

V-130
(2018)

RECEIVED
OCT 31 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

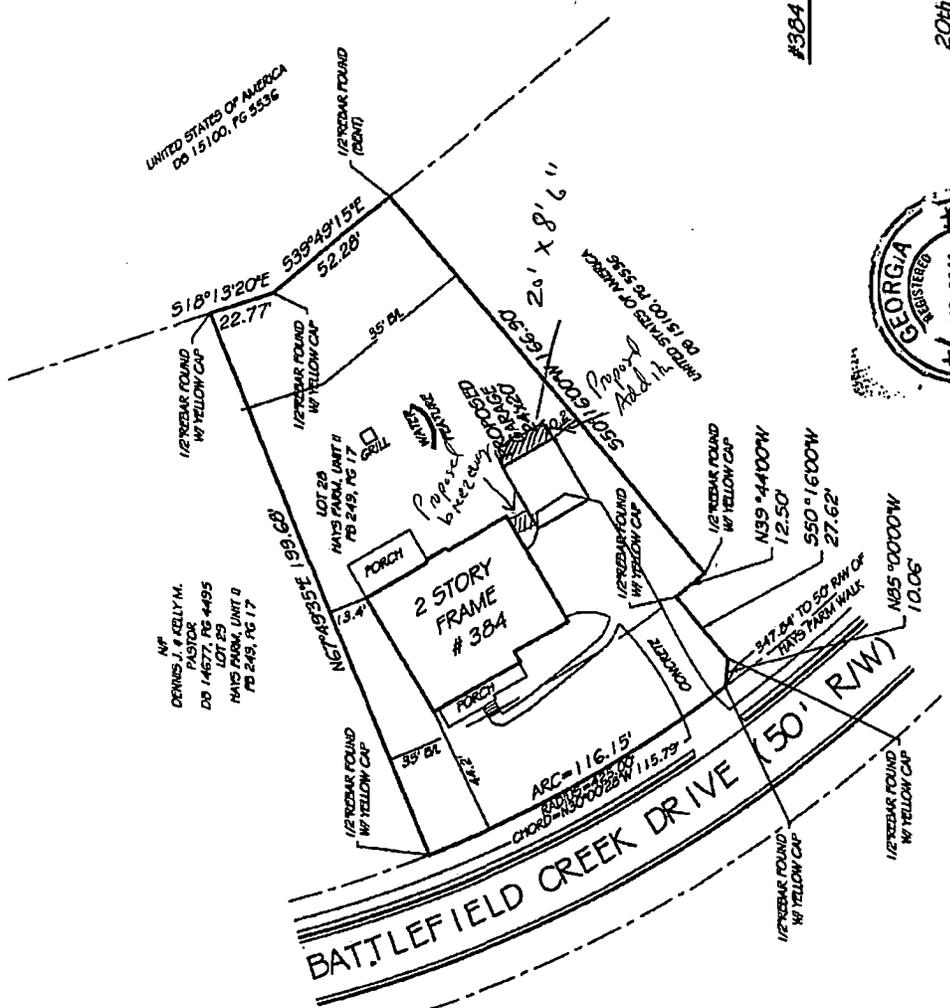
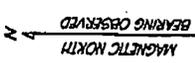
SURVEY OF
#384 BATTLEFIELD CREEK DRIVE

LOT 29
HAYS FARM

UNIT II

LOCATED IN
LAND LOT 327
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 11-19-2014
PLAT DATE: 11-21-2014
SCALE: 1" (INCH) = 40' (FEET)

40' 30' 10' 0' 20' 40'
GRAPHIC SCALE: (Feet) = 40(FEET)

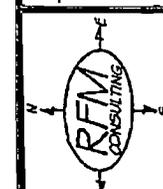


NOTES:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-60. SURVEYED TO C.C.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.
THE PLOD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 22,555 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 506,333 FEET.
TOTAL AREA = 20,543 SQUARE FEET OR 0.47 ACRES.
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-811) BEFORE ANY DIGNATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:
DEED BOOK 14630, PAGE 2219
PLAT BOOK 249, PAGE 17

RECEIVED
NOV 20 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

R.F.M. CONSULTING, LLC
707 WHITLOCK AVENUE
BUILDING A-37
MARIETTA, GA 30064
(770) 757-3977
EMAIL: RFMC@BELLSOUTH.NET



APPLICANT: Harold Brandon Dampier

PETITION No.: V-130

PHONE: 229-251-3471

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Harold Brandon Dampier and
Maryellen Egan Dampier

PRESENT ZONING: R-20

PHONE: 229-251-3471

LAND LOT(S): 327

TITLEHOLDER: Harold B. Dampier and Maryellen
E. Dampier

DISTRICT: 20

PROPERTY LOCATION: On the east side of
Battlefield Creek Drive, north of Dallas Highway
(384 Battlefield Creek Drive).

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Increase the size of an accessory structure (existing, expanded garage) from 480 square feet (per stipulation of V-14 of 2015) to 650 square feet; and 2) allow an accessory structure with living area (existing, expanded garage) to be attached to the house with an open breezeway.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Harold Brandon Dampier **PETITION No.:** V-130

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspector issued a notice of violation on 10/10/18 for constructing living space in garage.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

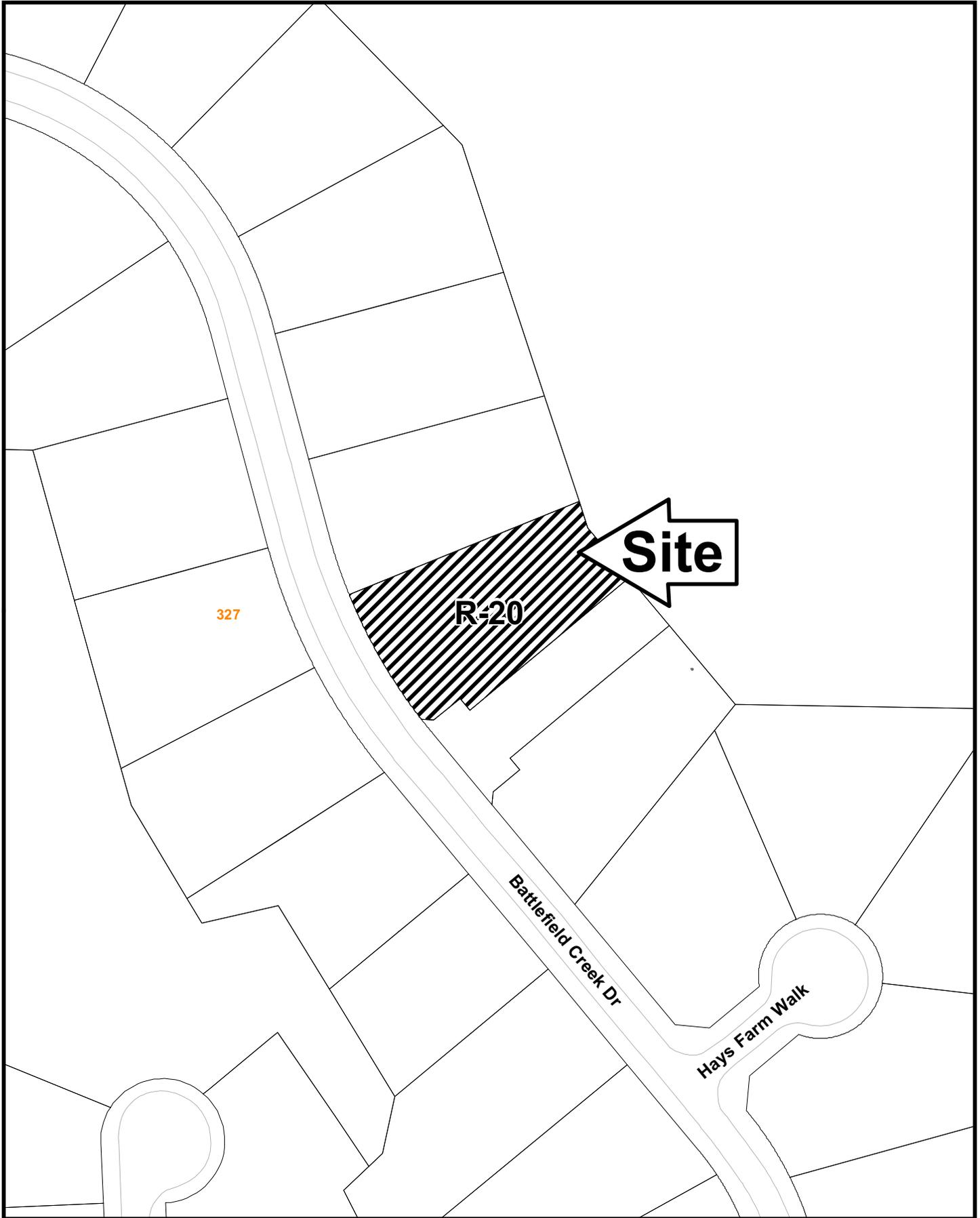
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Harold Brandon Dampier **PETITION No.:** V-130

FIRE DEPARTMENT: No comment.

V-130 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

RECEIVED
OCT 31 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

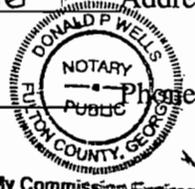
(type or print clearly)

Application No. V-130
Hearing Date: 12-12-18

Applicant Harold Brandon Dampier Phone # 229-251-3471 E-mail hbdampier@gmail.com

Harold Brandon Dampier Address 384 Battlefield Creek Dr. Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

H.B. Dampier
(representative's signature)



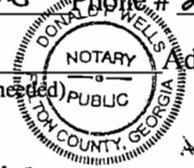
Phone # 229-251-3471 E-mail hbdampier@gmail.com

Signed, sealed and delivered in presence of:
Donald P. Wells
Notary Public

My commission expires: _____

Titleholder Harold Brandon Dampier Phone # 229-251-3471 E-mail hbdampier@gmail.com

Signature H.B. Dampier Address: 384 Battlefield Creek Dr. Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald P. Wells
Notary Public

My commission expires: _____

Present Zoning of Property R-20
Location 384 Battlefield Creek Drive
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 327 District 20 Size of Tract .47 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Due to the topography of the land, this is the best place for the addition.

List type of variance requested: 1. Increase the size of an accessory structure from 480 sq. ft (per V-14 of 2015) to ~~480~~ 650 sq. ft
2. Allow an accessory structure with living area to be attached to the house with breezeway.

CONSENT AGENDA (CONT.)

- V-13 KEVIN AND WHITNEY MANNING** (Kevin N. Manning and Whitney S. Manning, owners) requesting a variance to: 1) waive the rear setback from the required 30 feet to 20 feet; 2) waive the side setback from the required 5 feet to 1.3 feet adjacent to the eastern property line; and 3) waive the maximum impervious surface from the required 45% to 70.9% in Land Lot 907 of the 17th District. Located on the north side of Courtyard Drive, south of Kingsland Court (3824 Courtyard Drive).

To **approve** the variance request subject to:

- **Encroachments as shown on the site plan received by the Zoning Division November 26, 2014 attached and made a part of these minutes)**
- **Development and Inspections Division comments and recommendations**

- V-14 SCOTT CROSBY** (Geoffrey S. Crosby and Natalka C. Crosby, owners) requesting a variance to allow an accessory structure (480 square foot proposed garage) to the side of the principal structure in Land Lot 327 of the 20th District. Located on the east side of Battlefield Creek Drive, north of Dallas Highway (384 Battlefield Creek Drive).

To **approve** the variance request subject to:

- **Encroachments as shown on the site plan received by the Zoning Division November 20, 2014 (attached and made a part of these minutes)**
- **No business or living use in the accessory structure**

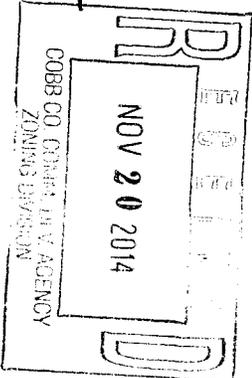
- V-15 T. WAYNE DAVIS** (Tine Wayne Davis, Jr., owner) requesting a variance to: 1) waive the minor side setback from the required 10 feet to 9 feet adjacent to the southern property line; 2) waive the major side setback from the required 35 feet to 34.81 feet adjacent to the northern property line; and 3) waive the maximum impervious surface from the required 35% to 35.48% in Land Lot 681 of the 16th District. Located on the west side of Chelsea Landing Way, south of Chelsea Lane, and east of Johnson Ferry Road (2395 Chelsea Landing Way).

NOTES:
 THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TECHNICAL SURVEY FOR ROBERT SURPUS IN GEORGIA AS SET FORTH IN CHAPTER 40 OF THE RULES OF THE GEORGIA BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 43-5-9, 43-5-19, 43-5-22.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING 1/4" = 3000' TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 22,555 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.
 THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSURE WITHIN ONE FOOT IN 506,333 FEET.
 TOTAL AREA = 20,543 SQUARE FEET OR 0.47 ACRES.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-811) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

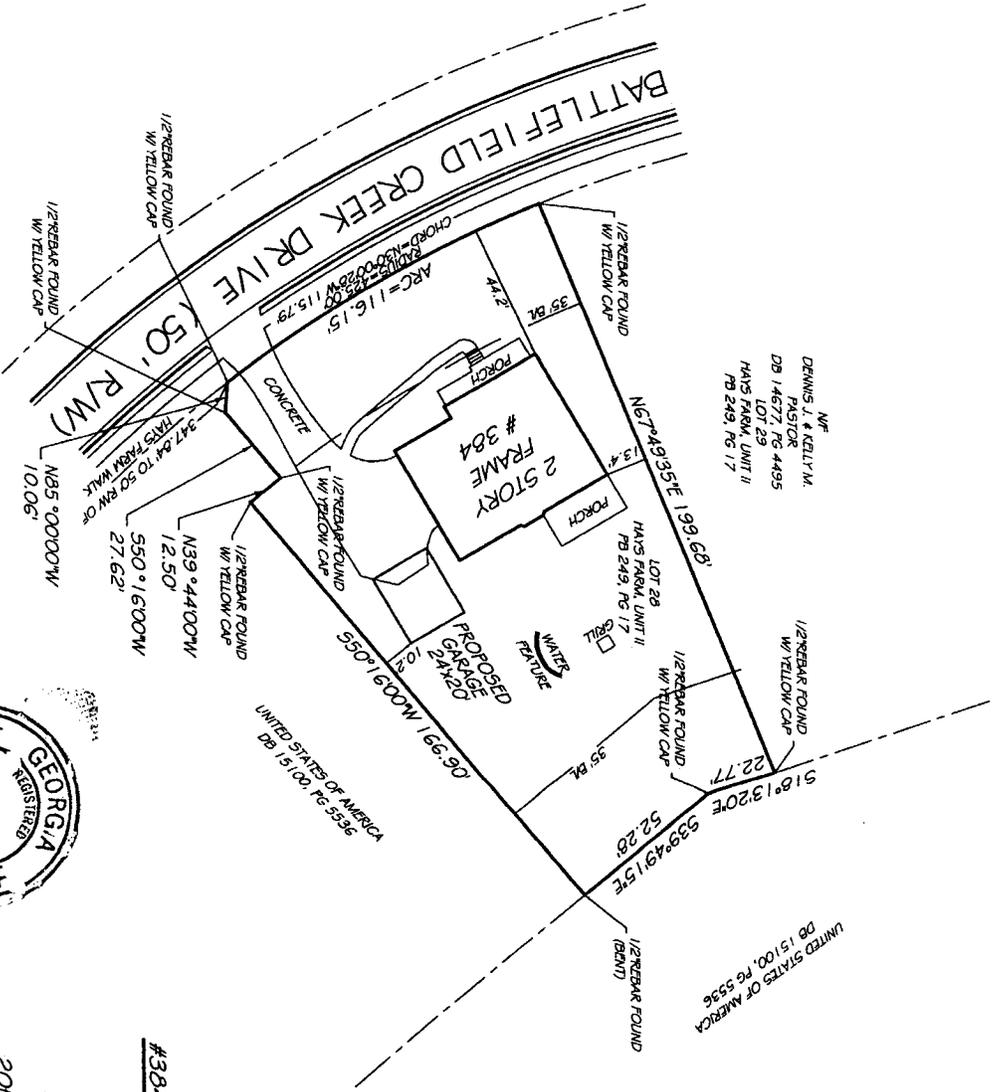
REFERENCES:
 DEED BOOK 14638, PAGE 2219
 PLAT BOOK 249, PAGE 17

V-130
 (2018)
 Exhibit



R.F.M. CONSULTING, LLC
 707 WHITLOCK AVENUE
 BUILDING A-37
 MARIETTA, GA 30064
 (770) 757-3977
 EMAIL: RFMCON@BELLSOUTH.NET

PLAT NO. 2014-0001
 COBB COUNTY, GEORGIA



DNF
 DENNIS J. & KELLY M.
 PASTOR
 DB 14677, PG 4495
 LOT 29
 HAYS FARM, UNIT II
 PB 249, PG 17



SURVEY OF
 #384 BATTLEFIELD CREEK DRIVE
 LOT 28
 HAYS FARM
 UNIT II
 LOCATED IN
 LAND LOT 327
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 FIELD DATE: 11-19-2014
 PLAT DATE: 11-21-2014
 SCALE: 1" (INCH) = 40' (FEET)
 40' 30' 20' 10' 0' 20' 40'
 GRAPHIC SCALE: 1" (inch) = 40' (feet)