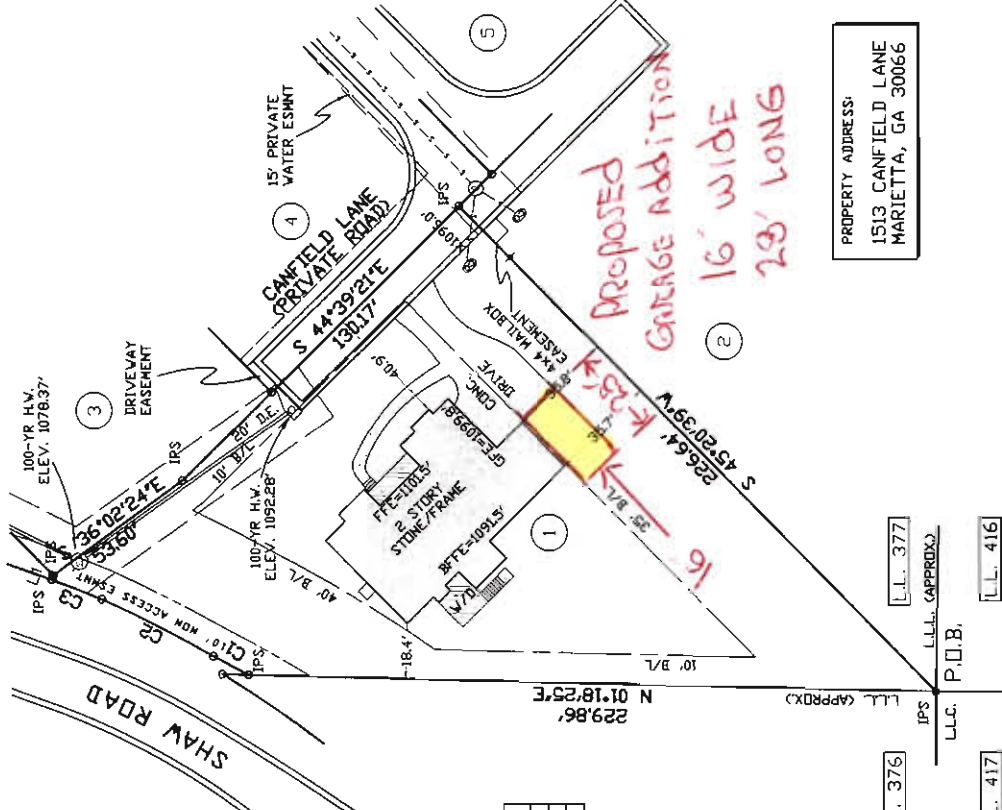


V-36
(2017)



AREA =
23,832 SQ. FT.
0.547 ACRES



PROPERTY ADDRESS:
1513 CANFIELD LANE
MARIETTA, GA 30066

PROPOSED
GARAGE ADDITION
16' WIDE
23' LONG



- 1" = 40'
- ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BUSBEE & POSS SURVEYING, L.L.C. AND IS TO BE USED ONLY FOR THE PROJECT AND PARCEL IDENTIFIED HEREON.
- NO PART OF THIS SURVEY IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BUSBEE & POSS SURVEYING, L.L.C.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF GEORGIA.
- THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR ENCUMBRANCES THAT MAY BE RECORDED.
- THE AREA OF THIS SURVEY HAS BEEN CALCULATED FROM THE DATA PROVIDED AND IS SUBJECT TO ANY REVISIONS THAT MAY BE NECESSARY DURING THE COURSE OF THE SURVEY.
- FIELD WORK - RB/DH - 6/22/15 DRAWN BY MP SHAW ESTATES

CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	455.65'	13.23'	13.23'	N 27°52'39" E
C2	446.34'	42.04'	42.03'	N 26°40'14" E
C3	432.65'	17.91'	17.91'	N 21°16'46" E

LINE CHART

Course	Bearing	Distance
L1	S 69°59'30" E	1.49'

[L.L. 376] [L.L. 377]
[L.L. 417] [L.L. 416]
LLC (APPROX) P.O.B.
LLC (APPROX)

BUSBEE & POSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881
www.busbeeandposs.com

FINAL SURVEY FOR:
WINDCREST HOMES
LOT 1, SHAW ESTATES, PLAT BOOK 275, PAGE 41
LAND LOT 377, 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: JUNE 3rd, 2015

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOODED HAZARDS AS PER COMMUNITY PANEL NO. 12867004E H. DATED MARCH 4th 2014 2:06 PM '14.

AREA = 23,832 SQ. FT. 0.547 ACRES

PROPERTY ADDRESS:
1513 CANFIELD LANE
MARIETTA, GA 30066

PROPOSED GARAGE ADDITION
16' WIDE
23' LONG

GRAPHIC SCALE - FEET

V-36 (2017)

AREA = 23,832 SQ. FT. 0.547 ACRES

PROFESSIONAL SEAL AND SIGNATURE OF RICKY C. BUSBEE

LEGEND

1" = 40'

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FIELD WORK - RB/DH - 6/22/15 DRAWN BY MP SHAW ESTATES

APPLICANT: Jon R. Schroeder, Jr. and Kristine A. Schroeder

PETITION No.: V-36

PHONE: 678-467-0163

DATE OF HEARING: 4-12-2017

REPRESENTATIVE: Kristine A. Schroeder

PRESENT ZONING: R-20

PHONE: 678-467-0163

LAND LOT(S): 377

TITLEHOLDER: Jon R. Schroeder, Jr. and Kristine A. Schroeder

DISTRICT: 16

PROPERTY LOCATION: On the easterly side of Shaw Road, south of Ebenezer Road (1513 Canfield Lane).

SIZE OF TRACT: 0.55 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 19 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jon R. Schroeder, Jr. and
Kristine A. Schroeder

PETITION No.: V-36

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: If approved, all downspouts for new garage addition must discharge toward the front of the lot to the street.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

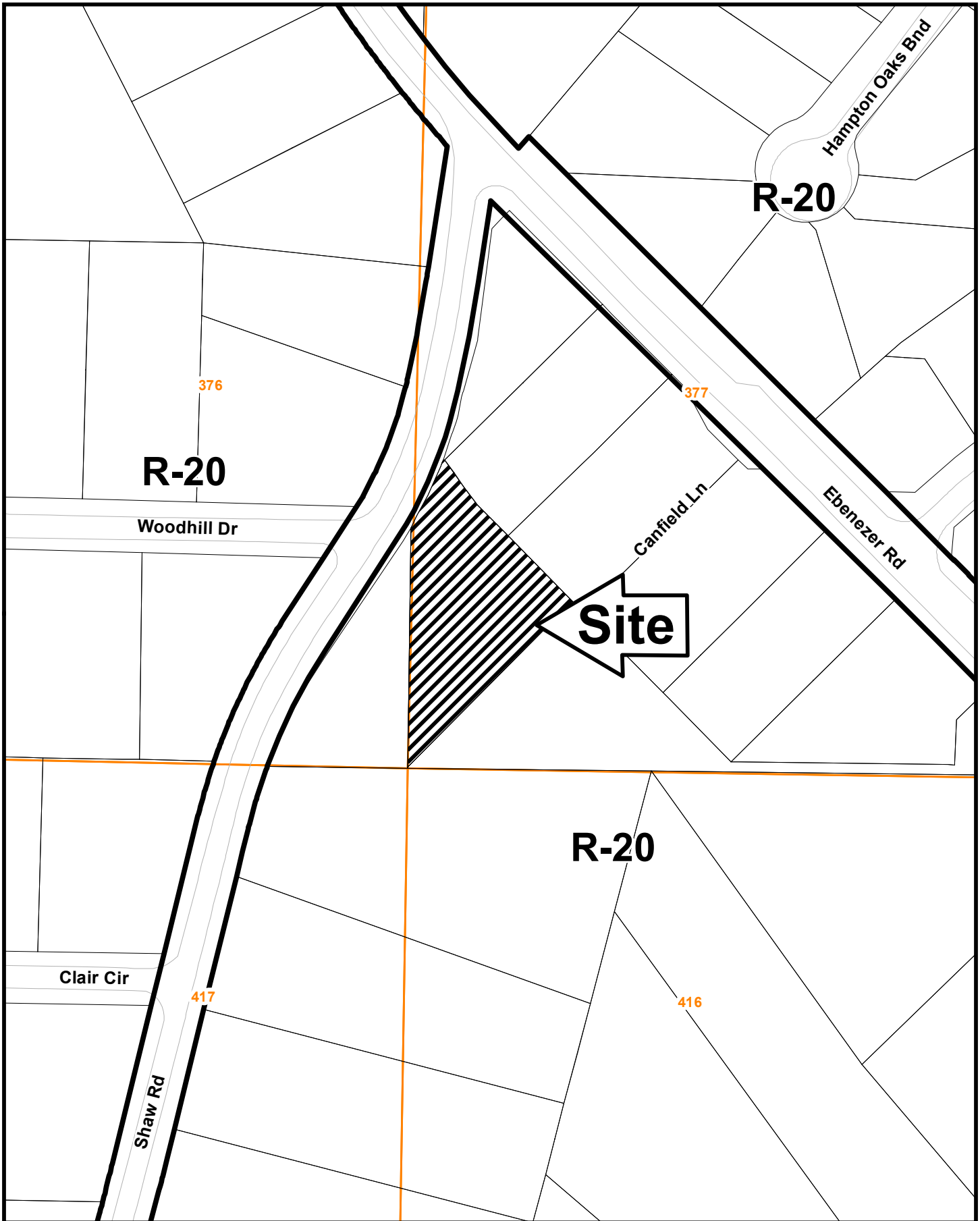
SEWER: No conflict.

APPLICANT: Jon R. Schroeder, Jr. and
Kristine A. Schroeder

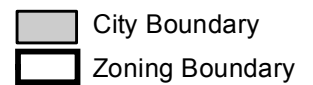
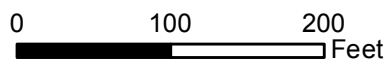
PETITION No.: V-36

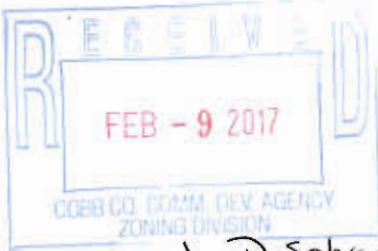
FIRE DEPARTMENT: No comments.

V-36-2017-GIS



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





Application for Variance Cobb County

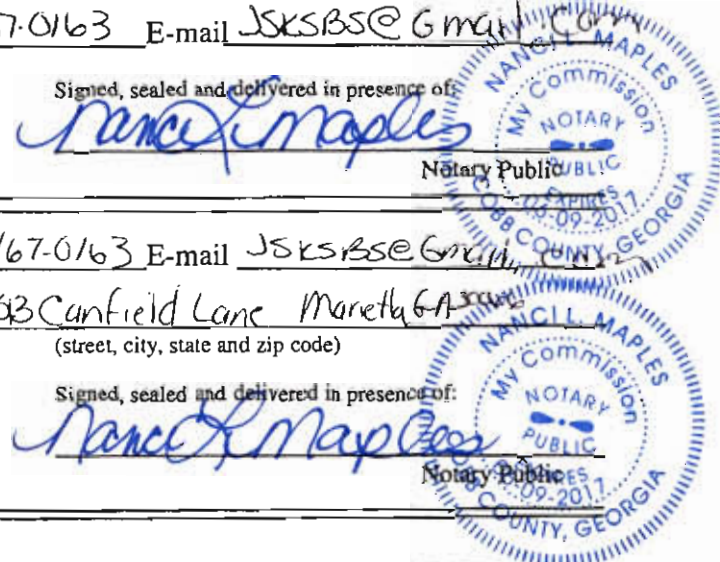
(type or print clearly)

Application No. V-36
Hearing Date: 4-12-17

Applicant Jon R. Schroeder Jr & Kristine A. Schroeder Phone # 678-467-0163 E-mail JSKSBS@gmail.com
Kristine A Schroeder Address 1513 Canfield Ln. Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Kristine A Schroeder Phone # 678-467-0163 E-mail JSKSBS@gmail.com
(representative's signature)

My commission expires: June 9, 2017



Titleholder Jon R Schroeder Jr & Kristine A Schroeder Phone # 678-467-0163 E-mail JSKSBS@gmail.com
Signature Kristine A Schroeder Address: 1513 Canfield Lane Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 9, 2017

Present Zoning of Property R-20
Location INTERSECTION OF CANFIELD LANE & EBENEZER ROAD
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 377 District 16TH Size of Tract 0.547 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 1/2 ACRE Shape of Property TRIANGLE Topography of Property ROLLING 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:
Both our Mother-in-law and our grown son live with us which creates many cars in our drive, we would like to be courteous to our neighbors and in order to do this we would like to build a garage.

List type of variance requested: TO CHANGE THE REAR YARD SET BACK FROM 35 FEET TO 19 FEET