

V-25
(2017)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CURVE	LENGTH	RADIUS	CHORD	BEARING
L1	5.77'	S04°25'39"W		

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	64.99	60.00	61.86	S29°55'03"E
C2	87.08	356.97	86.86	S11°24'57"W

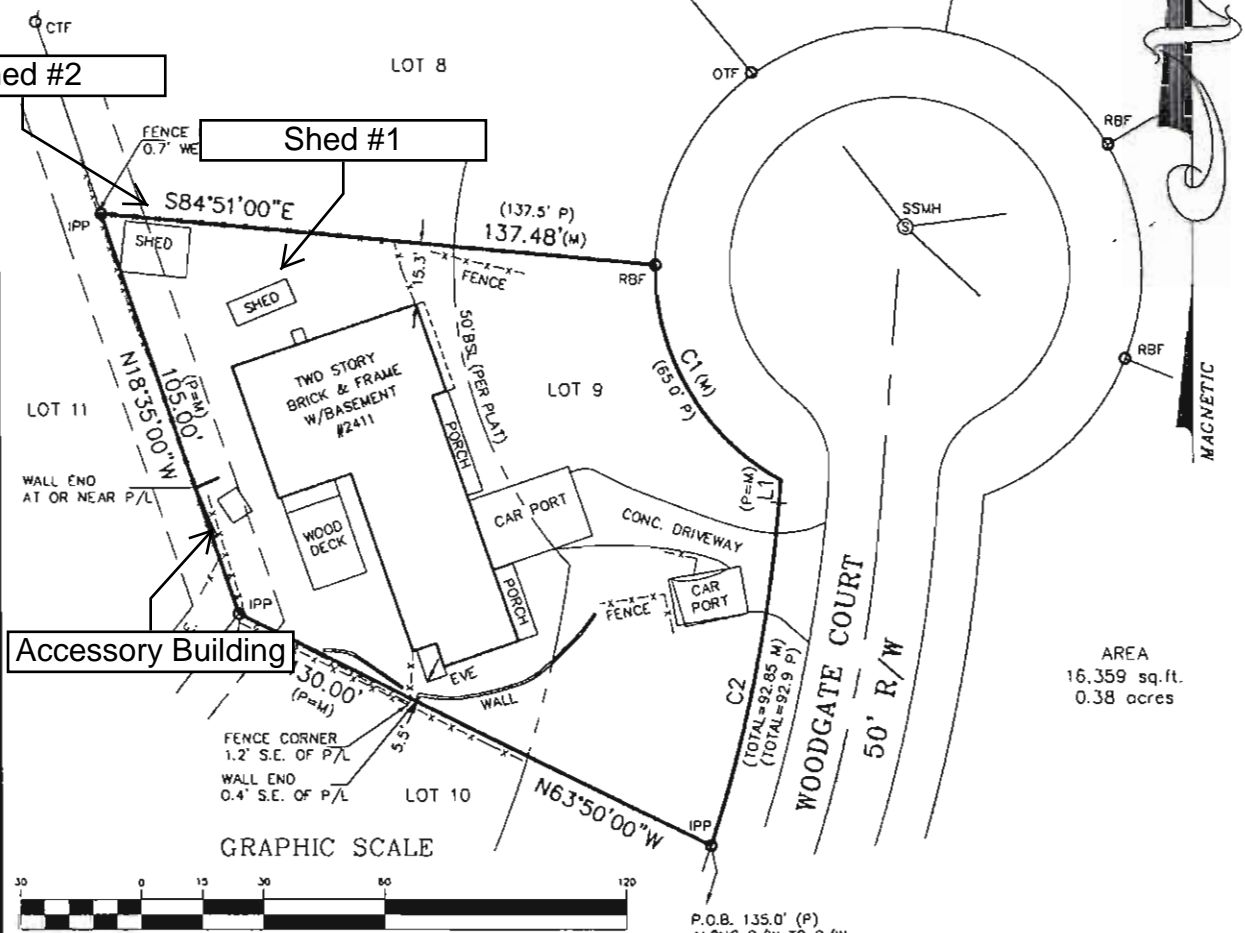
JAN 11 2017



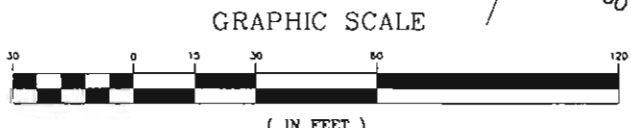
Shed #2

Shed #1

Accessory Building



AREA
16,359 sq.ft.
0.38 acres



(IN FEET)
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIDENTIFICATION BY THE SURVEYOR MAKING SAID PERSON, PERSONS.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

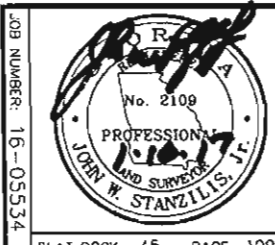
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

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. 15-8-67, AUTHORITY O.C.G.A. SECS. 15-8-67, 43-15-8, 43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN FEET, AN ANGULAR ERROR OF SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 01/09/17



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	01/10/17
OWNER / PURCHASER		SCALE	1" = 30'
OLIVIA MILLER			
LAND LOT 514	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
LOT 9	BLOCK B	UNIT ONE	AREA OF LOT: 16,359 S.F.
SUBDIVISION WOODGATE			

PLAT BOOK 45, PAGE 109
DEED BOOK, PAGE

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9057

JOB NUMBER: 16-05534

APPLICANT: Olivia B. Miller
PHONE: 404-702-4533
REPRESENTATIVE: Olivia B. Miller
PHONE: 404-702-4533
TITLEHOLDER: Olivia Stover Miller
PROPERTY LOCATION: On the western side of
Woodgate Court, north of Woodgate Drive
(2911 Woodgate Court).

PETITION No.: V-25
DATE OF HEARING: 03-15-2017
PRESENT ZONING: R-15
LAND LOT(S): 514
DISTRICT: 16
SIZE OF TRACT: 0.38 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing approximately 216 square foot carport) to the front of the principal building and (existing approximately 96 square foot shed #1) to the side of the principal building; 2) waive the rear setback from the required 30 feet to 18 feet for the existing house; 3) waive the rear setback for an accessory structure under 144 square feet (approximately 42 square foot accessory building #1) from the required five (5) feet to four (4) feet; 4) waive the setbacks for an accessory structure under 650 square feet (approximately 192 square foot shed #2) from the required 35 feet to zero feet adjacent to the rear property line and from the required 10 feet to zero feet adjacent to the northern property line; and 5) waive the side setback for the house from 10 feet to 5 feet along the south property line.

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

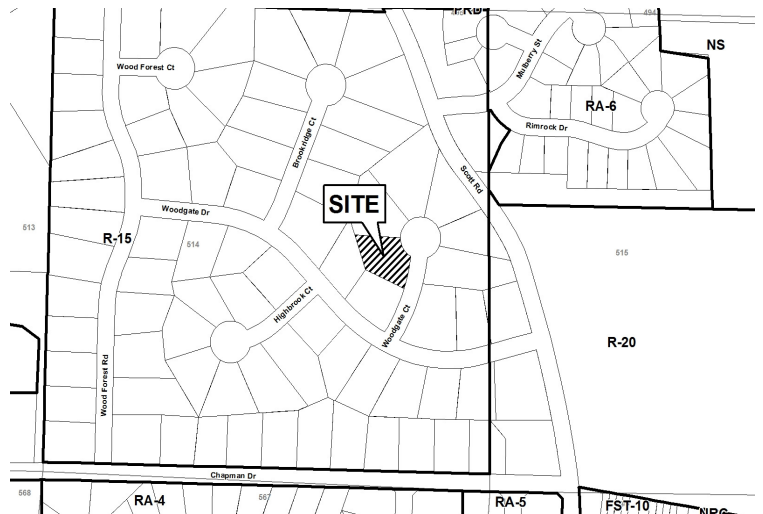
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Olivia B. Miller

PETITION No.: V-25

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If variance is approved the carport will require permits and inspections.

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 along with any approved setback reductions, 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 adverse stormwater impacts observed or 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 for V-23 - V-28; V-31.

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.

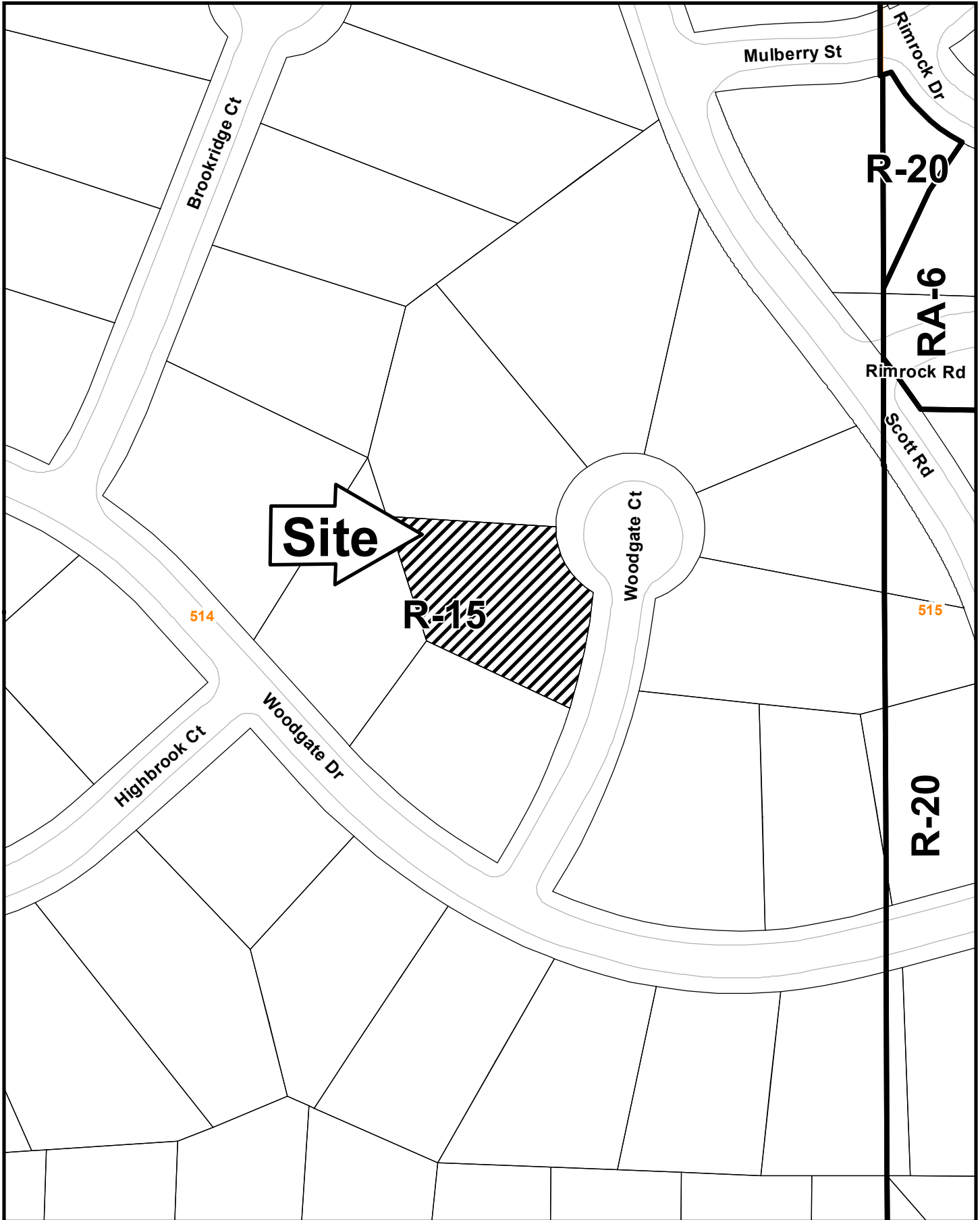
WATER: No conflict.

SEWER: No conflict.

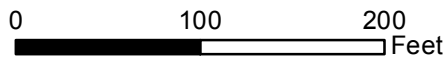
APPLICANT: Olivia B. Miller **PETITION No.:** V-25



FIRE DEPARTMENT: No comments.

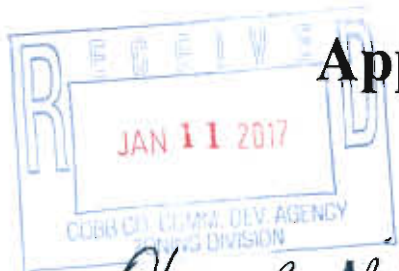
V-25-2017 GIS



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-25
Hearing Date: 3-15-17

Applicant Olivia B. Miller Phone # 404-702-4533 E-mail OMTALK1@gmail.com

Olivia B. Miller Address 2911 Woodgate Court Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Olivia B. Miller Phone # 404-702-4533 E-mail OMTALK1@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:
Janeshia Bates
Notary Public

My commission expires: _____

Titleholder Olivia B. Miller Phone # 404-702-4533 E-mail OMTALK1@gmail.com

Signature Olivia B. Miller Address: 2911 Woodgate Ct
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Janeshia Bates
Notary Public

My commission expires: _____

Present Zoning of Property _____

Location 2911 Woodgate Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 514 District 16th Size of Tract 16,359 S.F. 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:

I have had a 28' travel trailer for approx 20 yrs. on the driveway next to my house driveway. The elements ^{weather} ruined the trailer. I am now 68 yrs old on stroke take my grandsons camping. I purchased a smaller 16' trailer and wanted to protect the trailer by placing a permanent cover over the trailer. Its very expensive to store a trailer out in a lot plus the expense of ~~maintaining~~ maintaining its new condition. I have lived in this neighborhood 40 yrs.