

**ZONING NOTE**  
 THE SUBJECT PROPERTY (SEE VARIANCE STIPUL)  
 TOTAL NUMBER OF LOTS: 4  
 TOTAL AREA: 9,630 ACRES  
 LOT YIELD: 0.52 LOTS/AC  
 NO CEMETERIES ARCHES  
 LANDMARKS ARE NONE  
 THERE ARE NO COVENA  
 MINIMUM SETBACKS:  
 FRONT: 50'  
 REAR: 50'  
 SIDE: 25'  
 MINIMUM LOT SIZE: 80.0  
 AVERAGE LOT SIZE: 83.1  
 MINIMUM HOUSE SIZE: 1  
 NUMBER OF LOTS: 5

**ZONING VARIANCE:**  
 PETITION NO. V-153 11/12/03  
 UNDISTURBED STREAM BUFFER  
 PROTECT THE STREAM AND THE  
 60-FOOT UNDISTURBED BUFFER  
 SOUTH PROPERTY LINE, STRUCT  
 DEED RESTRICTIONS FOR ALL U  
 DEVELOPMENT AND INSPECTION  
 RECOMMENDATIONS  
 \* STORMWATER MANAGEMENT O  
 RECOMMENDATIONS  
 \* WATER DIVISION  
 \* CORBB OOT CO

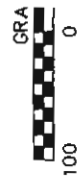
V-45  
(2017)

**NOTES:**  
 ALL ADD FOR BURE ADOR THE ACCESS DRIVEWAY ON A PRIVATE DRIVEWAY WILL BE LO AND UTILITY EASEMENT AND WILL HOMEOWNERS THIS PLAT IS SUBJECT TO THE CO DOCUMENT(S) ATTACHED HERET BECOMES PART OF THIS PLAT. STATE LAW PROHIBITS THE PRIVA OTHERWISE MAKING IMPROVEME THE SOLE RESPONSIBILITY FOR F IMPROVEMENT SHALL BE THE PRI

FINAL I

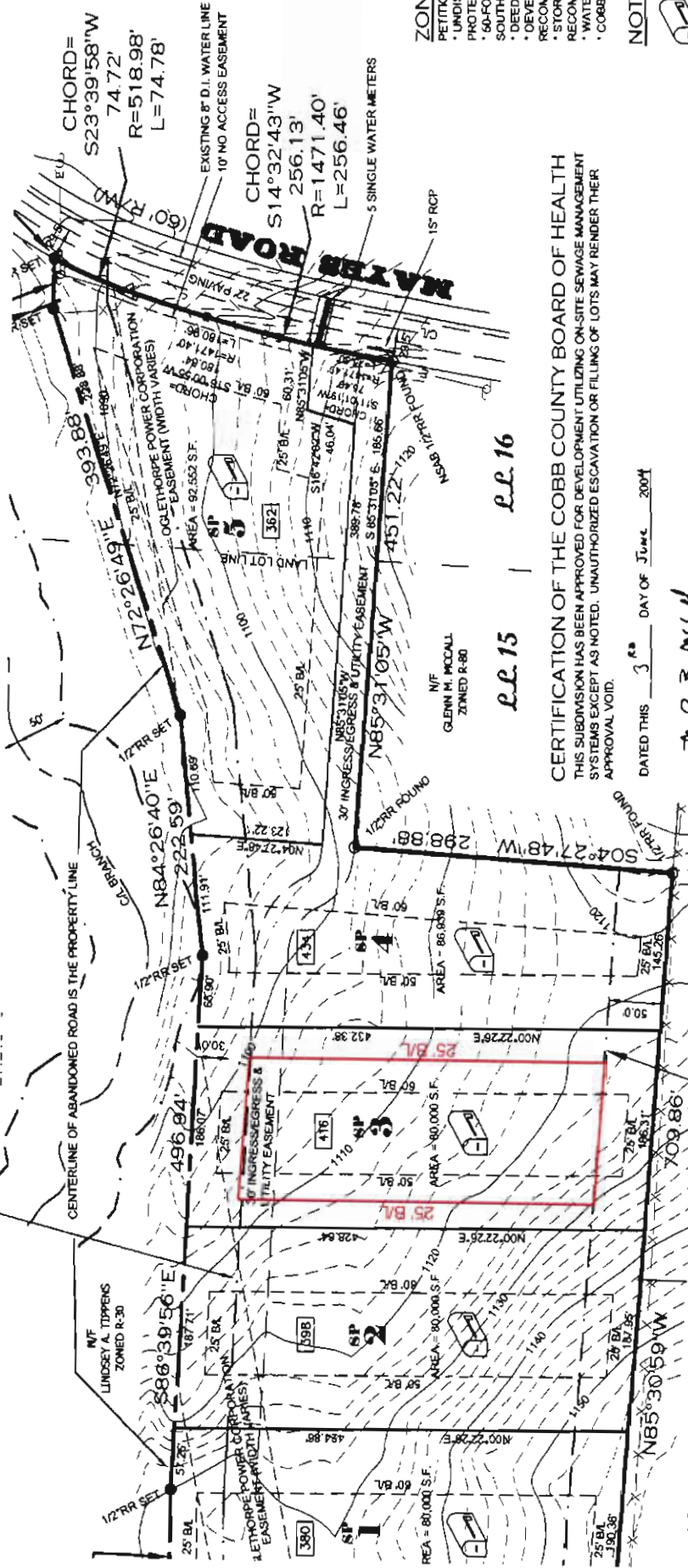
**DANNY**

LOCATED IN LAND LOT  
2ND SECTION, COI



GRA	0
REV.	06/03/04
DATE	

THE



**CERTIFICATION OF THE COBB COUNTY BOARD OF HEALTH**  
 THIS SUBDIVISION HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED ESCAVATION OR FILLING OF LOTS MAY RENDER THEIR APPROVAL VOID.  
 DATED THIS 3<sup>RD</sup> DAY OF June, 2004  
 THE B. McCall  
 ENVIRONMENTAL HEALTH DISTRICT DIRECTOR FOR THE  
 COBB COUNTY BOARD OF HEALTH

**SURVEYORS ACKNOWLEDGMENT**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY COBB COUNTY DEVELOPMENT STANDARDS.  
 Benjamin C. ...  
 REGISTERED GEORGIA LAND SURVEYOR NO 2841

**COBB COUNTY DEVELOPMENT CERTIFICATION**  
 THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATION AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.  
 DATE 6-8-04  
 DATE 6-18-04  
 DATE 6/23/04  
 DATE 6/23/04

Benny ...  
 COBB COUNTY WATER SYSTEM  
 ZONING DIVISION  
 DEVELOPMENT & INSPECTIONS DIVISION  
 COBB COUNTY BOARD OF COMMISSIONERS

COUNTY MANDATED 50' UNDISTURBED BUFFER TO THE 50' UNDISTURBED BUFFER SHOWN ON THIS PLAT ARE HEREBY DEED RESTRICTED. NO DISTURBANCES OR STRUCTURES ARE ALLOWED IN EITHER DISTURBED BUFFER.

**LEGEND**  
 X - X - FENCE LINE  
 RR - STEEL REINFORCING ROD  
 OWP - OPEN TOP WATER PIPE  
 CTP - CRIMPED TOP WATER PIPE  
 PP - POWER POLE  
 CL - CENTERLINE  
 BL - BUILDINGLINE  
 RW - RIGHT OF WAY  
 LLL - LAND LOT LINE  
 WATER MAINS = W-W-W-W  
 OVERHEAD POWER LINES = E-E-E-E  
 GAS MAINS = G-G-G-G  
 SANITARY SEWER MAIN = S-S-S-S  
 NF = NOW OR FORMERLY OWNED BY  
 NSAB = NAIL SET AT BASE

**TOTAL AREA = 9.630 ACRES (419,490 SQ. FT.)**  
 DENOTES LOTS THAT REQUIRE A SITE PLAN BY SUBMITTED AND APPROVED BY THE COBB COUNTY DEVELOPMENT AND INSPECTIONS DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. SITE PLANS MUST BE SUBMITTED SUBJECT TO THE REQUIREMENTS OF COBB COUNTY CODE SECTION 50-60(3).  
 FILED BY G. W. COLLETT, L.S. DATED 10/25/1977 & D IN P.B. 87, PG. 72.  
 ETHORPE POWER CORPORATION PREPARED BY IN D.B. 4249, PG. 17.  
 ETHORPE POWER CORPORATION PREPARED BY IN D.B. 4249, PG. 18.  
 PREPARED BY CARLTON RAKESTRAW AND ASSOCIATES  
 FILED BY PHOTOGRAMMETRICAL METHODS  
 VALUES AND ARE BASED ON MEAN SEA LEVEL DATUM.  
**COMMENT**  
 LAND SHOWN ON THIS PLAT AND WHOSE NAME IS AT THIS PLAT IS MADE FROM AN ACTUAL SURVEY, AND IF WHICH IS HEREBY ACKNOWLEDGED, DO HERBERT LITY EASEMENTS TO THE ASSOCIATION NAMES ON THIS AND THE PURPOSES AND CONSIDERATIONS HERIN APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER FURTHER RELEASES AND HOLDS HARMLESS COBB AGES OR DEMANDS ARISING ON ACCOUNT OF THE CE OF THE PROPERTY SHOWN HEREON. ON ACCOUNT OF CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, VATE ROADWAYS AND EASEMENTS SHOWN, AND ON ION AND DISCHARGE OF SURFACE WATER, OR THE

APPLICANT: Mark Puckett

PETITION No.: V-45

PHONE: 770-814-1288

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Mark Puckett

PRESENT ZONING: R-80

PHONE: 770-814-1288

LAND LOT(S): 15

TITLEHOLDER: Mark L. Puckett and Alison Puckett

DISTRICT: 19

PROPERTY LOCATION: Accessed from an easement on the west side of Mayes Road, north of Morrison Road

SIZE OF TRACT: 1.84 acres

(416 Mayes Road).

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 60 feet to 25 feet; and 2) waive the rear setback from the required 50 feet to 25 feet.

OPPOSITION: No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

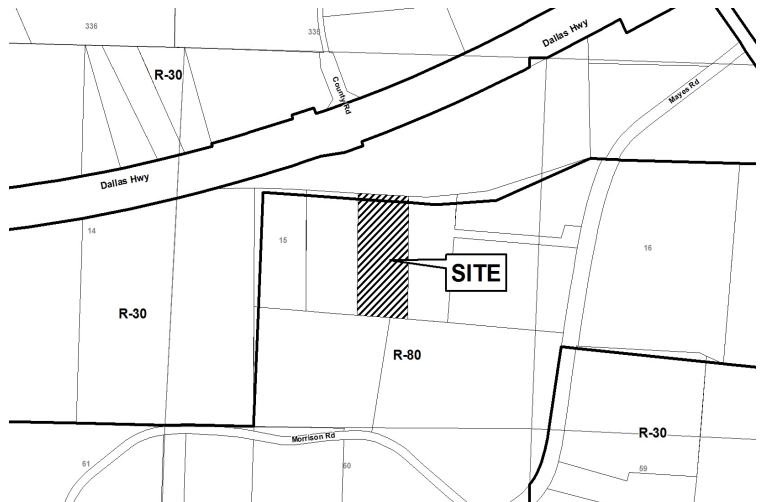
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Mark Puckett **PETITION No.:** V-45

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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:** 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 comments.

**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:** 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:** No conflict.

**APPLICANT:** Mark Puckett **PETITION No.:** V-45

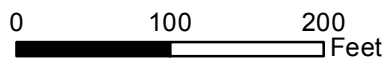
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**FIRE DEPARTMENT:** No comments.

# V-45-2017-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)

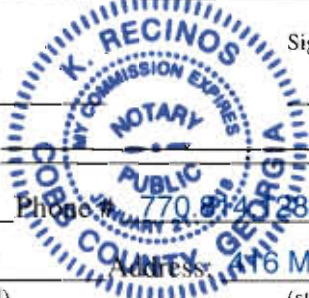
Application No. V-45  
Hearing Date: 5-10-17

Applicant Mark Puckett Phone # 770.814.1288 E-mail mark@raxis.com

Mark Puckett Address 416 Mayes Road, Powder Springs, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Mark Puckett Phone # 770.814.1288 E-mail mark@raxis.com  
(representative's signature)

My commission expires: 01/21/2018 Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Titleholder Mark Puckett Phone # 770.814.1288 E-mail mark@raxis.com

Signature [Signature] Address 416 Mayes Road, Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/21/2018 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property R-80

Location 416 Mayes Road, Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 15 District 19 Size of Tract 1.84 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 X

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 current build lines do not allow for the construction of an addition to the home located on this lot.

List type of variance requested: Request to change the east and west build line of lot 3 to 25 feet. The current 50' and 60' build lines do not correctly correspond to the front of the house, which faces north, towards the existing easement/private driveway. This change will accommodate the construction of an addition to the home.