

V-107 (2017)

SPR NO - 2005-00098

REVISED FINAL PLAT FOR:
OLD ABBEY POND

LOCATED IN L.L. 258, 259,
274 & 275
9th DISTRICT, 20th SECTION
COBURN COUNTY, GA

Gaskins
Surveyors
1101 North Street, Suite 100
Columbus, Georgia 31906
Phone: (706) 322-1313
Fax: (706) 322-1314
www.gaskinsurvey.com

OWNER & DEVELOPER:
LOTT 1 - CAROL M. HOWARD
LOTT 2 - CAROL M. HOWARD
LOTT 3 - KATHY D. JOHNS
LOTT 4 - KATHY D. JOHNS
LOTT 5 - DONALD L. REPPERT

OWNER: LOT 1 - CAROL M. HOWARD
LOT 2 - CAROL M. HOWARD
LOT 3 - KATHY D. JOHNS
LOT 4 - KATHY D. JOHNS
LOT 5 - DONALD L. REPPERT

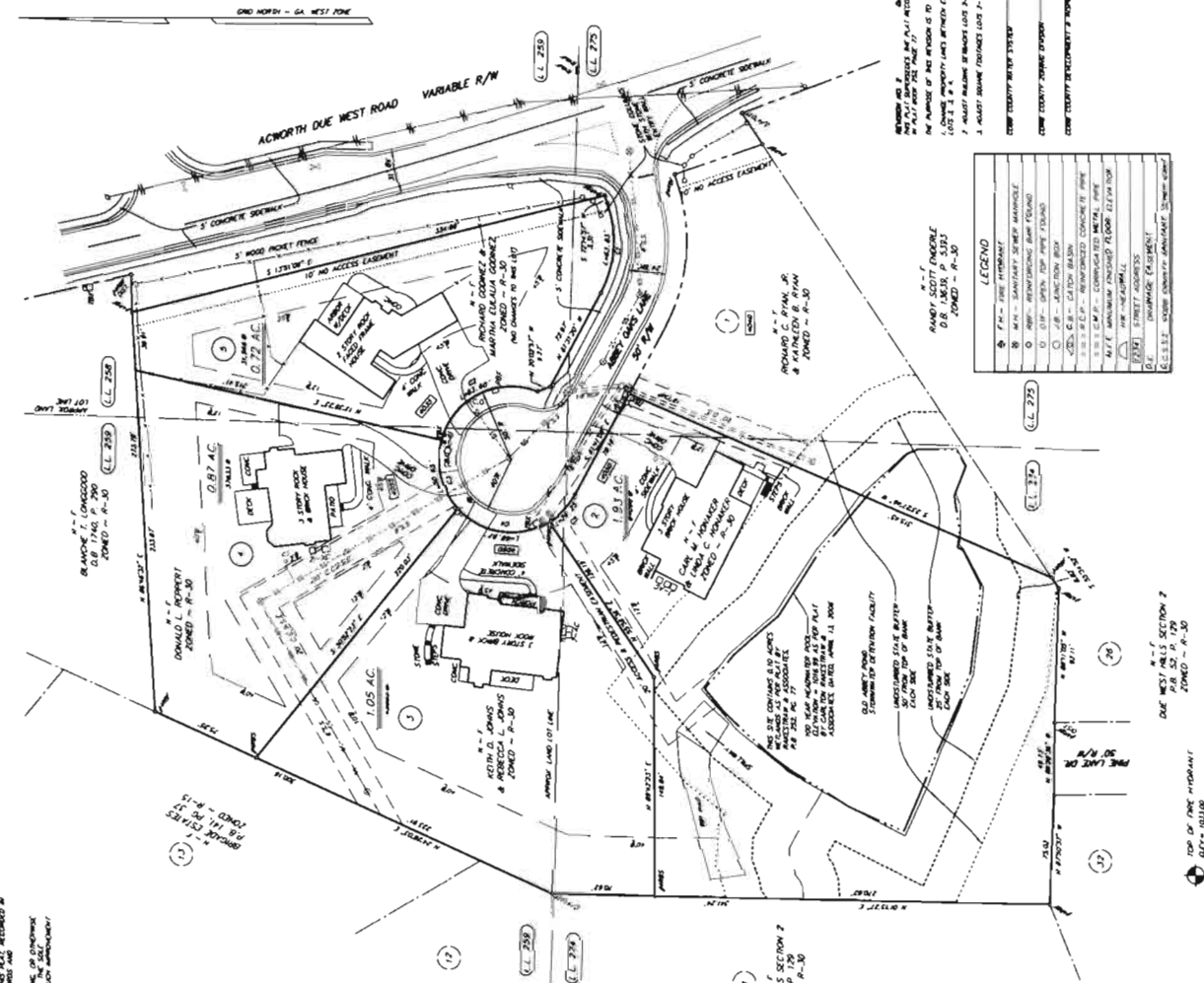
DATE:

DATE:

DATE:

DATE:

DATE:



NOTES:

1. ALL DISTANCES SHOWN ON THIS PLAN ARE MEASURED DISTANCES.
2. HORIZONTAL DISTANCES SHOWN ON THIS PLAN ARE MEASURED DISTANCES.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTER OF THE PROPERTY UNLESS OTHERWISE NOTED.

OWNER & DEVELOPER:

LOTT 1 - CAROL M. HOWARD
LOTT 2 - CAROL M. HOWARD
LOTT 3 - KATHY D. JOHNS
LOTT 4 - KATHY D. JOHNS
LOTT 5 - DONALD L. REPPERT

OWNER: LOT 1 - CAROL M. HOWARD
LOT 2 - CAROL M. HOWARD
LOT 3 - KATHY D. JOHNS
LOT 4 - KATHY D. JOHNS
LOT 5 - DONALD L. REPPERT

COMP #	ACRES	SQUARE FEET	MARKS	ARE
1	0.79	34,188	71,000	4,147
2	0.87	37,640	81,000	4,687
3	1.05	45,700	98,000	5,387
4	1.05	45,700	98,000	5,387
5	1.05	45,700	98,000	5,387
TOTAL	4.81	209,928	450,000	25,975

SITE DATA	
TOTAL AREA	4.81 ACRES (4,137,442 SQ. FT. NET AREA)
TOTAL ACRES	4.81
TOTAL SQUARE FEET	17,462,400
TOTAL SQUARE FEET PER ACRE	3,630,480
TOTAL SQUARE FEET PER LOT	3,598,480
TOTAL SQUARE FEET PER LOT	3,598,480
TOTAL SQUARE FEET PER LOT	3,598,480
TOTAL SQUARE FEET PER LOT	3,598,480

LEGEND

- 1. 1" = 1' - CONCRETE SIDEWALK
- 2. 1" = 1' - ASPHALT DRIVE
- 3. 1" = 1' - ASPHALT DRIVE
- 4. 1" = 1' - ASPHALT DRIVE
- 5. 1" = 1' - ASPHALT DRIVE
- 6. 1" = 1' - ASPHALT DRIVE
- 7. 1" = 1' - ASPHALT DRIVE
- 8. 1" = 1' - ASPHALT DRIVE
- 9. 1" = 1' - ASPHALT DRIVE
- 10. 1" = 1' - ASPHALT DRIVE



APPLICANT: Keith D. Johns

PETITION No.: V-107

PHONE: 678-725-0060

DATE OF HEARING: 10-11-2017

REPRESENTATIVE: Rebecca L. Johns

PRESENT ZONING: R-30

PHONE: 678-725-0569

LAND LOT(S): 259, 274

TITLEHOLDER: Keith D. Johns and Rebecca L. Johns

DISTRICT: 20

PROPERTY LOCATION: At the western terminus of Abbey Oaks Lane, west of Acworth Due West Road (4060 Abbey Oaks Lane).

SIZE OF TRACT: 1.05 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 40 feet for lot 3.

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

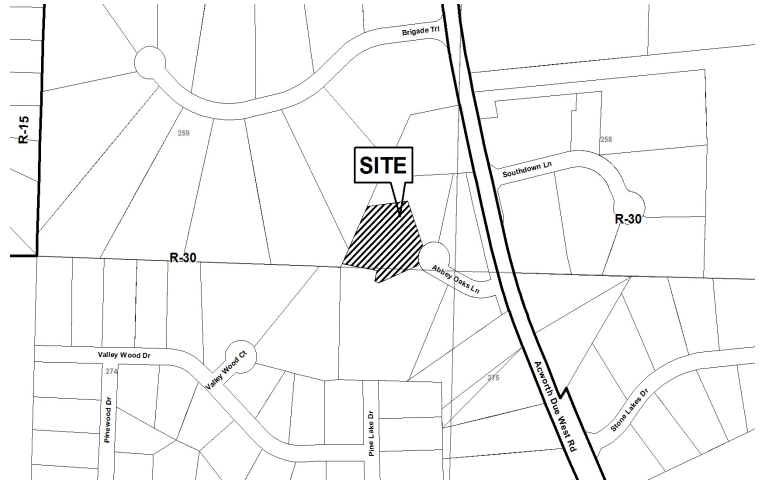
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Keith D. Johns **PETITION No.:** V-107

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Hold- fees due total &50.00.
All inspections passed. Letter of completion not issued because of fees due.

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: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

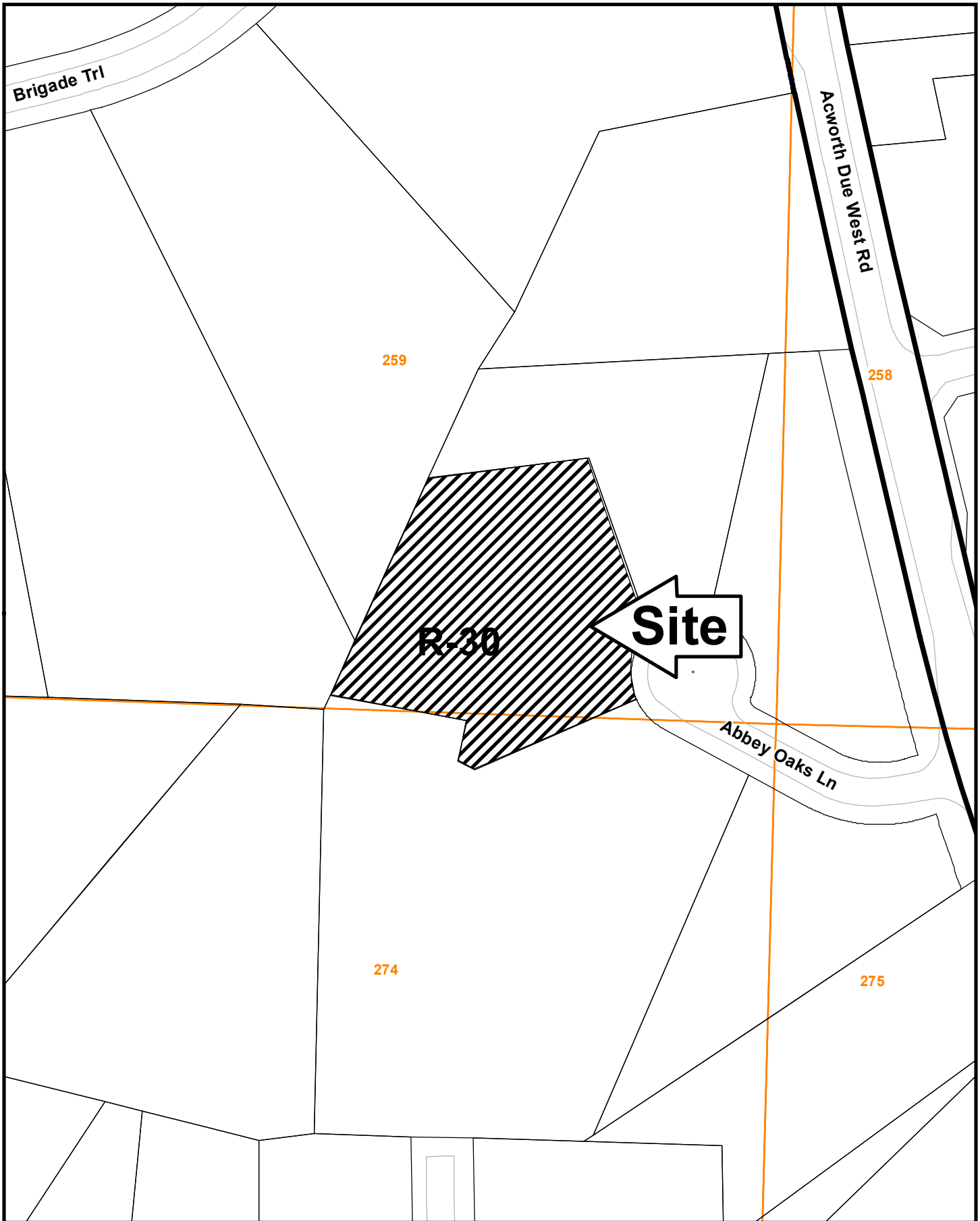
WATER: No conflict.

SEWER: No conflict. Porch is adequate distance from sewer easement.

APPLICANT: Keith D. Johns **PETITION No.:** V-107

FIRE DEPARTMENT: No comments.

V-107 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



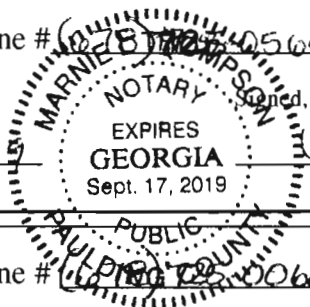
Application No. V-107
Hearing Date: 10-11-17

Applicant Keith D. Johns Phone # (678) 725-0060 E-mail kdjohns8@bellsouth.net

REBECCA L JOHNS Address 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152
(representative's name, printed) (street, city, state and zip code)

Rebecca L Johns Phone # (678) 725-0560 E-mail rljohns14@bellsouth.net
(representative's signature)

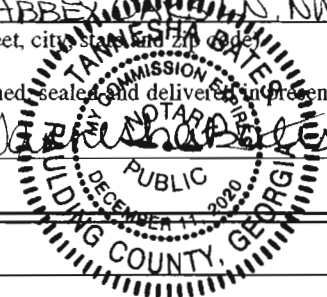
My commission expires: September 17th, 2019
Signed, sealed and delivered in presence of: Marnie L. Thompson
Notary Public



Titleholder Keith D. Johns Phone # (678) 725-0060 E-mail kdjohns8@bellsouth.net

Signature Rebecca L Johns Address: 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/2020
Signed, sealed and delivered in presence of: Jamisha Williams
Notary Public



Present Zoning of Property R-30

Location 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 259 District 20 Size of Tract 1.05 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 1.05 ACRES 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:

Unknown to us the builder built the front porch in the setback

List type of variance requested: _____