

V-52
(2018)

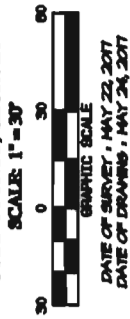
THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. REVISION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERWRITERS LAND SURVEY CERTIFICATE IN THIS PLAN IS NOT VALID UNLESS THE SURVEY IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 48-9-97.

John O. Huff
JOHN O. HUFFMAN RLS 2028 5-9-18

REFERENCES :
SHALLOWFORD VILLAGE SUBDIVISION, UNIT 6, PLAT BOOK 151, PAGE 79.

REVISION 1 : ADDED PROPOSED STRUCTURE DATED : JUNE 2, 2017
REVISION 2 : REVISED PROPOSED STRUCTURE DATED : APRIL 26, 2018
REVISION 3 : REVISED PROPOSED STRUCTURE DATED : MAY 4, 2018

BOUNDARY SURVEY
FOR
PATRICIA A. & ROBERT E. WILKINS
LOCATED IN LAND LOT 66
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=30'



H. B. & P. SURVEYING, INC.
850 KENNESAM AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579
JOB # 17-023 B



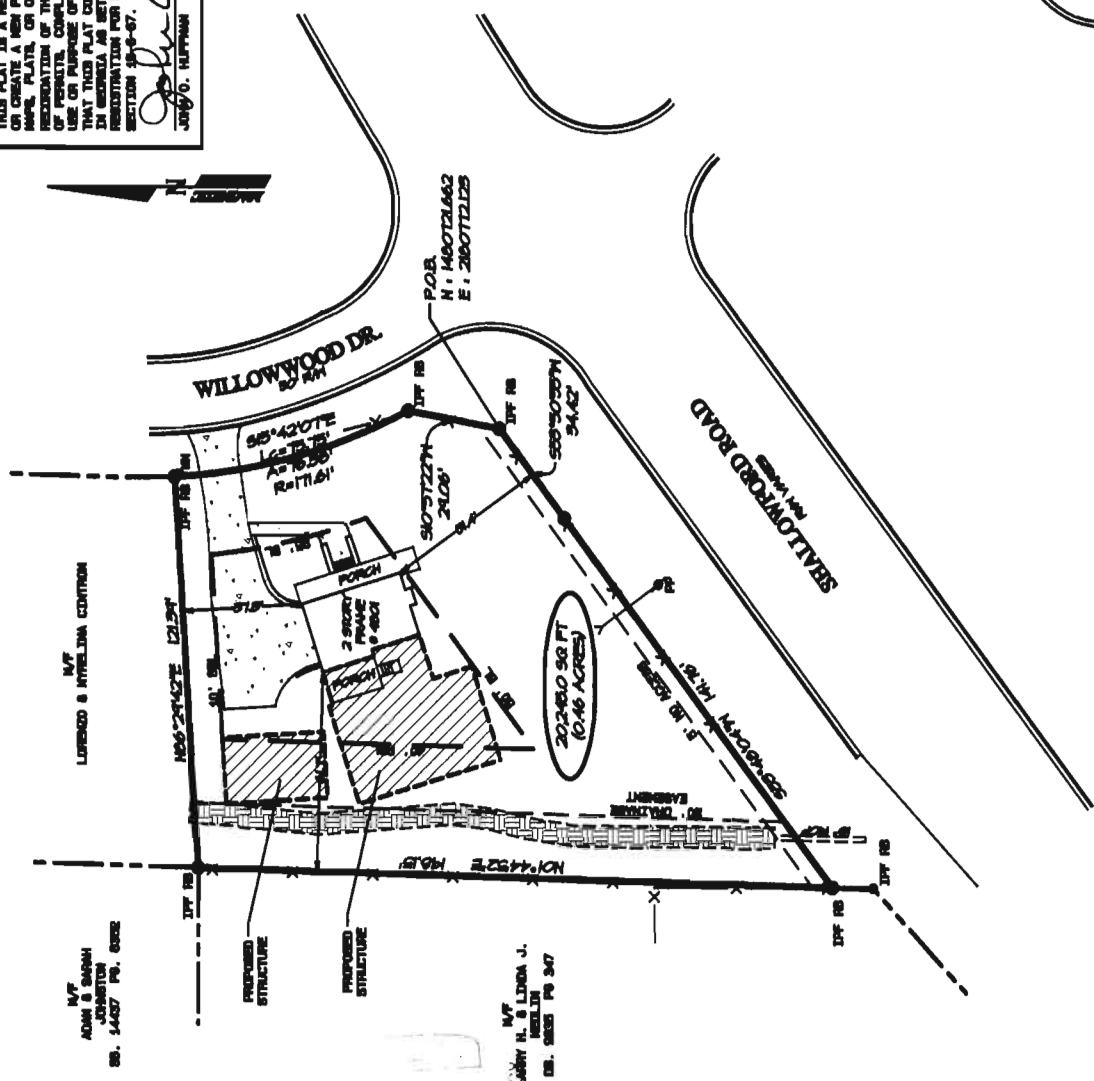
LEGEND

WH	MANHOLE	IFP	IRON PTH FOUND
MM	MINOR	IFB	IRON PTH SET
FW	FIRE HYDRANT	RSB	REBAR
MY	WATER METER	OT	OPEN TOP
MM	WATER VALVE	SR	CRIMP TOP
CO	CLEAN OUT	CB	SOLID BASIN
GM	GAS METER	JB	JUNCTION BOX
GV	GAS VALVE	DI	DROP INLET
FFE	FINISH FLOOR ELEVATION	WI	WEIR INLET
PP	POWER POLE	YI	YARD INLET
LP	LIGHT POLE	SS	SANITARY SEWER

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.
EQUIPMENT USED : TOPCON GPT-8080A
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,294 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,294 FEET.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE PRELIMINARY RECORDS OR RECORDS OF THE PUBLIC RECORDS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 48-9 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 48-9-97.
CERTIFICATE OF AUTHORIZATION NUMBER LUF 000190



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MAY - 9 2018

COBB CO. COMM. DEV. AGENCY
LARRY H. & LINDA J. HEDLIN
ZONING DIVISION
CH. 5855 PG 347

APPLICANT: Robert E. Wilfert and Patricia A. Wilfert

PHONE: 912-484-1382

REPRESENTATIVE: Robert E. Wilfert

PHONE: 912-484-1382

TITLEHOLDER: Patricia A. Wilfert and Robert E. Wilfert

PROPERTY LOCATION: On the northwest corner of Shallowford Road and Willowwood Drive (4801 Willowwood Drive).

PETITION No.: V-52

DATE OF HEARING: 07-11-2018

PRESENT ZONING: PD

LAND LOT(S): 66

DISTRICT: 16

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the major side setback from the required 50 feet to 42 feet (existing); 2) waive the rear setback from the required 40 feet to 20 feet; 3) allow an accessory structure (proposed 650 square foot detached garage) to the side of the primary building; and 4) waive the rear setback for an accessory structure of no more than 650 square feet from the required 40 feet to 20 feet.

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

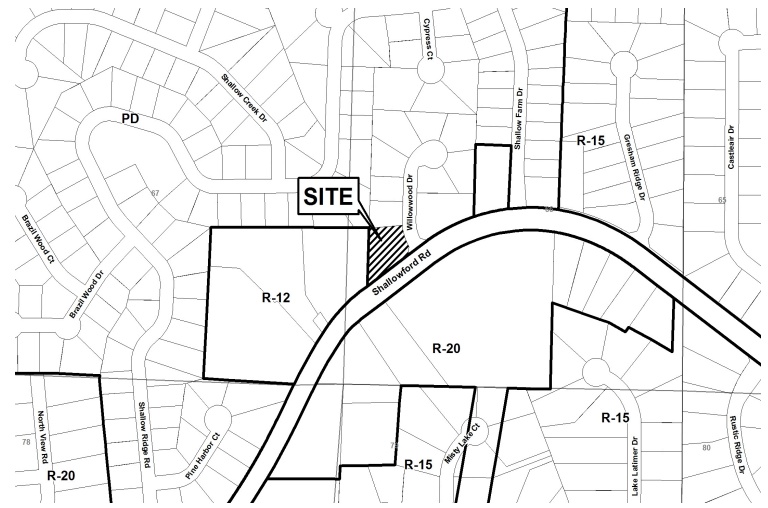
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



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: The proposed building locations are directly adjacent to a recorded drainage easement and drainage swale. The Stormwater Management Division is not in favor of locating the proposed structures so close to a drainage conveyance. The rear yard is relatively flat and while the proposed structures are located outside the drainage easement, they will be subject to flooding. If this variance is approved, the Stormwater Management Division would recommend that the setback be reduced to 30 feet with site plan approval by Stormwater to assure that finished floor elevations meet required freeboard requirements.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

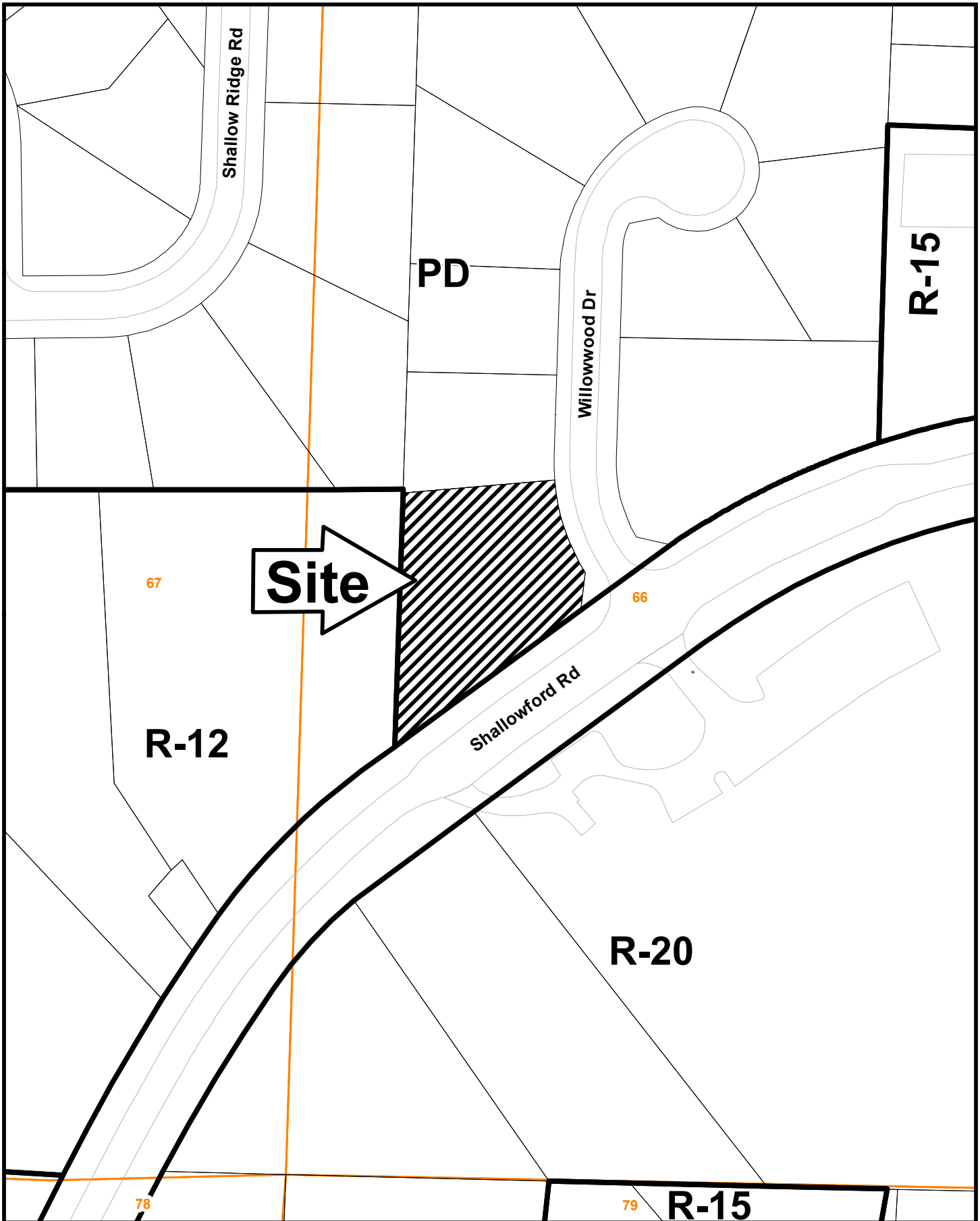
WATER: No conflict.

SEWER: No conflict.

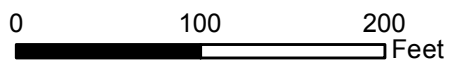
APPLICANT: Robert and Patricia Wilfert **PETITION No.:** V-52



FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-52 2018-GIS



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



 Zoning Boundary
 City Boundary

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APR 30 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

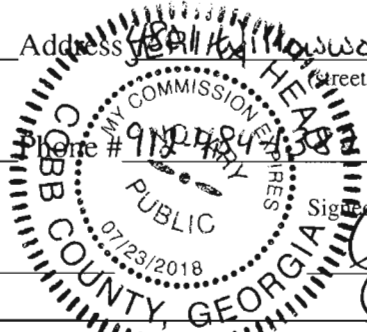
Application No. V-52
Hearing Date: 7-11-18

Applicant Robert E Wilfert
Patricia A Wilfert Phone # 912-484-1382 E-mail wilferts@gmail.com

Robert E Wilfert Address 4801 Willowood Dr NE Kennesaw GA 30144
(representative's name, printed) (street, city, state and zip code)

Robert E Wilfert Phone # 912-484-1382 E-mail wilferts@gmail.com
(representative's signature) (street, city, state and zip code)

My commission expires: 7.23.2018



Signed, sealed and delivered in presence of:

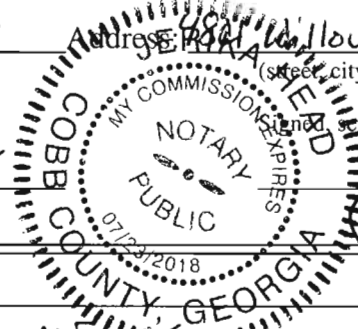
[Signature]

Notary Public

Titleholder Robert E Wilfert
Patricia A Wilfert Phone # 912-484-1382 E-mail wilferts@gmail.com

Signature Robert E Wilfert Address 4801 Willowood Dr NE Kennesaw GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 7-23-2018



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property PD

Location 4801 Willowood Dr NE Kennesaw GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 66 District 16 Size of Tract 0.46 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:

See attached statement of hardship.

List type of variance requested: Requesting a variance to reduce the rear building limit from the required 40 feet in the areas of proposed structures outlined in the survey drawing.

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(2018)
Exhibit

Statement of Hardship

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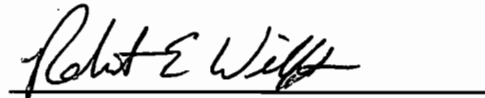
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

1. Proposed structure at the end of the driveway.

On this corner lot, there is a 50' side building limit to the left of the house. There is a 40' rear building limit. This restricts the space available for new construction to a small area to the rear of the house where the property is sloped. The property slope is minimal at the end of the driveway, making it ideal for construction without significant excavation into the slope of the land. The existing 40' rear building limit does not provide sufficient space for construction of a 650 square foot detached garage at the end of the driveway. Modifying the rear building limit as outlined in the survey drawing will allow space for this construction.

2. Proposed structure at the rear of the house.

The existing 40' rear building limit does not provide sufficient space for construction of a covered porch/patio/deck/pool area behind the house. Modifying the rear building limit as outlined in the survey drawing will allow space for this construction.



Robert E Wilfert



Patricia A Wilfert