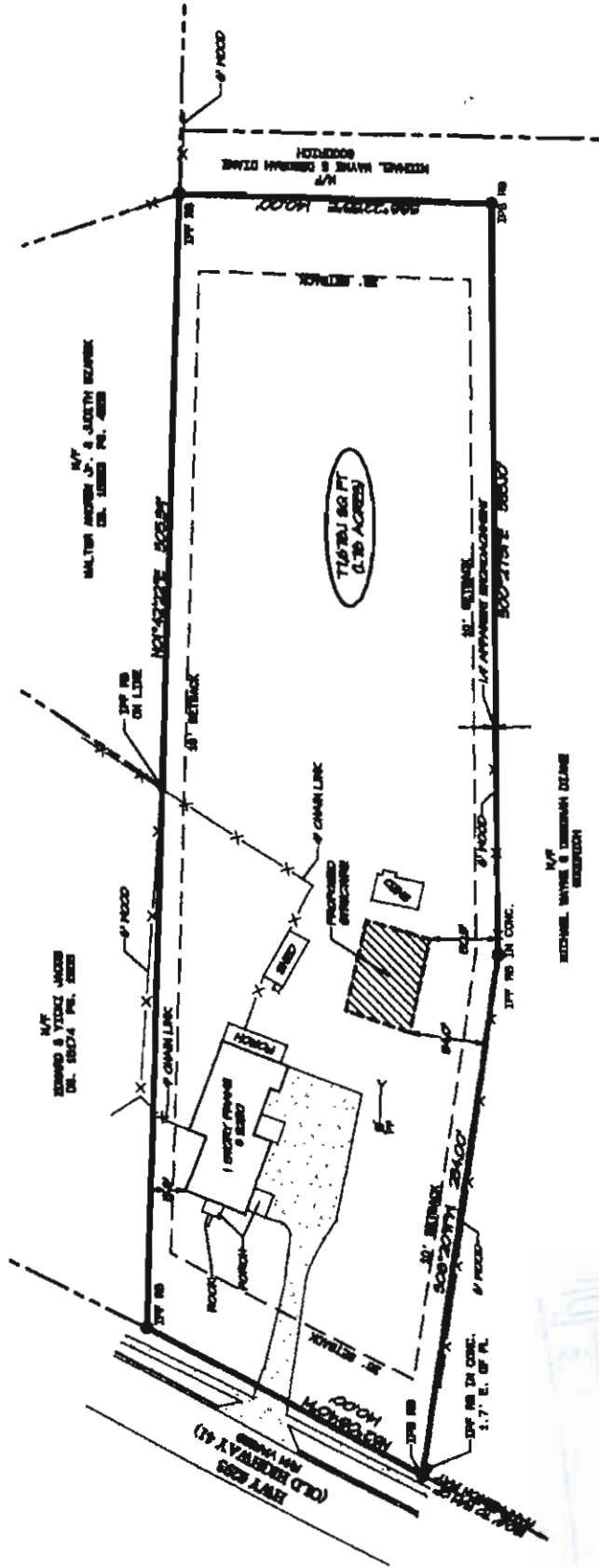


V-18  
(2017)



SITE PLAN  
FOR

**KIMO LARSON**  
LOCATED IN LAND LOT 104  
20th DISTRICT, 2nd SECTION  
COOS COUNTY, GEORGIA  
SCALE: 1"=40'



DATE OF SURVEY: OCTOBER 12, 2016  
DATE OF DRAWING: OCTOBER 12, 2016



**H. B. & P.  
SURVEYING, INC.**  
890 KENNESAW AVE. C-8  
MARIETTA, GA. 30060  
PHONE (770) 425-0141  
FAX (770) 425-8078  
JOB # 16-076

**LEGEND**

MM	MANHOLE	IPF	IRON PIN FOUND
MN	MINOR	IPB	IRON PIN SET
PH	FIRE HYDRANT	RB	REBAR
WV	WATER VALVE	OT	OPEN TOP
WM	WATER METER	SR	SOLID TOP
CO	CLEAN OUT	CB	CATCH BASIN
SM	SAS METER	JB	JUNCTION BOX
SV	SAS VALVE	DI	DROP INLET
PFE	FIRE FLOOR	WI	WEIR INLET
PP	POWER POLE	YI	YARD INLET
LP	LIGHT POLE	SS	SANITARY SEWER

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.L.R.N. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD DESIGNATION. EQUIPMENT USED: JENSEN SET-SEGA. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSELY APPROXIMATE OF ONE FOOT IN 100,000 FEET, AND AN ABSOLUTE ERROR OF 1/8" PER 1000 FEET, AND HAS ADJUSTED USING THE ADJUSTMENT THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 414,000 FEET.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT purport to reflect any of the following which may be applicable to the SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN PER-STRIP EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 88B-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLEAT ACT O.C.G.A. 30-9-40.  
CERTIFICATE OF AUTHORIZATION NUMBER LP 080108



2. TOTAL AREA: 0.78 AC.  
3. PERMANENT IMPROVEMENTS: 20000 SQ. FT.  
4. PERMANENT FLOOR AREA: 1200 SQ. FT.

**APPLICANT:** Eric Larson

**PETITION No.:** V-18

**PHONE:** 678-234-7756

**DATE OF HEARING:** 02-15-2017

**REPRESENTATIVE:** Eric Larson

**PRESENT ZONING:** R-20

**PHONE:** 678-234-7756

**LAND LOT(S):** 104

**TITLEHOLDER:** Eric Larson

**DISTRICT:** 20

**PROPERTY LOCATION:** On the north side of Old Highway 41, southeast of Nowlin Road (3230 Old Highway 41).

**SIZE OF TRACT:** 1.78 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 650 square feet (approximately 1,200 square foot proposed storage building) from the required 100 feet to 30 feet adjacent to the eastern property line and to 83 feet adjacent to the western property line.

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

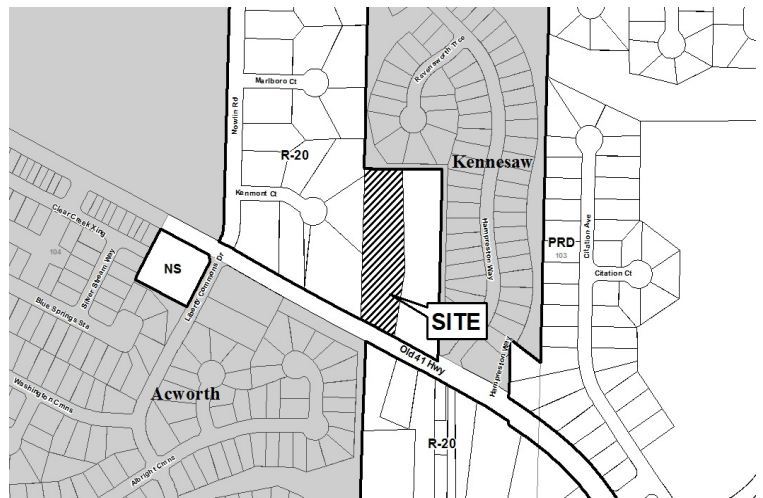
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**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:** 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.

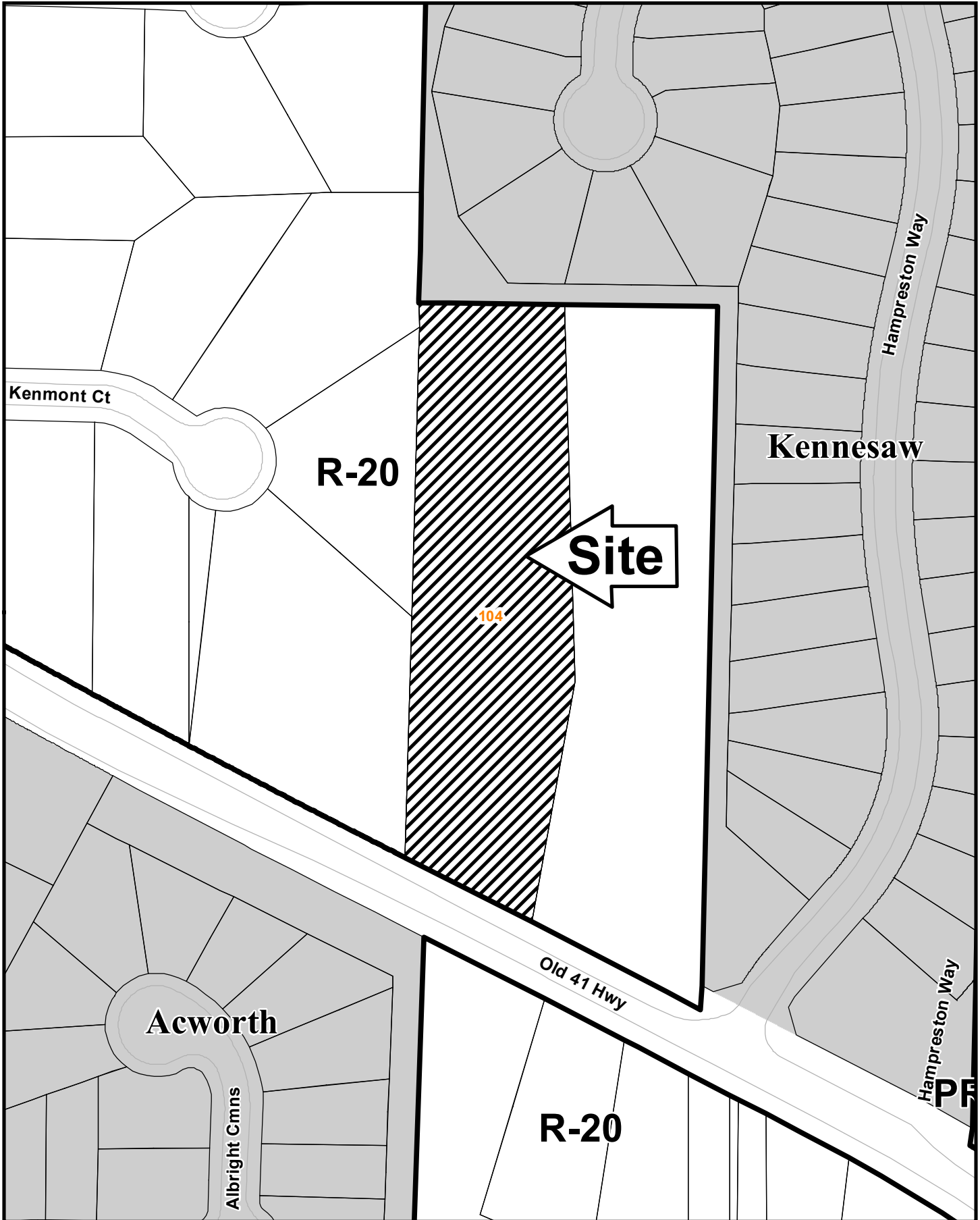
**SEWER:** No conflict.

**APPLICANT:** Eric Larson **PETITION No.:** V-18

\*\*\*\*\*

**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-18-2017 GIS



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-18  
Hearing Date: 2-15-17

Applicant Eric Larson Phone # (678) 234 7756 E-mail e.james.larson@gmail.com

Eric Larson  
(representative's name, printed) Address 3230 Old 41 Hwy Kennesaw, GA 30144  
(street, city, state and zip code)

[Signature]  
(representative's signature) Phone # 678 234 7756 E-mail e.james.larson@gmail.com



Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Titleholder Eric Larson Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

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



Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-20

Location 3230 Old 41 Hwy NW Kennesaw, GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 104 District 20 Size of Tract 1.78 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:

The setback is too great for 30x40 proposed structure

List type of variance requested: setback allowance for 30x40 storage building (wood structure)