

15163

DRAWN BY MCH	CHECKED BY HBB	SCALE 1" = 40'	DATE DECEMBER 6, 2015	SHEET NUMBER 1 OF 1	FL NUMBER 15163.PRO	JOB NUMBER 15163
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15163

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE FRONT] SETBACK FROM 30 FEET TO 27.3 FEET.

GRAPHIC SCALE 1"=40'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 40, 80, and 120, representing feet. The scale is oriented horizontally with 0 on the left and 120 on the right.

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 400-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT, U.C.G.A. 45-6-67.

SURVEY REFERENCES:

1. PLAT OF R. J. CARRUTH PROPERTY S.O., DATED 4/25/97, RECORDED IN PLAT BOOK 173 PAGE 80
2. SUBDIVISION OF R. J. CARRUTH, DATED OCT 11, 1948, RECORDED IN PLAT BOOK 5 PAGE 128.

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN A FOOT IN 260,908 FEET.
2. THE CLOSURE OF THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000 FEET AND AN ANGULAR ERROR OF .02° PER ANGLE AND WAS ADJUSTED USING CLOSEST ALIGNED POINTS.
3. ENCLIPMENT FILE NO. 9870 ROBBIC STATION
4. DATE OF SURVEY: 10/12/2005
5. HAVE THIS DATE. EXAMINED THE OFFICIAL FIA FLOOD MAP SHEET NUMBER 130052 PANEL 0149H, DATED MARCH 4, 2013, AND FINDING SPECIAL FLOOD PROPERTY LOCATED IN AN AREA HAVING SPECIAL FLOOD THIS PROS.
6. #4 REBAR AT ALIGNMENTS WERE OTHERWISE NOTED.

OWNER/SUB-DIVIDER
KEN ADAMS
276 CARRUTH DRIVE
MARIETTA, GEORGIA 30060

AREA=1.229 ACRES
(53,523 SQ.FT.)

APPLICANT: <u>Ken Adams</u>	PETITION No.: <u>V-26</u>
PHONE: <u>470-204-1591</u>	DATE OF HEARING: <u>02-10-2016</u>
REPRESENTATIVE: <u>Ken Adams</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>470-204-1591</u>	LAND LOT(S): <u>284</u>
TITLEHOLDER: <u>Kenneth J. Adams</u>	DISTRICT: <u>17</u>
PROPERTY LOCATION: <u>On the south side of</u>	SIZE OF TRACT: <u>1.229 acres</u>
<u>Carruth Drive, west of West Atlanta Street</u>	COMMISSION DISTRICT: <u>4</u>
<u>(276 Carruth Drive).</u>	
TYPE OF VARIANCE: <u>Waive the front setback from the required 30 feet to 27 feet.</u>	

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

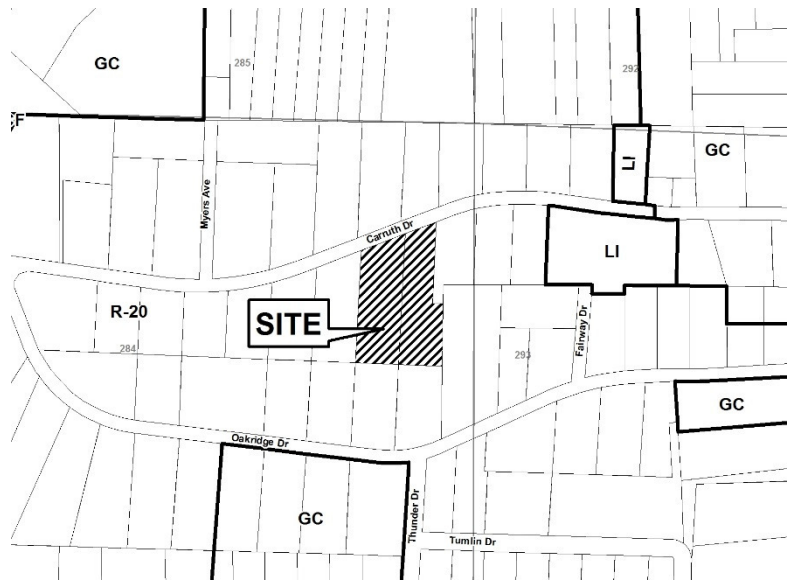
BOARD OF APPEALS DECISION

APPROVED MOTION BY

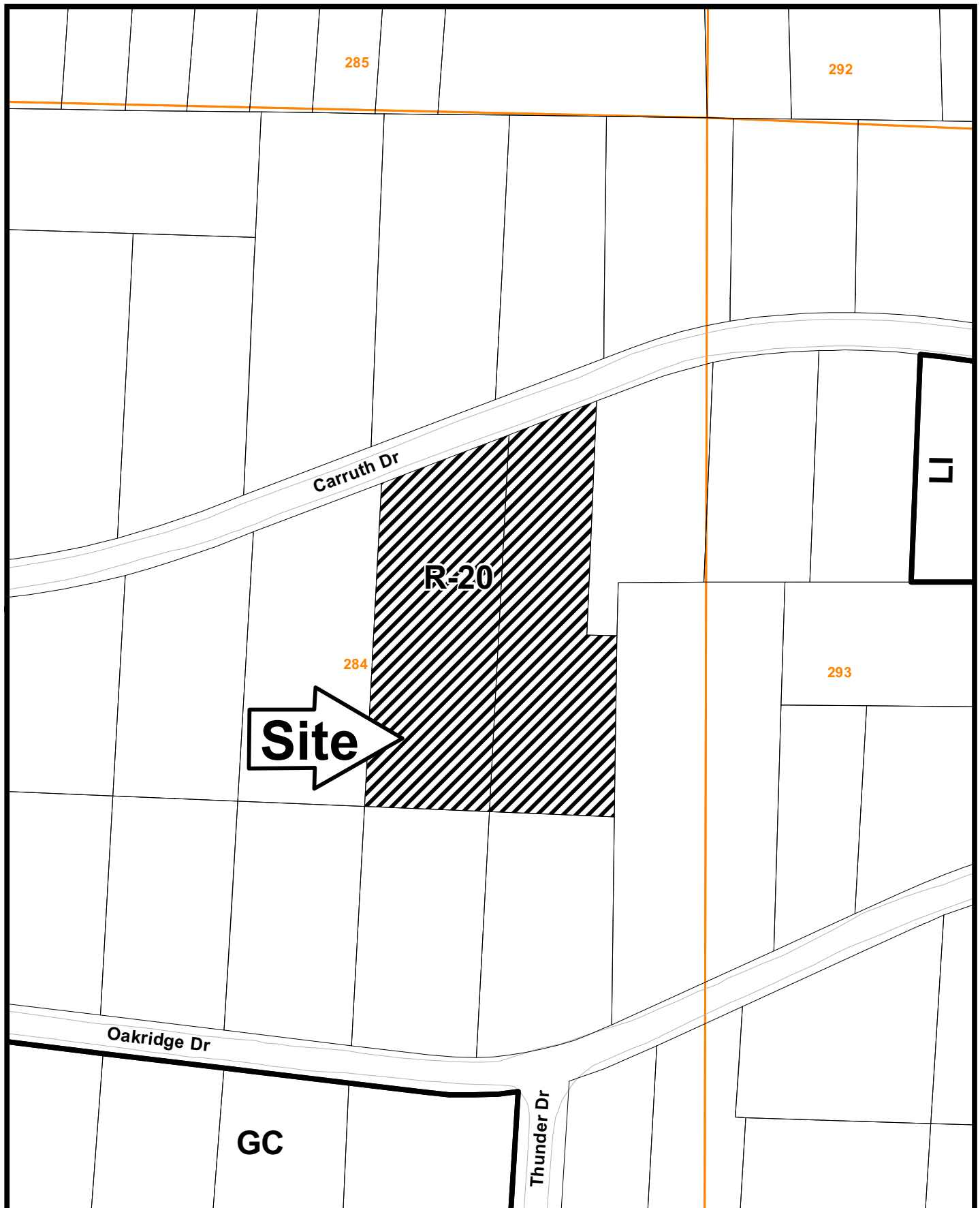
REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



V-26



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

APPLICANT: Ken Adams

PETITION No.: V-26

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 apparent adverse stormwater management issues were observed or 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: Ken Adams **PETITION No.:** V-26

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

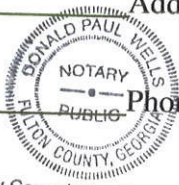
(type or print clearly)

Application No. V-26
Hearing Date: 2-10-16

Applicant KEN ADAMS Phone # 470.204.1591 E-mail voxcidcc@comcast.net

KEN ADAMS
(representative's name, printed) Address 276 CARRUTH DR MARIETTA, GA 30060
(street, city, state and zip code)

Kenneth J Adams
(representative's signature) Phone # 470.204.1591 E-mail voxcidcc@comcast.net



Signed, sealed and delivered in presence of:

Donald Paul Wells

Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder KEN ADAMS Phone # 470.204.1591 E-mail voxcidcc@comcast.net

Signature Kenneth J Adams Address: 276 CARRUTH DR MARIETTA GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Donald Paul Wells

Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Present Zoning of Property R-20

Location 276 CARRUTH DRIVE, MARIETTA, GA. 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 284 District 17th Size of Tract 1.229 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 ☒

Does the property or this request need a second electrical meter? YES _____ NO _____

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).

ZONING DEPARTMENT IS REQUESTING VARIANCE AS
CONDITION FOR APPROVING LOT COMBINATION PLAT.

List type of variance requested: REDUCE FRONT SETBACK FROM 30'
TO 27.3'. ALL STRUCTURES ARE EXISTING.