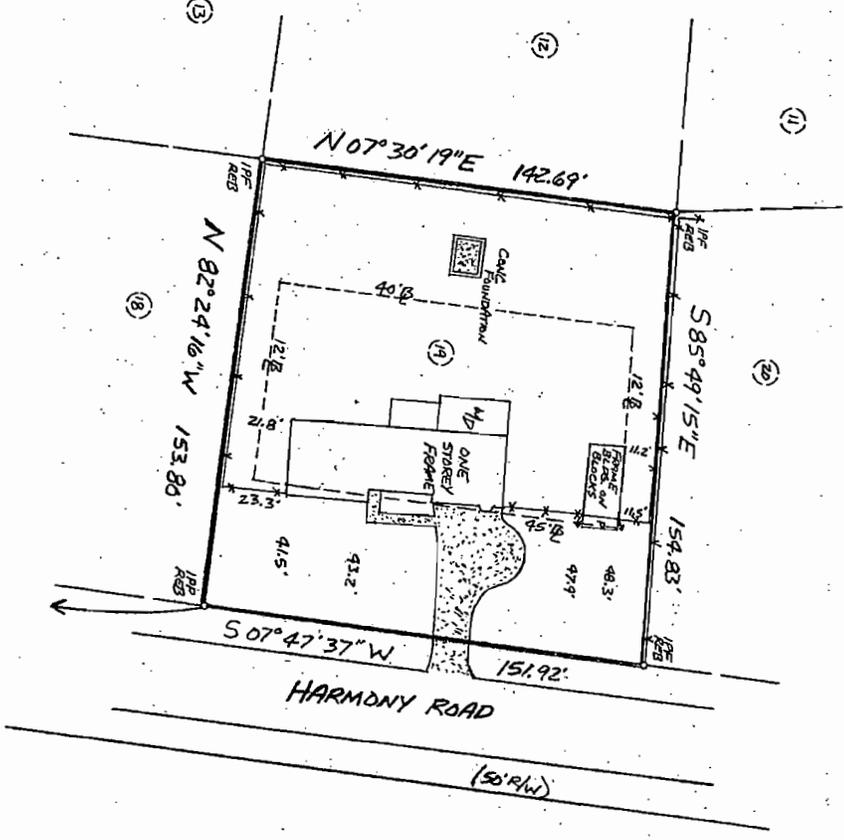


V-92
(2018)

SETBACKS PER R-30 ZONING

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.



PO B.
406.8' TO 50' RW
TRAMQUIL LAVE
(RECORD T/E)

RECEIVED
AUG - 2 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



AREA = 0.5214 ACRE
#8714 HARMONY ROAD

STATE OF GEORGIA
COUNTY OF COBB
JAMES A. EVANS, JR.
PROFESSIONAL LAND SURVEYOR
NO. 2187
STATE OF GEORGIA

| | | |
|----------|----------------------|-----------------|
| LOT 19 | BLK. "A" UNIT | REVISIONS |
| LAND LOT | MACCLAND WEST | |
| DISTRICT | 197M SECTION 2ND | |
| CITY | COBB COUNTY, GEORGIA | |
| DATE | 5-16-18 | SCALE: 1" = 30' |

SURVEY FOR:
LUISSA ROSS

FILE NO. 13067290916
LOCATION COBB
DATE 5-16-18



APPLICANT: Luisa J Ross

PETITION No.: V-92

PHONE: 909-496-2455

DATE OF HEARING: 10-10-2018

REPRESENTATIVE: Wendy M Butterick

PRESENT ZONING: R-30

PHONE: 951-515-7119

LAND LOT(S): 383

TITLEHOLDER: Luisa J Ross

DISTRICT: 19

PROPERTY LOCATION: On the west side of
Harmony Road, north of Tranquil Lane
(1874 Harmony Road).

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 41 feet (existing); 2) allow an accessory structure (approximately 325 square foot frame building) to the side of the principal structure; and 3) waive the side setback for an accessory structure under 650 square feet (approximately 325 square foot frame building) from the required 12 feet to 11 feet adjacent to the north property line.

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

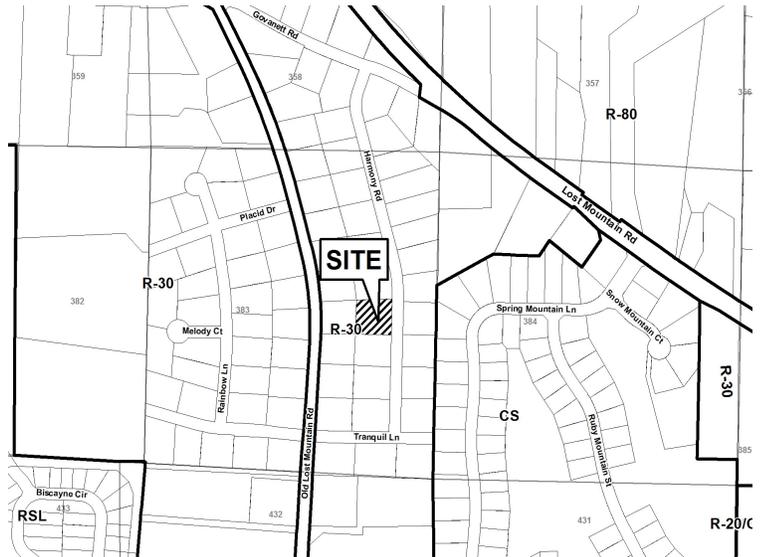
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

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

DEVELOPMENT & INSPECTIONS: If approved, permit is required and building must be on permanent foundation.

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 adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-88 – V-98.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore, the applicant does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comments.

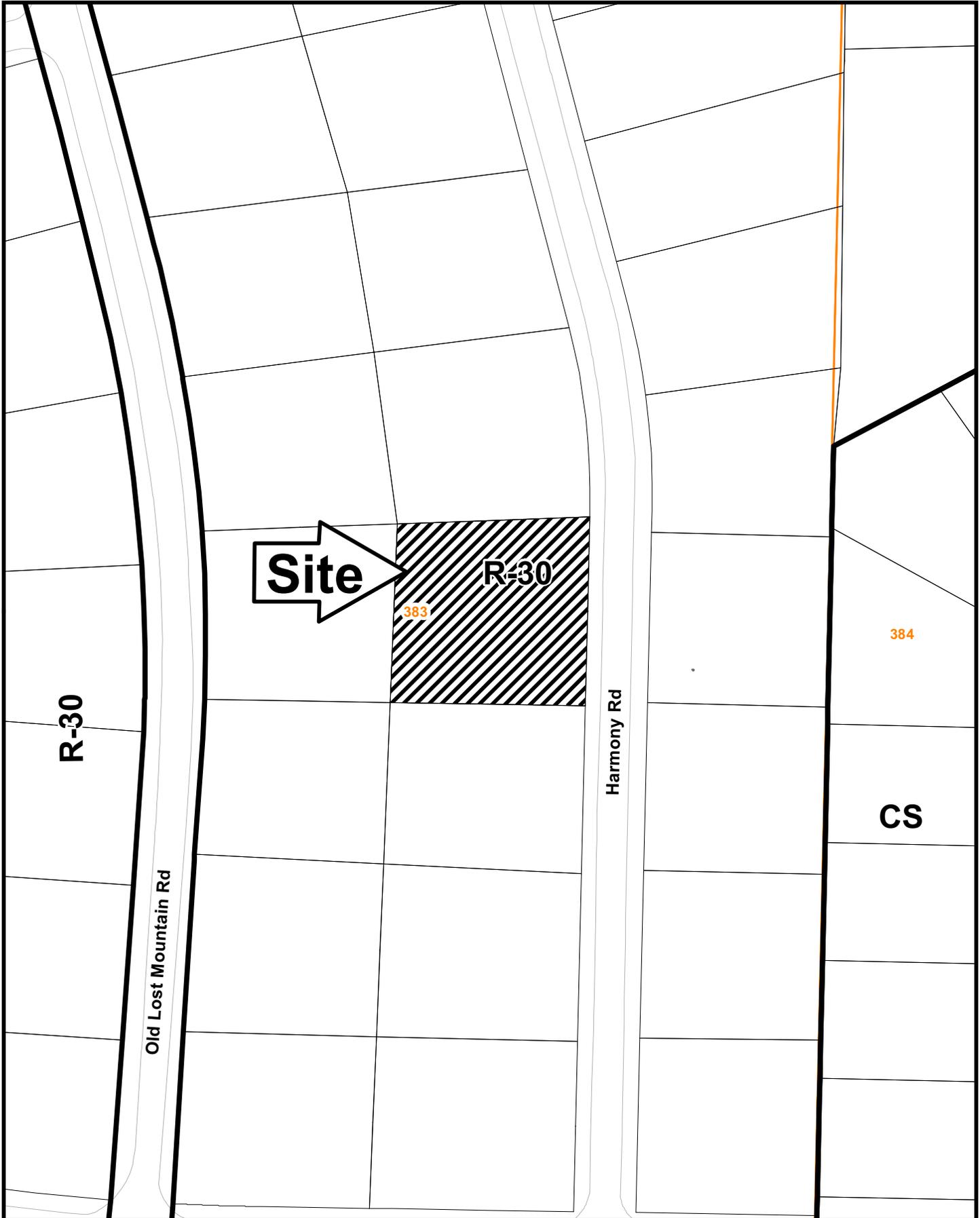
WATER: No comments.

SEWER: No comments.

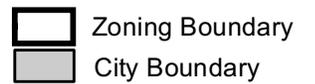
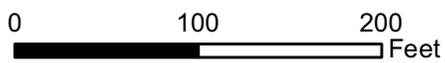
APPLICANT: Luisa J Ross **PETITION No.:** V-92

FIRE DEPARTMENT: No comments.

V-92 2018-GIS



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



Application for Variance

RECEIVED
AUG - 2 2018

Cobb County

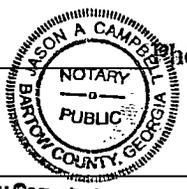
(type or print clearly)

Application No. r-92
Hearing Date: 10-10-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
Applicant: LUISA J ROSS Phone # 909.496.2455 E-mail: fifa0591@gmail.com

WENDY M BUTTERICK Address: 1874 HARMONY RD, POWDER SPRINGS, GA 30127
(representative's name - printed) (street, city, state and zip code)

[Signature] Phone # 951.515.7119 E-mail: 88FREIGHT@GMAIL.COM
(representative's signature)

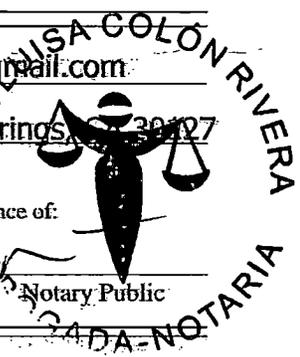


My commission expires: 2-3-20 Signed, sealed and delivered in presence of:
[Signature] Notary Public
My Commission Expires February 3, 2020

Titleholder: LUISA J ROSS Phone # 909-469-2455 E-mail: fifa0591@gmail.com

Signature: [Signature] Address: 1874 Harmony Rd, Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)
Driver License # 6786289

My commission expires: - Signed, sealed and delivered in presence of:
[Signature] Notary Public
AFF # 9916



Present Zoning of Property NEIGHBORHOOD 1905-1560 GAYDON STATION

Location 1874 Harmony Rd Tranquil Lane PLAT BOOK 65 PAGE 197
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 383/ LOT 19 District 19th 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 N 153.80 Shape of Property SQUARE Topography of Property _____ Other _____
W. 151.92

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).

List type of variance requested: PERMIT FOR THE FOLLOWING:
TO PLACE A SHED (NOT ON A PERMANENT FOUNDATION) TO SIDE OF THE PROPERTY IN FRONT OF
EXISTING FENCE AND AWAY FROM EXISTING HOUSE STRUCTURE.