

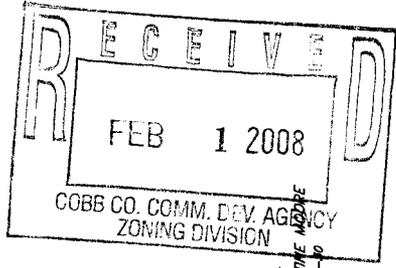
6102 NORTH - GEORGIA WEST ZONE



VARIANCE PLAT FOR:

HAROLD GOODWIN

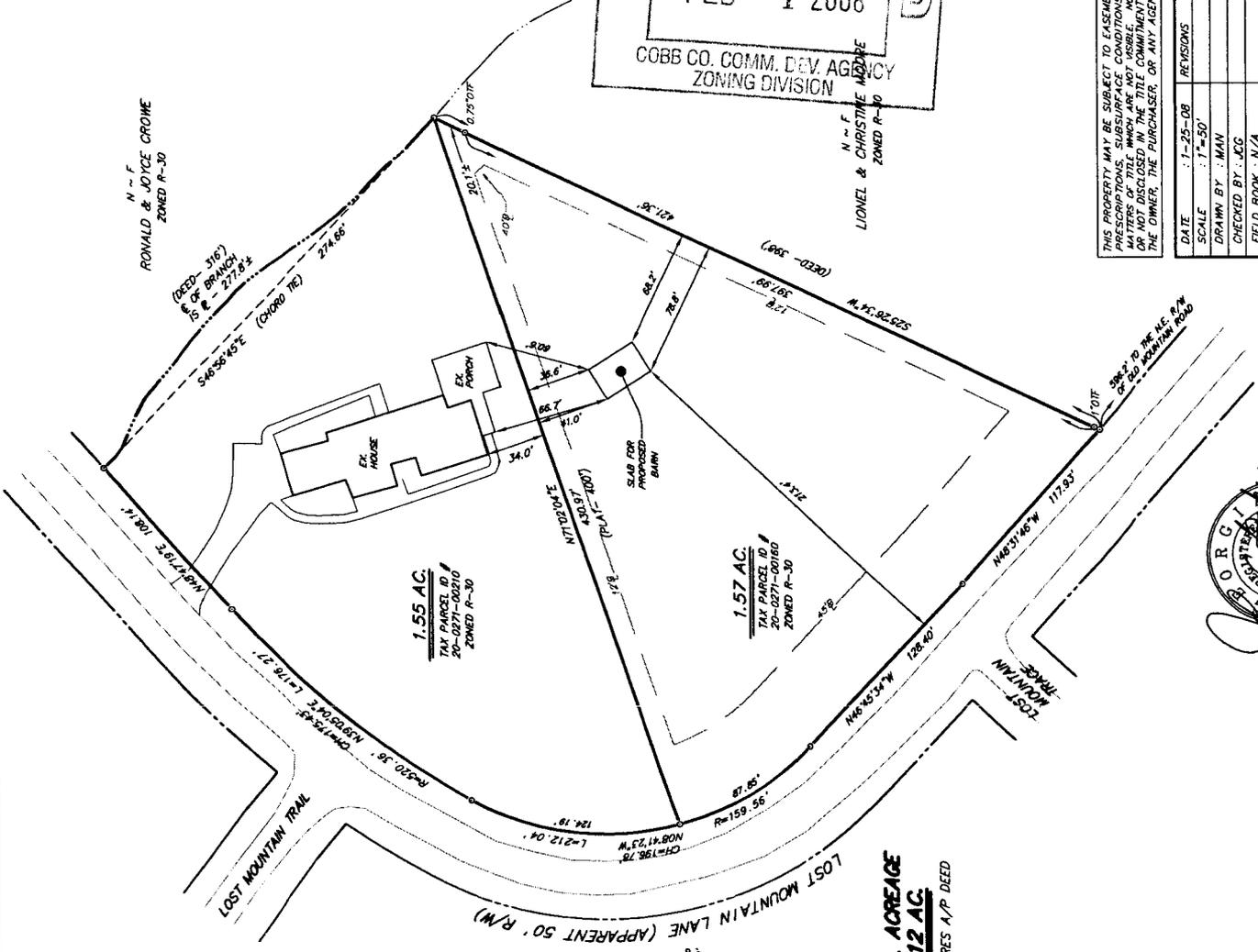
LOCATED IN L.L. 271  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSIDIARY EASEMENTS, ETC. OR ANY AGENTS THEREOF. THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF:

DATE	1-25-08	REVISIONS
SCALE	1"=50'	
DRAWN BY	MAN	
CHECKED BY	JCG	
FIELD BOOK	N/A	

**Gaskins**  
ENGINEERING & SURVEYING • LAND PLANNING • ENVIRONMENTAL  
1206 Powder Springs Rd. Phone: (770) 474-7667  
Marietta, Georgia 30067 www.gaskins.com



**TOTAL ACREAGE**  
**3.12 AC.**  
3.08 ACRES A/P DEED



LEGEND	
⊕	POWER POLE
⊕	LIGHT POLE
⊕	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊕	WATER METER
⊕	GAS METER
⊕	REINFORCING BAR SET
⊕	REINFORCING BAR FOUND
⊕	RIMP TOP PIPE FOUND
⊕	OPEN TOP PIPE FOUND
⊕	RIGHT-OF-WAY MONUMENT
⊕	TYPE OF FENCE
⊕	UNION BOX
⊕	DROP INLET / VARI. INLET
⊕	CATCH BASIN
⊕	REINFORCED CONCRETE PIPE
⊕	CORRUGATED METAL PIPE
⊕	FINISHED FLOOR ELEVATION
⊕	WATER VALVE
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	POWERBOX
⊕	STREET ADDRESS
⊕	WATER LINE
⊕	UNDERGROUND TELEPHONE LINE
⊕	GAS LINE
⊕	UNDERGROUND ELECTRICAL LINE

**SURVEY REFERENCES:**  
(USED TO COMPLETE VARIANCE PLAT)  
1) P.D. 58, PG. 58  
2) P.D. 60, PG. 50  
3) D.B. 1783, PG. 751-752

**PARCEL INFO:**  
CURRENT ZONING: R-30  
FRONT SETBACK: 45'  
SIDE SETBACK: 12'  
REAR SETBACK: 40'  
MINIMUM LOT AREA: 90,000 S.F.  
MINIMUM LOT WIDTH: 150 S.F.  
MINIMUM LOT WIDTH: 75'

**VARIANCE NOTES:**  
1) THE PURPOSE OF THIS VARIANCE IS TO ALLOW THE CONSTRUCTION OF A BARN AT THE PROPOSED LOCATION SHOWN ON SURVEY.

THIS COMPILED PLAT WAS NOT BASED ON AN ACTUAL FIELD RUN SURVEY. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM PLATS AND DEEDS OF RECORD.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_\_; ACCORDING TO MAP NUMBER \_\_\_\_\_ COMMUNITY NUMBER \_\_\_\_\_ DATED AUGUST 18, 1992

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES AT THEIR OWN RISK.

LINEAR PRECISION OF THIS PLAT: 1/502,721. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** Hal Goodwin **PETITION NO.:** V-24  
**PHONE:** 770-422-3171 **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30  
**PHONE:** same **LAND LOT(S):** 271  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 20  
Lost Mountain Lane, north of Old Mountain Road **SIZE OF TRACT:** 1.57 acres  
(722 Lost Mountain Lane). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Allow an accessory structure on a lot without a principal structure.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** A Stop Work Order was issued 1/14/08 for building without a permit. A plat should be recorded to combine the two parcels. Doing so would obviate the need for the variance.

**STORMWATER MANAGEMENT:** No objection.

**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.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** Sewer on an adjacent property; no conflict.

**OPPOSITION:** NO. OPPOSED          **PETITION NO.**          **SPOKESMAN**         

**BOARD OF APPEALS DECISION**

**APPROVED**          **MOTION BY**         

**REJECTED**          **SECONDED**         

**HELD**          **CARRIED**         

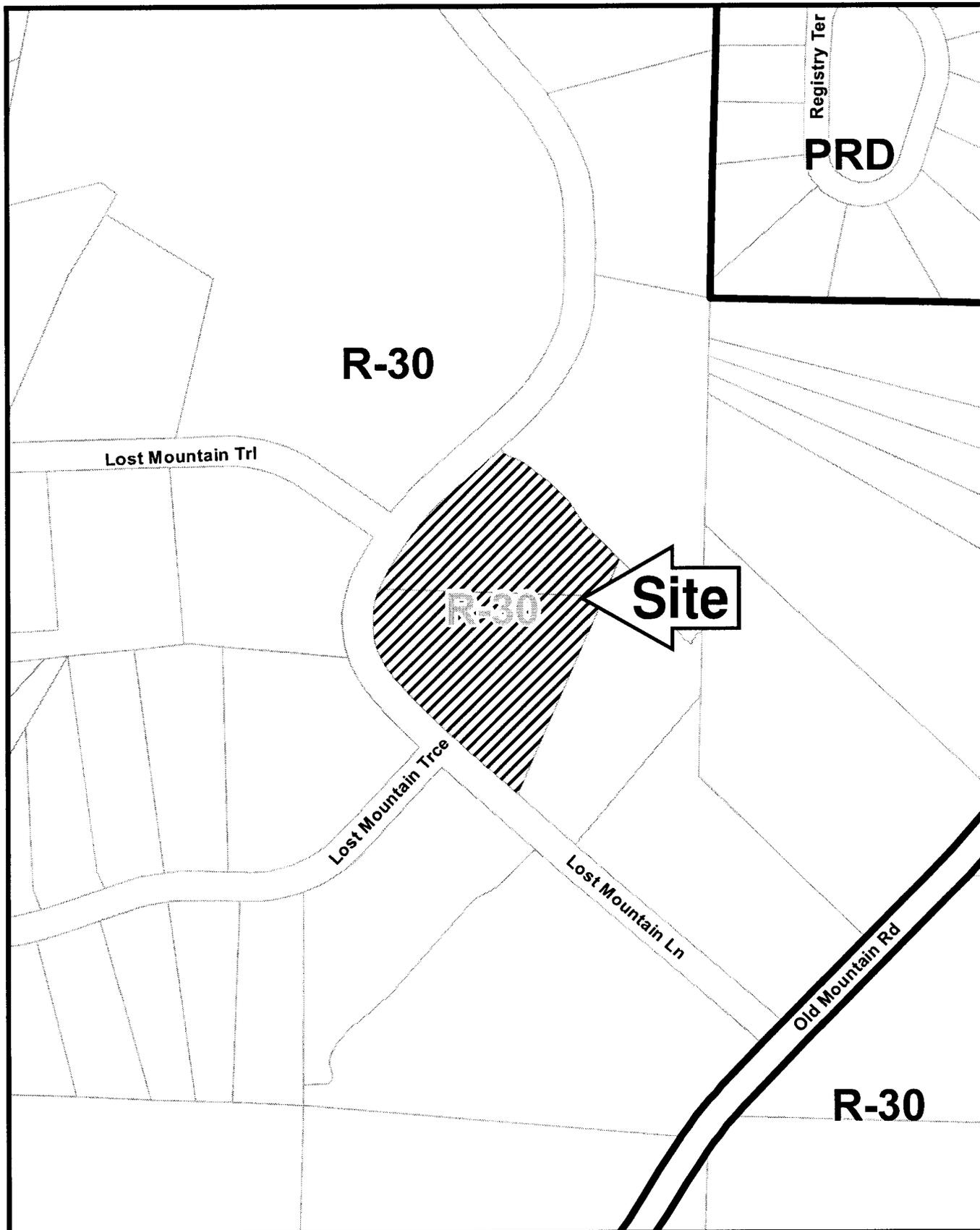
**STIPULATIONS:**         

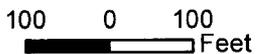
        



# V-24



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



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. V-24

Hearing Date: 4-9-08

Applicant HAL GOODWIN Business Phone \_\_\_\_\_ Home Phone 770-422-3171

Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Hal Goodwin Business Phone \_\_\_\_\_ Cell Phone 404-396-1996  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
~~My Commission Expires~~

D. Boswell  
Notary Public

Titleholder HAL GOODWIN Business Phone \_\_\_\_\_ Home Phone 770-422-3171

Signature Hal Goodwin Address: 722 LOST MOUNTAIN LANE  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
~~My Commission Expires~~

D. Boswell  
Notary Public

Present Zoning of Property R-30

Location 722 LOST MOUNTAIN LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 271 @ 21 District 20 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 \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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 ATTACHMENT. (Exhibit A)

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE ON A LOT WITHOUT A PRINCIPAL STRUCTURE.

Exhibit "A"  
V-24/2008

**Application for Variance  
Cobb County**

The placement of the proposed barn would locate it not behind my house but to the right side approximately even with the front door entrance wall, 75' from the house and 47' from the dividing line of the two lots and 78' 8" from the lot boundary to the East. This request for a variance is to allow construction of this small barn at this site to the side of my house.

This small barn, 20' x 30', is to replace a small deteriorating structure, 6' x 10', with an adjacent dog run slab of 10' x 17' that was built in Aug. 1980. The barn will be built over and in addition to the remaining slab which would otherwise have to be removed. It will also be in line with an existing horse fence and will have a stall and dog kennel opening into the fenced lot. Placement otherwise would not allow access by animals from the lot into the barn.

Placement directly behind or to the side and behind the house would place the barn in a low lying area that floods in excessively heavy rains and would be far from the fenced lot. The only other behind the house area would put the barn very close to the adjoining property away from the fenced area and would cause the destruction of a long (29 yr) established raised bed garden and garden pond.

Hal Goodwin  
1/31/2008