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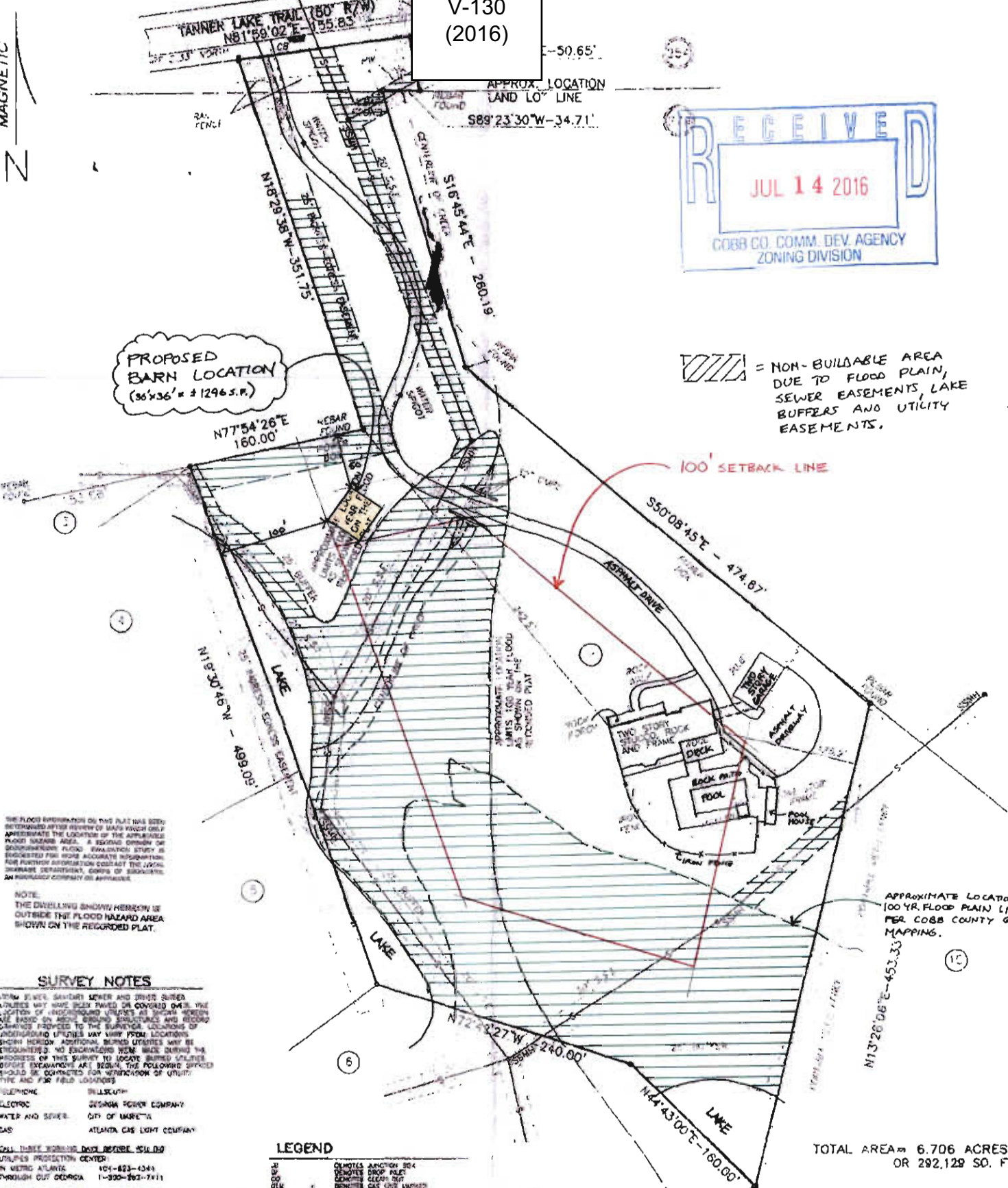
V-130  
(2016)



PROPOSED BARN LOCATION (36'x36' ± 1296 s.f.)

/// = NON-BUILDABLE AREA DUE TO FLOOD PLAIN, SEWER EASEMENTS, LAKE BUFFERS AND UTILITY EASEMENTS.

100' SETBACK LINE



THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF SAID FLOOD ONLY APPROPRIATE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR SURVEYING FLOOD HAZARD STUDY IS REQUESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL CHAIRMAN DEPARTMENT OF ENVIRONMENTAL AND NATURE COMPANY OR AGENCIES.

NOTE: THE DIVELING SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA SHOWN ON THE RECORDED PLAT.

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND DRIVED SURVEY UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER...
ELECTRIC: SOUTHERN POWER COMPANY
WATER AND SEWER: CITY OF MARIETTA
GAS: ATLANTA GAS LIGHT COMPANY

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for monuments, drop inlet, gas line, power pole, etc.

TOTAL AREA = 6.706 ACRES OR 292,129 SQ. FT.

2826 TANNER LAKE TRAIL MARIETTA, GEORGIA

McLUNG SURVEYING SERVICES, INC. 2735 Cooper Lake Road, S.E. Smyrna, Georgia 30080. Includes signature of Michael R. Noley.



PROPERTY OF JAMES C. PIKE DEBORAH C. PIKE

LOT 9 MCAFFEE FARMS SUBDIVISION

LAND LOTS 204 AND 279 DISTRICT 20TH SECTION 2ND COUNTY COBB DE GRADIA

**APPLICANT:** Robert Rule

**PETITION No.:** V-130

**PHONE:** 404-932-1800

**DATE OF HEARING:** 9-14-2016

**REPRESENTATIVE:** Robert Rule

**PRESENT ZONING:** R-20

**PHONE:** 404-932-1800

**LAND LOT(S):** 254, 279

**TITLEHOLDER:** James C. Pike and Deborah K. Pike

**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of  
Tanner Lake Trail, east of Gordon Combs Road  
(2826 Tanner Lake Trail).

**SIZE OF TRACT:** 6.71 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 1,296 square foot barn) to the front of the principal building; and 2) waive the setback for a building used for livestock from the required 100 feet to 50 feet.

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

**BOARD OF APPEALS DECISION**

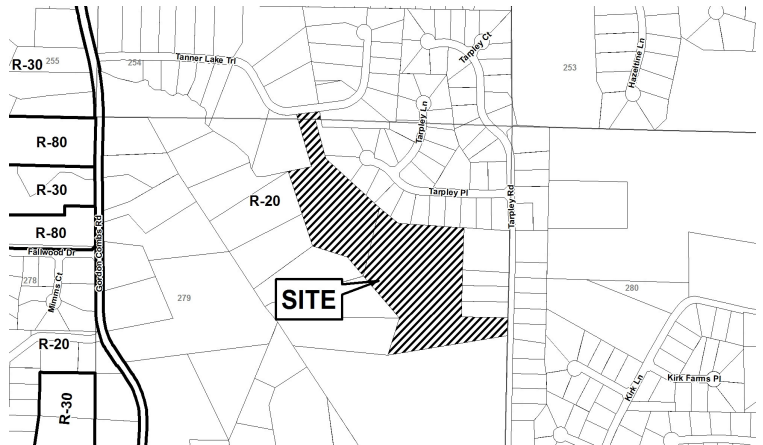
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Robert Rule **PETITION No.:** V-130

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments

**SITE PLAN REVIEW:** No comments

**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 site is not within the boundaries of approved designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict

**SEWER:** Applicant should be made aware of County Code 122-123 which prohibits permanent structures within 10' of the sanitary sewer easement.

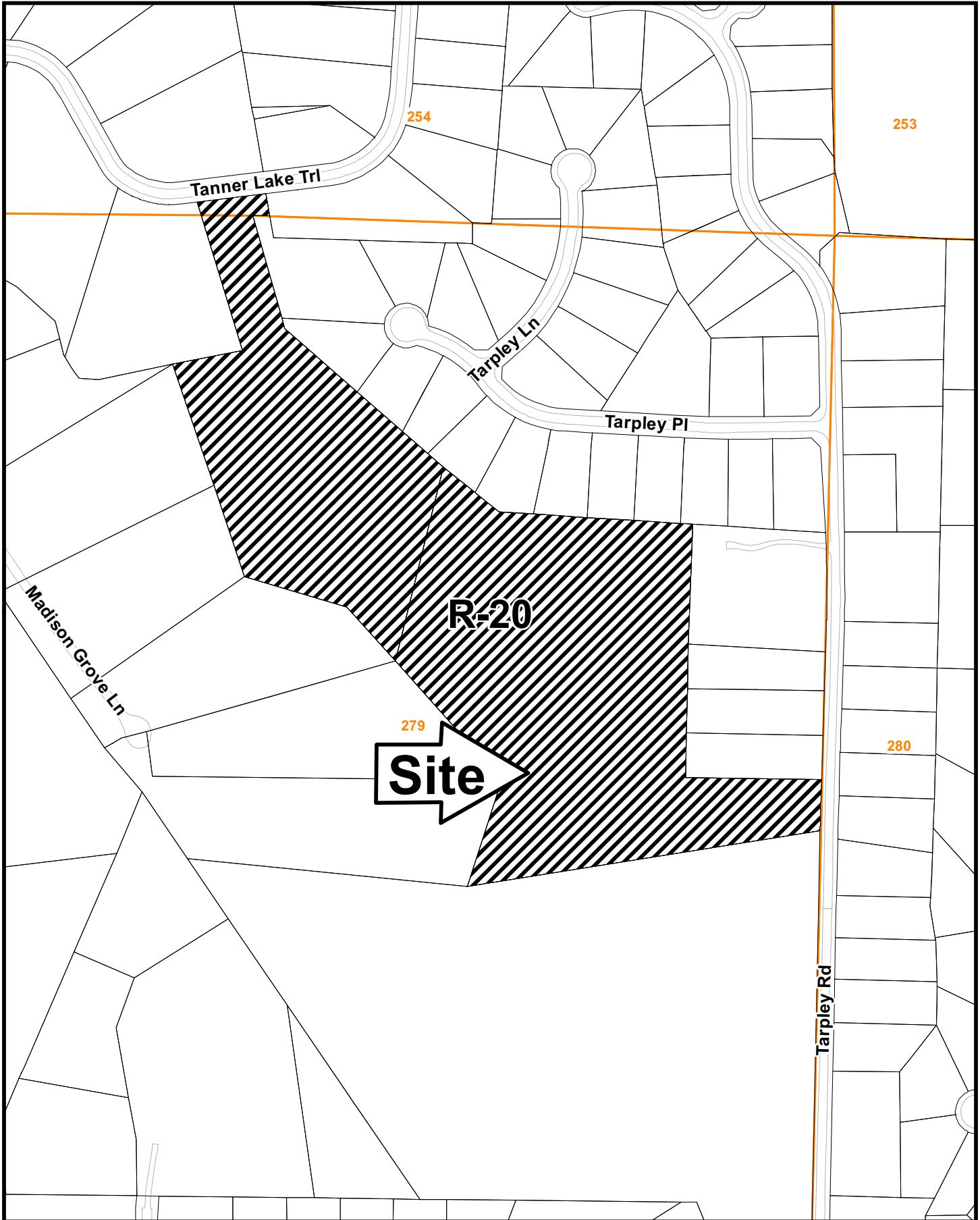
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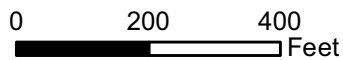
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-130-2016 GIS

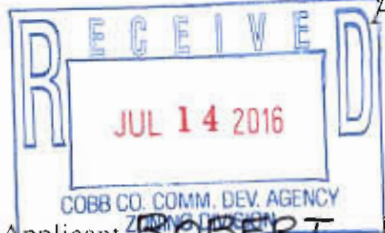


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary





# Application for Variance Cobb County

(type or print clearly)

Application No. V-130  
Hearing Date: 9/14/16

Applicant ROBERT RULE Phone # 404-932-1800 E-mail RRULE@RJTROESIGN.COM

ROBERT RULE Address 3614 VALLEY HILL RD, KENNESAW, GA 30152  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-932-1800 E-mail RRULE@RJTROESIGN.COM  
(representative's signature)

My commission expires Aug. 14, 2017 Signed, sealed and delivered in presence of Andrea Salinas  
Notary Public



Titleholder James C & Deborah K Pike Phone # 770-653-9198 E-mail James.Pike@BCHS.net

Signature [Signature] Address: 2826 TANNER LAKE TRAIL MARIETTA, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires 04/27/2019 Signed, sealed and delivered in presence of Ilya Borukhov  
Notary Public  
Ilya Borukhov  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Commission Expires April 27, 2019

Present Zoning of Property R-20

Location 2826 TANNER LAKE TRAIL  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 254 AND 279 District 20<sup>TH</sup> (2<sup>ND</sup> SRC.) Size of Tract 6.706 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  **FLOOD PLAN/EASEMENTS**

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:

THE TERMS OF THE ZONING ORDINANCE, COMBINED WITH THE PHYSICAL AND LEGAL CHARACTERISTICS OF THE PROPERTY (IE. 100 YR. FLOOD PLAN, MULTIPLE PUBLIC UTILITY EASEMENTS, AND EXISTING STRUCTURES AND TOPOGRAPHY), DO NOT ACCOMMODATE A PRACTICAL LOCATION FOR A NEW BARN TO HOUSE PERMITTED LIVESTOCK.

List type of variance requested.

- ① SEC. 134-197(12)b.3. - WAIVE THE REQUIREMENT TO HAVE AN ACCESSORY STRUCTURE (LARGER THAN 650 SF) LOCATED TO THE REAR OF THE PRINCIPAL BUILDING
- ② SEC. 134-197(12)a./SEC. 134-197(2)d.2. - REDUCE THE REQUIRED 100 FOOT SETBACK FROM THE PROPERTY LINE TO 50 FEET