

• LEGEND •
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 BC BACK OF CURB
 DW DRIVEWAY FOUND
 IPF IRON PIN FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 SW SIDEWALK
 -X- FENCE LINE

PROPERTY ADDRESS:
 2285 HILLS LANE DR
 SMYRNA, GA 30680
 LAND AREA:
 19812 SF
 0.4548 AC
 SCALE 1" = 20'

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL FM13067C0226G EFFECTIVE DATE: 12/16/2008

ZONE "X"

SITE PLAN PREPARED FOR:

TAMMY CLARK

LOT 7 BLOCK "A" SECTION 1	VINING HEIGHTS SUBDIVISION	BY:
LAND LOT 760 17th DISTRICT	2nd SECTION	
COBB COUNTY, GEORGIA	FIELD DATE: 10-12-2017	RD
LOCATED IN CITY/OR/JUNIORP	DRAWN DATE: 2-4-2018	☒
REFERENCE: PLAT BOOK 14, PAGE 198	ALL MATTERS OF TITLE ARE EXCEPTED * NOT FOR RECORDING	
REFERENCE: DEED BOOK 15336, PAGE 5815		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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.



Total Site Solutions
 183 Cypress Trail
 Dawsonville, GA 30534
 770-856-5192

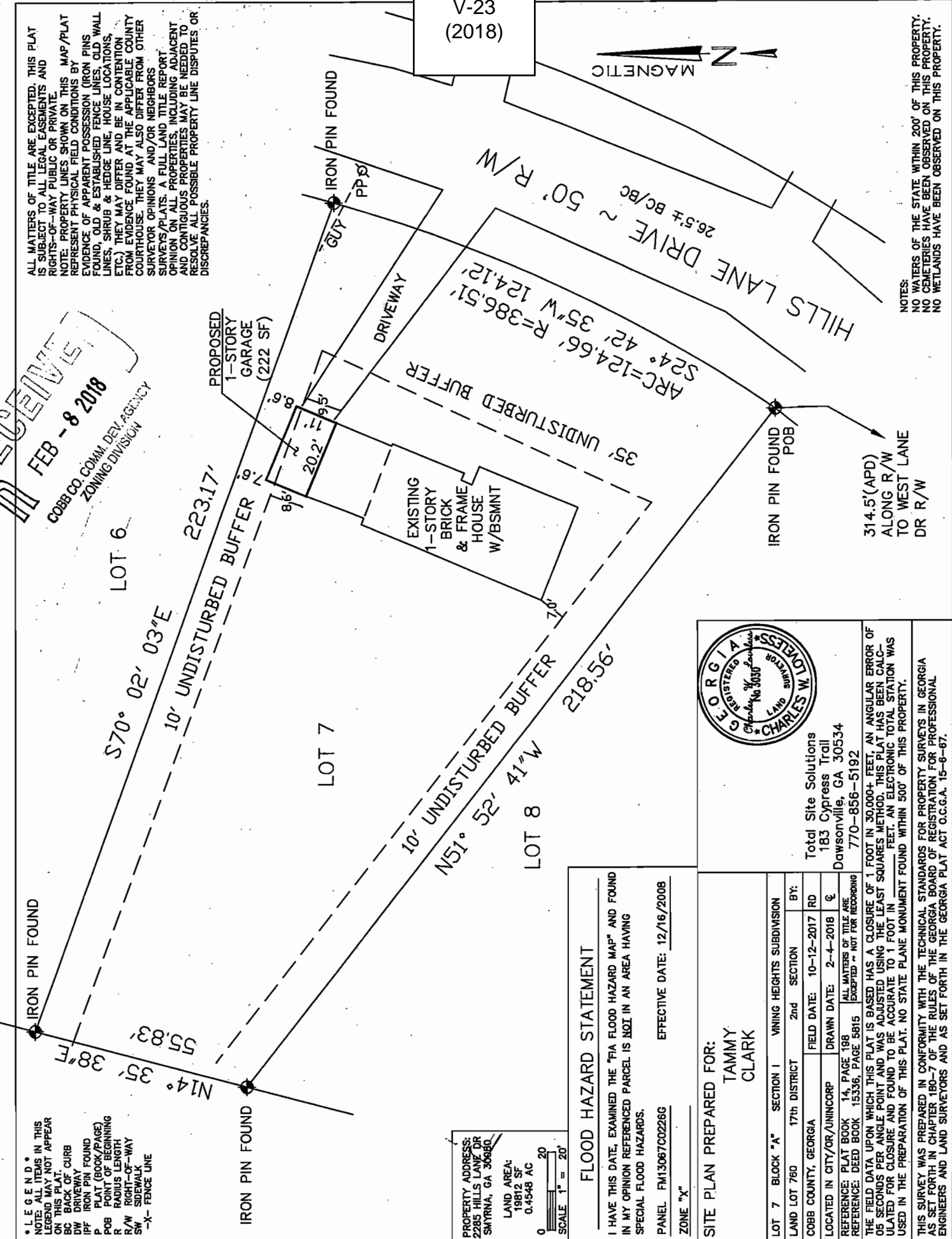
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

RECEIVED
 FEB - 8 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

V-23
 (2018)



NOTES:
 NO WATERS OF THE STATE WITHIN 200' OF THIS PROPERTY.
 NO CEMETERIES HAVE BEEN OBSERVED ON THIS PROPERTY.
 NO WETLANDS HAVE BEEN OBSERVED ON THIS PROPERTY.



APPLICANT: Tammy S. Clark

PETITION No.: V-23

PHONE: 404-234-4959

DATE OF HEARING: 04-11-2018

REPRESENTATIVE: James Philip Burns

PRESENT ZONING: R-20

PHONE: 404-788-1510

LAND LOT(S): 769

TITLEHOLDER: Tammy S. Clark

DISTRICT: 17

PROPERTY LOCATION: On the west side of Hills Lane Drive, east of West Lane Drive (2285 Hills Lane Drive).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to six (6) feet adjacent to the northesast property line.

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

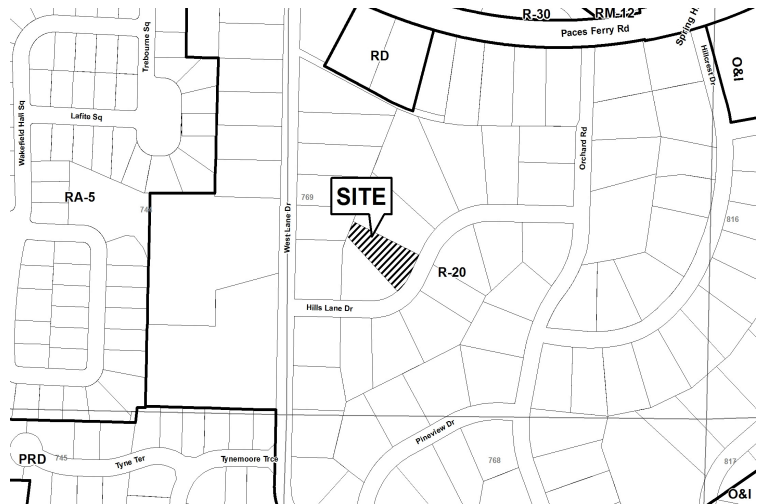
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Tammy S. Clark

PETITION No.: V-23

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. The plat must show the building setback lines labeled correctly, and not as undisturbed buffer lines as depicted on the submitted site plan.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

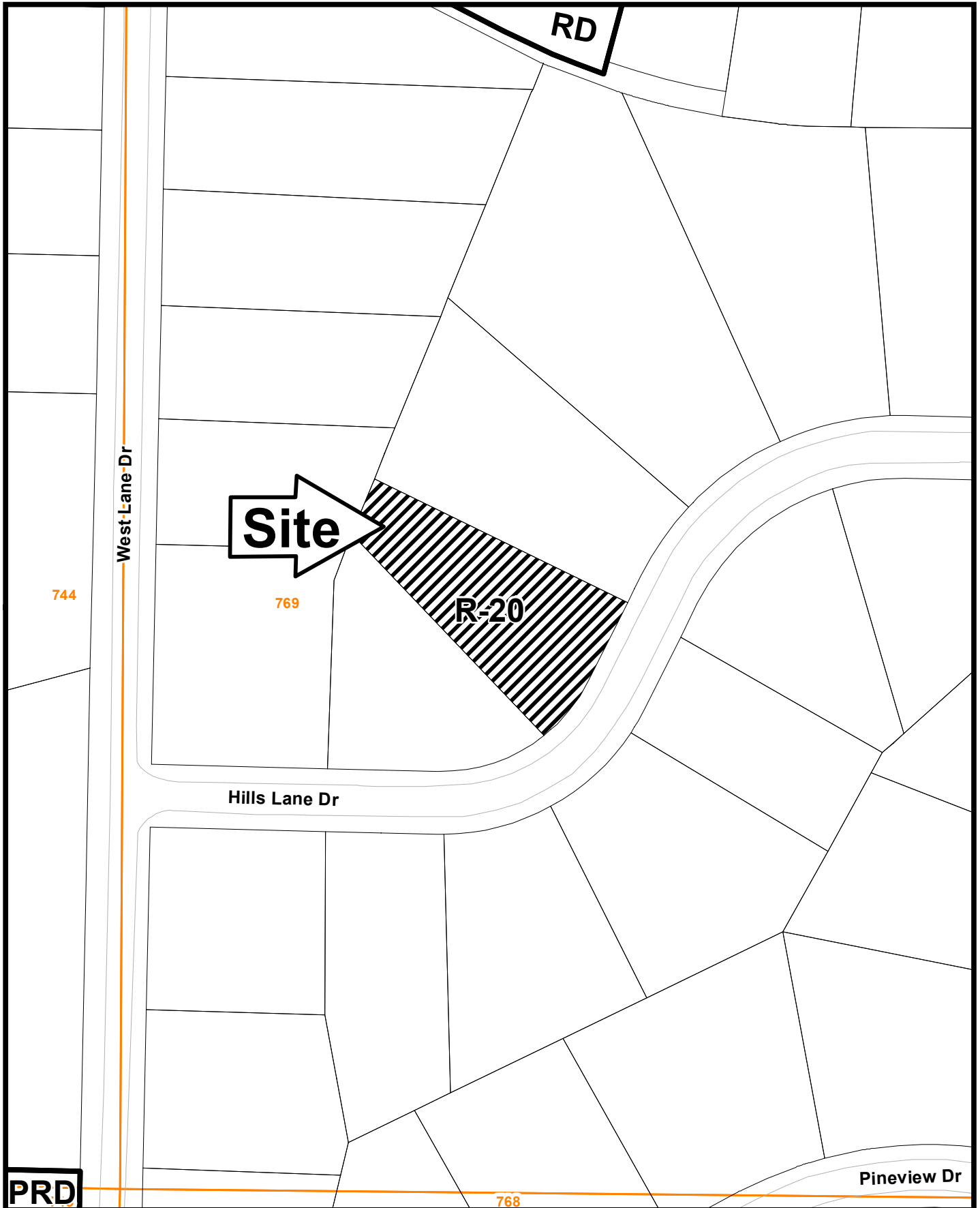
WATER: No comments.

SEWER: No comments.

APPLICANT: Tammy S. Clark **PETITION No.:** V-23

FIRE DEPARTMENT: No comments.

V-23



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

RECEIVED
FEB - 8 2018

Cobb County

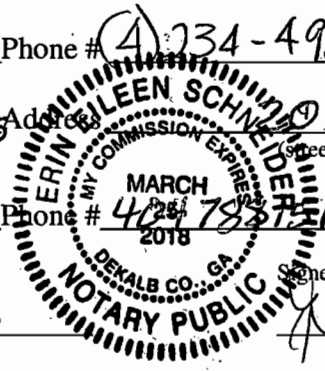
(type or print clearly)

Application No. V-23
Hearing Date: 4-11-18

Applicant Tammy S. Clark Phone # (404) 234-4959 E-mail tammymiss@gmail.com

James Philip Burns Address 105 Emerald Cove Ln
(representative's name, printed) (street, city, state and zip code)

James Philip Burns Phone # 404 782 7110 E-mail philipb@pinncg.com
(representative's signature)

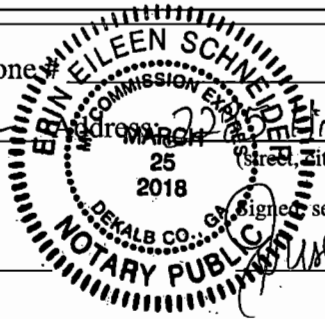


My commission expires: 25 MARCH 2018

Signed, sealed and delivered in presence of:
Erin Eileen Schneider
Notary Public

Titleholder Tammy Clark Phone # _____ E-mail Tammymiss@gmail.com

Signature Tammy S. Clark Address 2285 Hills Lane Dr. SE Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 25 MARCH 2018

Signed, sealed and delivered in presence of:
Erin Eileen Schneider
Notary Public

Present Zoning of Property Residential

Location 2285 Hills Lane Dr SE Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 760 District 17 Size of Tract .25 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 10,302 SF Shape of Property _____ Topography of Property Flat 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

We are trying to add a garage and require
4' Extra Feet for a car to fit.

List type of variance requested: 4' into the 10' Buffer Zone