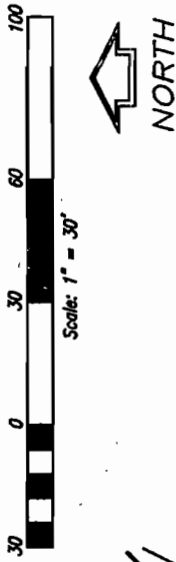
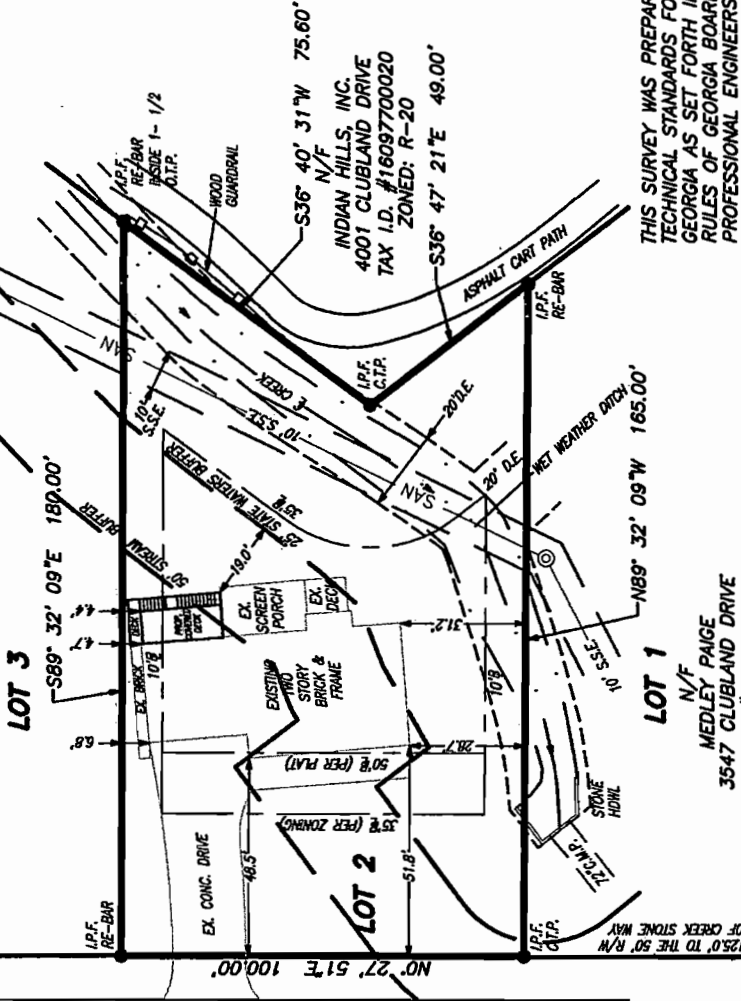


V-46
(2018)



N/F
MICHAEL B. DICKENSON &
MARGARET MARIE DICKENSON
3539 CLUBLAND DRIVE
TAX I.D. #16103900130
ZONED: R-20



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 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. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

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 LAW.

James A. Evans
GEORGIA REGISTERED LAND SURVEYOR

J.A. EVANS & ASSOCIATES

3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

VARIANCE DRAWING FOR
**CHARLES R. BAKER &
NANCY L. BAKER**
LOT 2, BLOCK T, UNIT FIVE
INDIAN HILLS COUNTRY CLUB
L.L. 1039, DIST. 16, SECT. 2
COBB COUNTY, GEORGIA

PROPERTY ZONED: R-20
BUILDING SETBACK LINES
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

MAXIMUM BLDG. HEIGHT ALLOWED - 35 FEET
TOTAL AREA - 15,474 SQ. FT.
OR 0.3552 ACRES

REFERENCE: PLAT BOOK 63, PAGE 158

PROPERTY ADDRESS: 3543 CLUBLAND DRIVE
MARIETTA, GA 30068

EQUIPMENT USED: TOPCON TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN $>/=$ 15,000 FT. AND AN ANGULAR ERROR OF $</=$ 5 SEC. PER ANGLE POINT. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

RECEIVED
APR 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

FLOOD STATEMENT
THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE "AE" ACCORDING TO F.I.R.M. PANEL #13067C0127 H
LAST REVISED NOV. 2, 2012.

SURVEYED HLP
DRAWN CLUBLAND 3543
DWG NAME 18-0084
DATE APRIL 9, 2018

APPLICANT: Charles R. Baker

PETITION No.: V-46

PHONE: 678-580-9345

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Charles R. Baker

PRESENT ZONING: R-20

PHONE: 678-580-9345

LAND LOT(S): 1039

TITLEHOLDER: Charles R. Baker and Nancy L. Baker

DISTRICT: 16

PROPERTY LOCATION: On the eastern side of Clubland Drive, north of Creek Stone Way (3543 Clubland Drive).

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to four (4) feet adjacent to the northern property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Charles R. Baker

PETITION No.: V-46

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit and inspections required.

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: A portion of this deck is located within the regulatory floodplain as well as the 50-foot undisturbed stream buffer. The existing deck may be rebuilt as long as it is not expanded any further into the floodplain or stream buffer.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

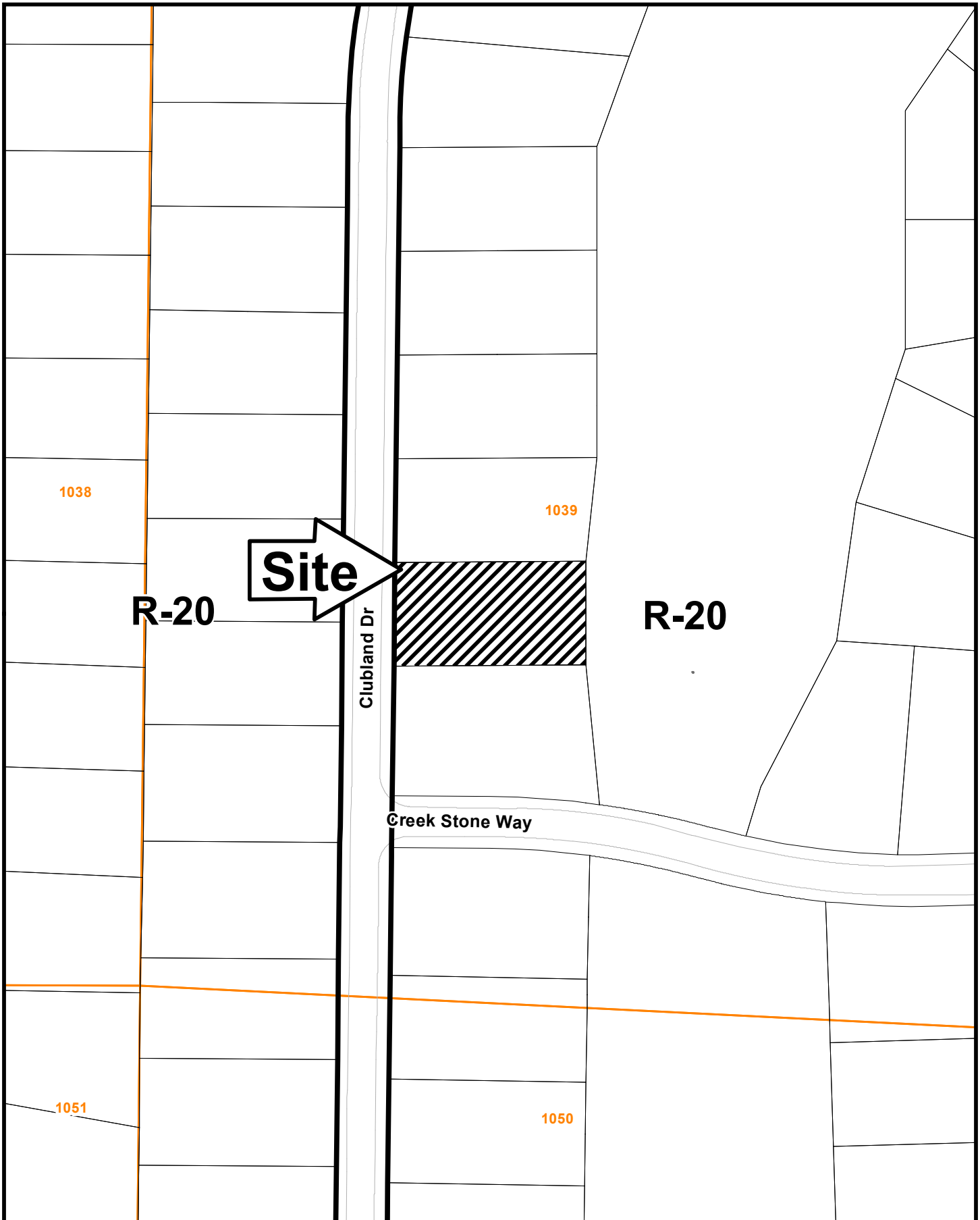
WATER: No comments.

SEWER: No comments.

APPLICANT: Charles R. Baker **PETITION No.:** V-46



FIRE DEPARTMENT: No comments.

V-46 2018-GIS



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

0 100 200
Feet

 Zoning Boundary
 City Boundary

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APR 12 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

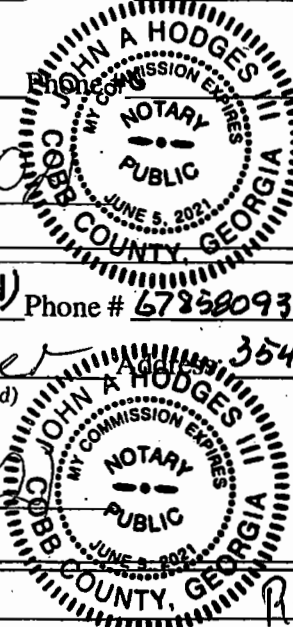
Application No. V-46
Hearing Date: 6-13-18

Applicant Charles R. Baker Phone # 678 580 9345 E-mail cbaker611@aol.com

Charles R. Baker Address 3543 Clubland Dr. Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Charles R. Baker Phone # _____ E-mail _____
(representative's signature) (street, city, state and zip code)

My commission expires: June 5, 2021

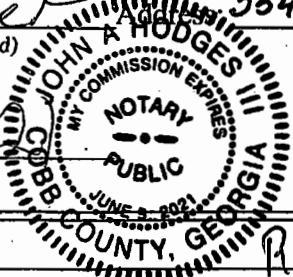


Signed, sealed and delivered in presence of: John A. Hodges
Notary Public

Titleholder CHARLES R. & NANCY L. BAKER (deceased) Phone # 678 580 9345 E-mail cbaker611@aol.com

Signature Charles R. Baker Address 3543 Clubland Dr. Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 5, 2021



Signed, sealed and delivered in presence of: John A. Hodges
Notary Public

Present Zoning of Property A-20

Location 3543 Clubland Drive Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1039 District 16 Size of Tract 0.3552 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 0.355 Ac Shape of Property Irreg. Topography of Property Sloping 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).

The existing deck and associated stairs at the northeast corner provides access to the basement and the screen porch above it. The stairs are very steep and very shallow stairs, are rotted out, and very unsafe. (Picture # 1). The house was built in 1973 inside the property line, but also within the now existing 10 foot setback. Disallowing replacement of this deck eliminates safe access to the back of the house via the screen porch and the basement.

List type of variance requested: _____

The purpose of this variance is to allow replacement of the rear deck within the setback line, with a safe deck, built to code, of superior quality, extending across the eastern side of the building. It will enhance the value of this property, and also benefit the only contiguous property affected by this variance, 3539 Clubland Drive.

PICTURE 1 -

V-46
(2018)
Exhibit

ING DECK
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



EXISTING LANDING + STAIRS