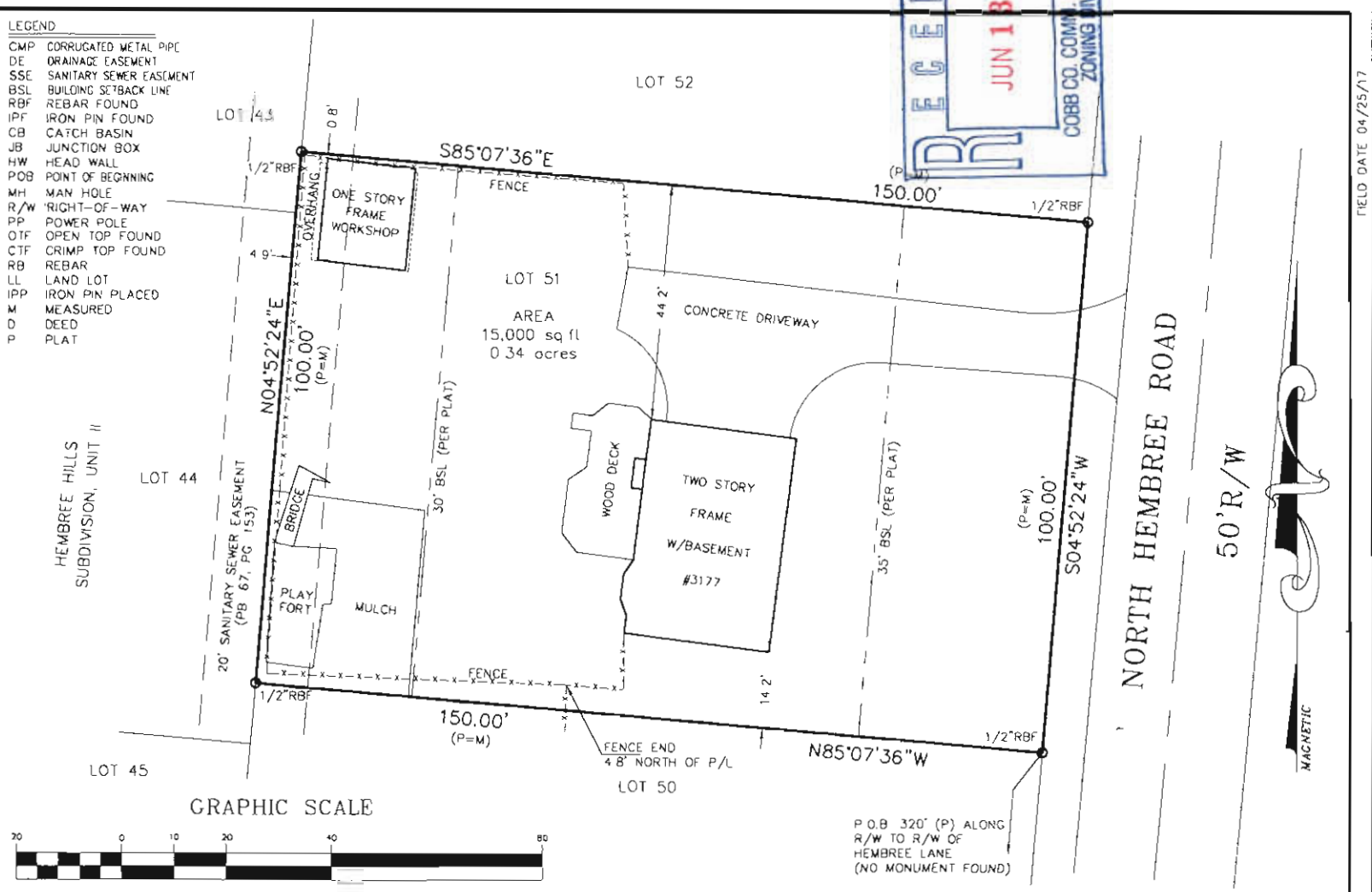
RECEIVED
JUN 13 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft

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.

INFORMATION REGARDING THE REPUTED 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 EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. AN ANGULAR ERROR OF 3 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 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

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 RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS.

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

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. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

FIELD DATE 04/25/17

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR
OWNER / PURCHASER: LAUREN BAER

DATE	05/01/17
SCALE	1" = 20'
LAND LOT 463	2nd DISTRICT
SECTION	COBB COUNTY, GEORGIA
LOT 51	BLOCK
UNIT 1	AREA OF LOT 15,000 S F
SUBDIVISION HEMBREE HILLS	

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No 2109 JOHN W. STANZILIS, JR. 5-1-17

JOB NUMBER 17-01560

SOLAR LAND SURVEYING COMPANY
ATLANTA, GEORGIA 31139-0993
794-9055 FAX (770)794-9052

PLAT BOOK 67, PAGE 153
DEED BOOK ____, PAGE ____

V-86 (2017)

APPLICANT: Lauren Cannatella

PETITION No.: V-86

PHONE: 404-451-6768

DATE OF HEARING: 9-13-2017

REPRESENTATIVE: Lauren Cannatella

PRESENT ZONING: R-15

PHONE: 404-451-6768

LAND LOT(S): 463

TITLEHOLDER: Lauren Cannatella

DISTRICT: 16

PROPERTY LOCATION: On the west side of North Hembree Road, north of Hembree Lane (3177 North Hembree Road).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: **3**

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure under 650 square feet (approximately 323 square foot one story frame workshop) from the required 10 feet adjacent to the northern property line to 0.8 feet and from the required 30 feet from the rear to 4.9 feet; and 2) waive the setbacks for an accessory structure under 650 square feet (play fort) from the required 10 feet adjacent to the southern property line to three (3) feet and from the required 30 feet from the rear to one (1) foot.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

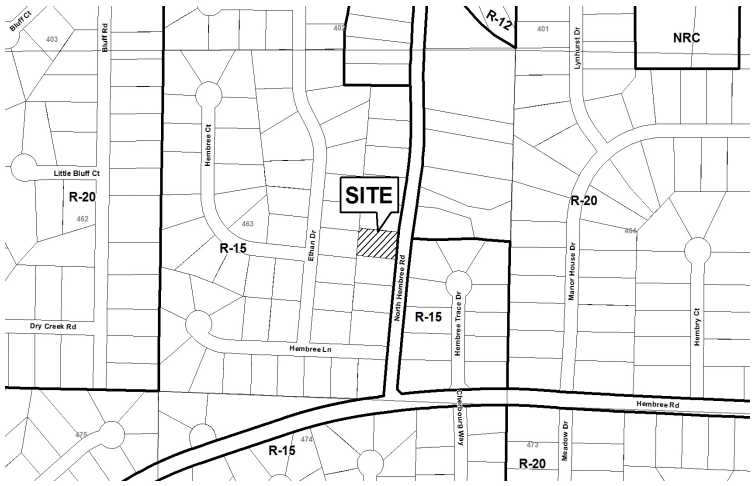
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

_____

_____



APPLICANT: Lauren Cannatella **PETITION No.:** V-86

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COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building inspector issued notice of violation for building without a permit on 5-17-17. If "workshop" is allowed to remain permit and inspections will be required. Walls closer than 5' require 1 hour fire rating.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stromwater impacts have been observed by adjacent downstream neighbor.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

SEWER: County Code 122-123 disallows permanent structures within the sanitary sewer easement and within the 10' setback from the edge of the easement. Both structures must be relocated.

APPLICANT: Lauren Cannatella **PETITION No.:** V-86

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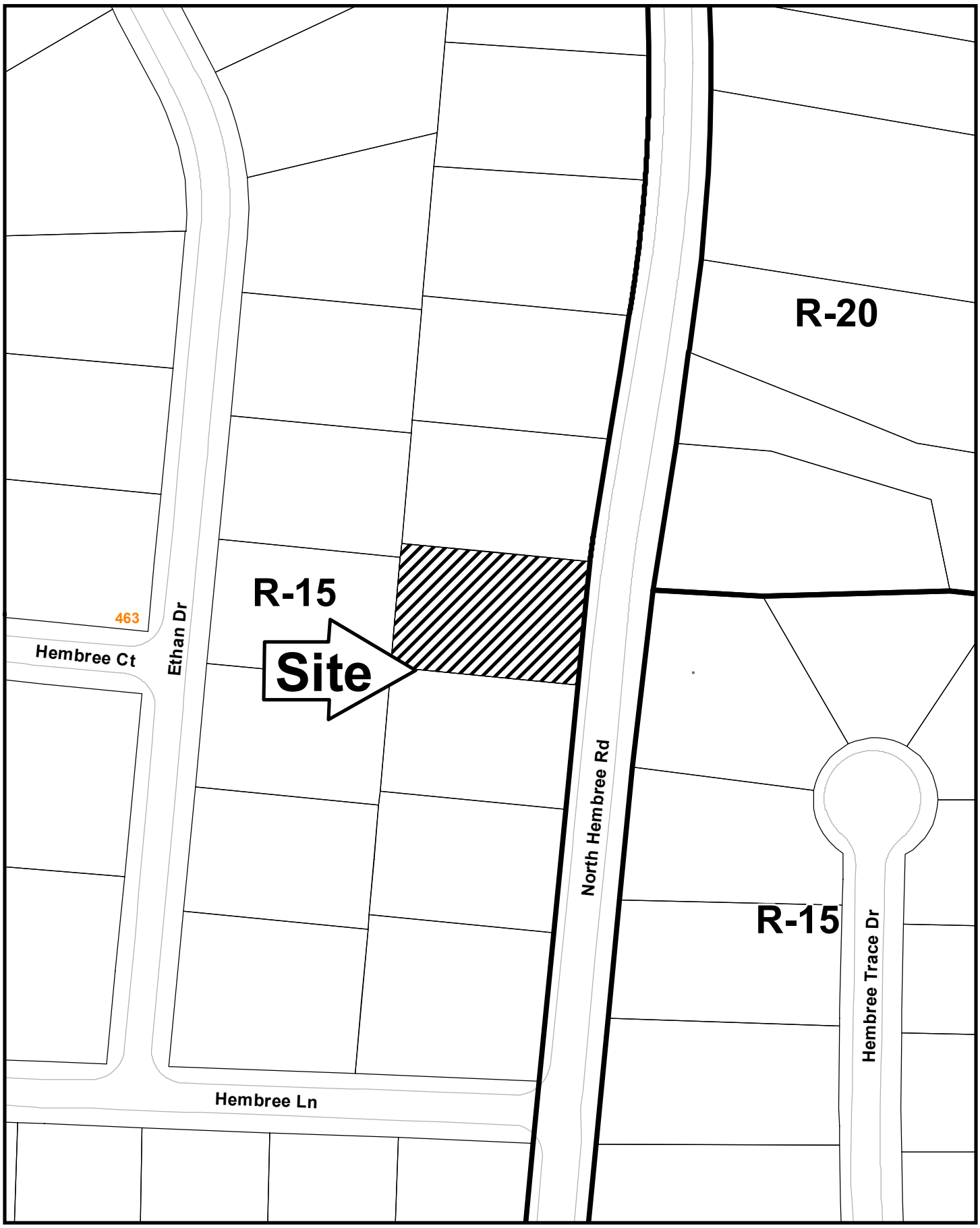
FIRE DEPARTMENT: No comments.

V-86 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

RECEIVED
JUN 13 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-86
Hearing Date: 9-13-17

Applicant Lauren Cannatella Phone # 404-451-6768 E-mail lalaebaer@gmail.co

Lauren Cannatella Address 3177 N. Henboree Rd., Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Lauren Cannatella Phone # 404-451-6768 E-mail lalaebaer@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 07-09-2019 Notary Public

Titleholder Lauren Cannatella Phone # 404-451-6768 E-mail lalaebaer@gmail.com

Signature Lauren Cannatella Address: 3177 N. Henboree Rd, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 07-09-2019 Notary Public

Present Zoning of Property _____

Location 3177 N. Henboree Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 463 District 2nd, 18th Size of Tract _____ 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:

Removing and rebuilding the structures which are necessary for the emotional and physical wellness of my Autistic son will cost thousands of dollars. My 2year old son needs climbing structures, swings and bouncing items for therapy. He has no awareness of danger; therefore dangerous household items need to be stored away from main residence.

List type of variance requested: _____

Revised: 03-23-2016