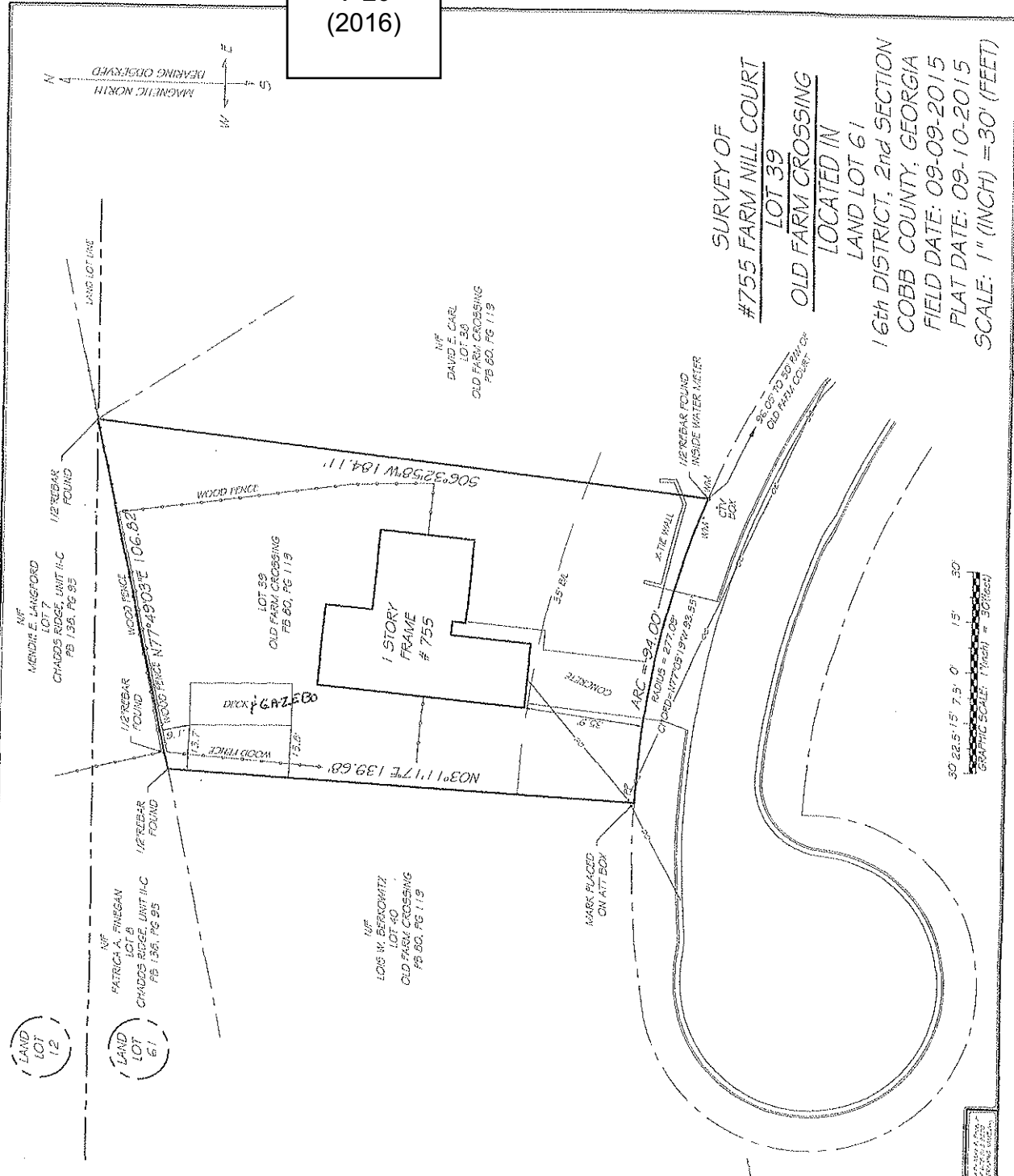
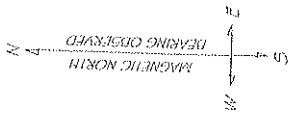
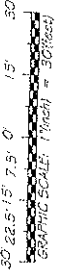


V-20
(2016)

NOV 16 2015



SURVEY OF
#755 FARM MILL COURT
LOT 39
OLD FARM CROSSING
LOCATED IN
LAND LOT 61
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 09-09-2015
PLAT DATE: 09-10-2015
SCALE: 1" (INCH) = 30' (FEET)



LAND LOT 12
LAND LOT 61

NOTES:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 167 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, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-5, 43-15-19, 43-15-82.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GILSONBY TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 7.88 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURE WITHIN ONE FOOT IN 262,000 FEET.
TOTAL AREA = 15,504 SQUARE FEET OR 0.35 ACRES.
PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND AS CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THERE MAY BE BURDENS, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAYS NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (811) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

UPPERBAR FOUND INSIDE WATER METER
CITY BOX
MARK PLACED ON ATT. BOX
UPPERBAR FOUND INSIDE WATER METER
CITY BOX
MARK PLACED ON ATT. BOX

REFERENCES:
DEED BOOK 14379, PAGE 5063
PLAT BOOK 80, PAGE 119



R.F.M. CONSULTING, LLC
707 WHITLOCK AVENUE
BUILDING A-37
MARIETTA, GA 30064
(770) 757-9977
EMAIL: RFMCON@BELLSOUTH.NET

APPLICANT: DeWayne D. Allen

PETITION No.: V-20

PHONE: 678-542-7905

DATE OF HEARING: 02-10-2016

REPRESENTATIVE: DeWayne D. Allen

PRESENT ZONING: RM-10T

PHONE: 678-542-7905

LAND LOT(S): 61

TITLEHOLDER: DeWayne Allen

DISTRICT: 16

PROPERTY LOCATION: On the north side of Farm Hill Court, west of Old Farm Court (755 Farm Hill Court).

SIZE OF TRACT: 0.36 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (proposed 210 square foot deck and gazebo) from the required 35 feet to nine feet.

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

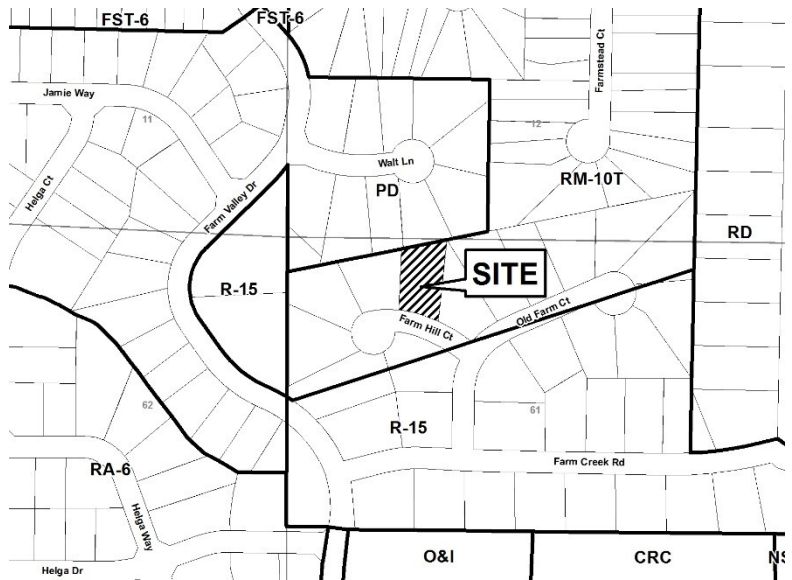
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

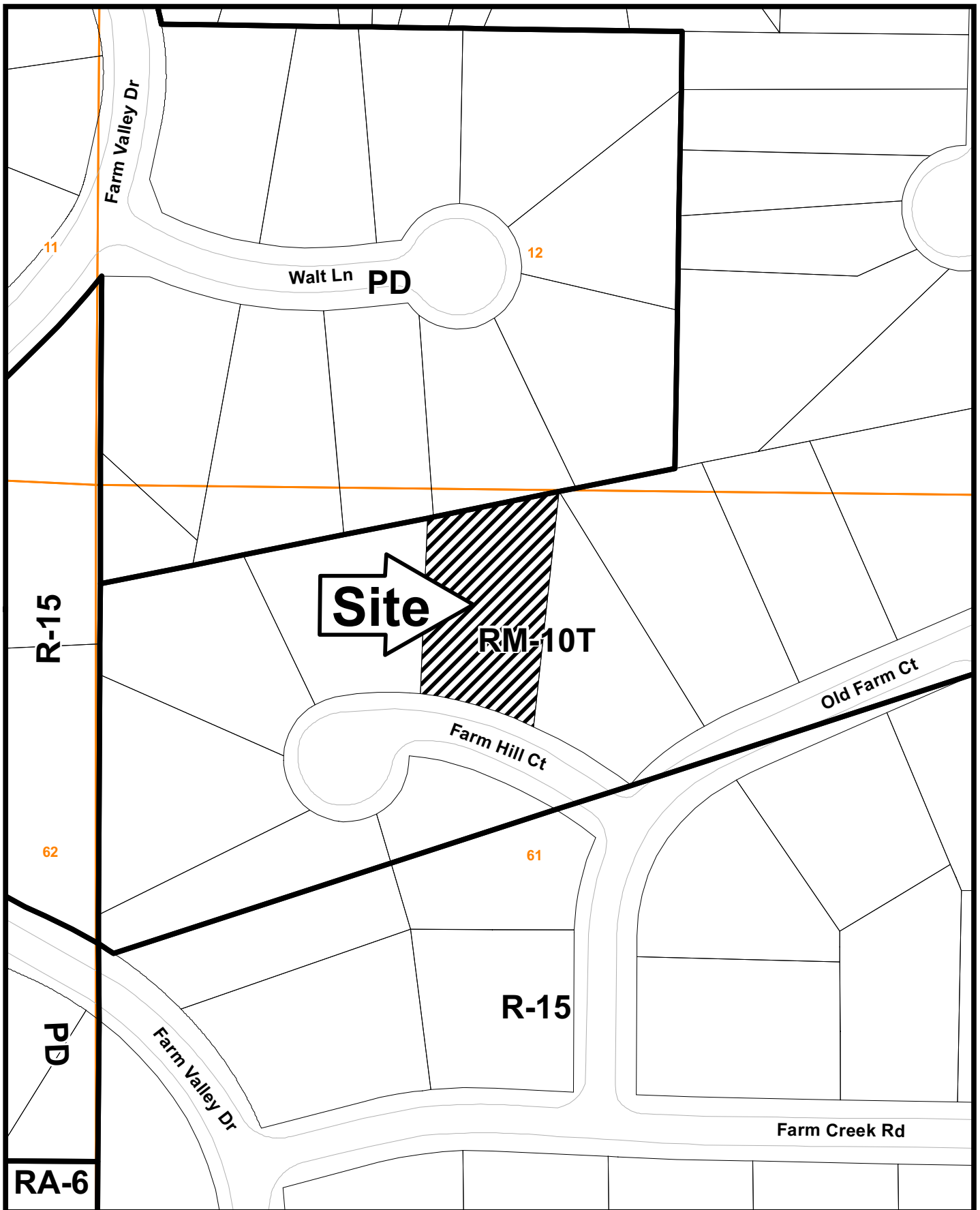
REJECTED **SECONDED**

HELD **CARRIED**

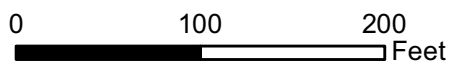
STIPULATIONS:





V-20



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



-  City Boundary
-  Zoning Boundary

APPLICANT: DeWayne D. Allen

PETITION No.: V-20

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspector issued notice of violation for building without a permit on 6-2-15

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are 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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

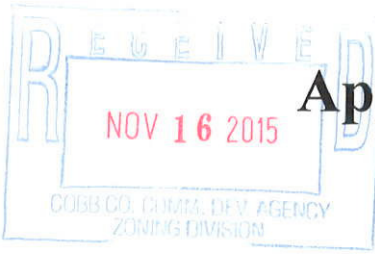
WATER: No conflict.

SEWER: No conflict.

APPLICANT: DeWayne D. Allen

PETITION No.: V-20

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.



Application for Variance Cobb County

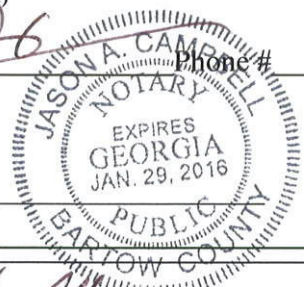
(type or print clearly)

Application No. V-20
Hearing Date: 2-10-14

Applicant DEWAYNE D. ALLEN Phone # 678-542-7905 E-mail DAVEN755@GMAIL.COM

DEWAYNE D. ALLEN Address 755 FARM HILL CT, WOODSTOCK, GA 30188
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Titleholder DEWAYNE ALLEN Phone # 678-542-7905 E-mail _____

Signature [Signature] Address: _____
(attach additional signatures if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Present Zoning of Property 755 FARM HILL CT, WOODSTOCK, GA 30188

Location 755 FARM HILL CT, WOODSTOCK, GA 30188
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 39 District 16 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).

BUILDING GAZEBO ON CONCRETE PAD. THAT WAS ON PROPERTY WHEN IT WAS PURCHASED. GAZEBO IS 2 FEET TO CLOSE TO PROPERTY LINE.

List type of variance requested: DO TO SIZE OF GAZEBO (SQUARE FOOTAGE) ASKING THAT THE 2 FEET BE APPROVED TO KEEP WITHIN ZONING GUIDE LINES.