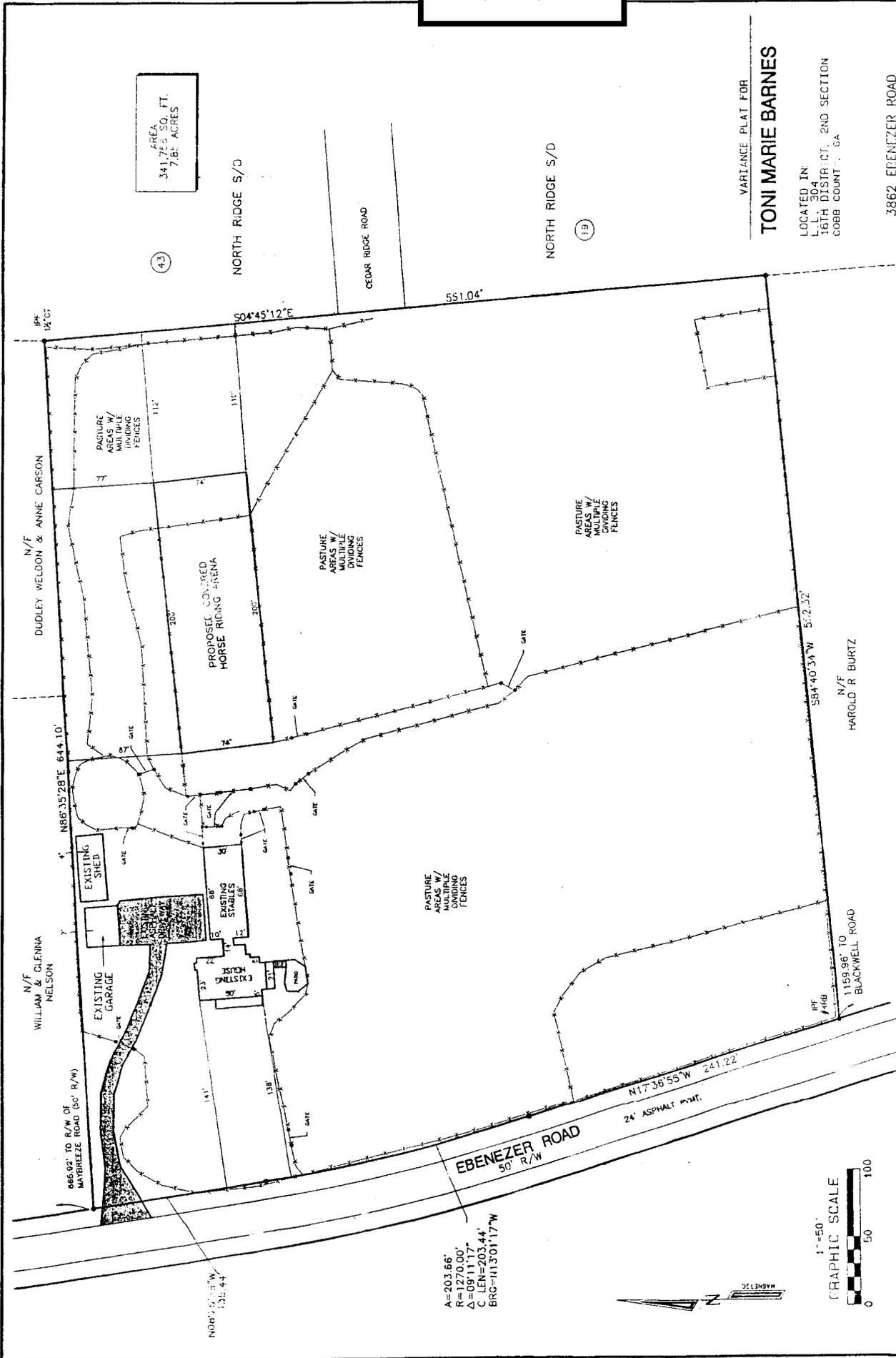


V-67
(2008)



AREA
341,765 SQ. FT.
7.86 ACRES

VARIANCE PLAT FOR
TONI MARIE BARNES

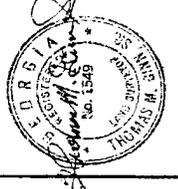
LOCATED IN:
L.L. 304
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GA

3862 EBENEZER ROAD
MARIETTA, GA 30066

**SOUTHERN SURVEYING &
MAPPING COMPANY, INC.**

4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
PHONE: (770) 926-7759

DATE: 4-9-08 SCALE: 1"=50' C-43-08



VARIANCE REQUEST:
TO REDUCE THE MINIMUM REQUIRED SETBACK ALONG
THE NORTH BOUNDARY LINE TO 77 FEET TO ALLOW
THE CONSTRUCTION OF A COVERED STRUCTURE FOR
A HORSE RIDING ARENA.

A=203.66'
R=1270.00'
Δ=09°11'17"
C LEN=203.44'
BRG=H13°01'17"W



THIS PLAT WAS CALCULATED FOR ERROR AND IS
ACCURATE TO BETTER THAN 1:100,000
MAY BE USED IN THIS PROJECT
MAY 11 2008

APPLICANT: Toni Marie DeNome Barnes
PHONE: 770-926-1866
REPRESENTATIVE: same
PHONE: same
PROPERTY LOCATION: Located on the east side of Ebenezer Road, south of Maybreeze Road and at the western terminus of Cedar Ridge Road (3862 Ebenezer Road).

PETITION NO.: V-67
DATE OF HEARING: 07-09-08
PRESENT ZONING: R-20
LAND LOT(S): 304
DISTRICT: 16
SIZE OF TRACT: 7.85 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (proposed 14,800 square foot covered riding arena) from the required 100 feet to 77 feet adjacent to the northern property line; 2) waive the setback for a fence to maintain livestock from 10 feet to zero feet adjacent to all property lines (existing); 3) waive the setback for an accessory structure over 650 square feet (existing 750 square foot detached garage) from 100 feet to 6 feet adjacent to the north property line; and 4) waive the setback for an accessory structure over 650 square feet (existing 1,000 square foot shed) from 100 feet to 3 feet adjacent to the north property line;

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: The proposed structure could be located on the property to meet the code setback requirements. However, the existing riding arena would need to be relocated or duplicated which would result in increased land disturbance. No objection to variance.

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: No conflict.

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

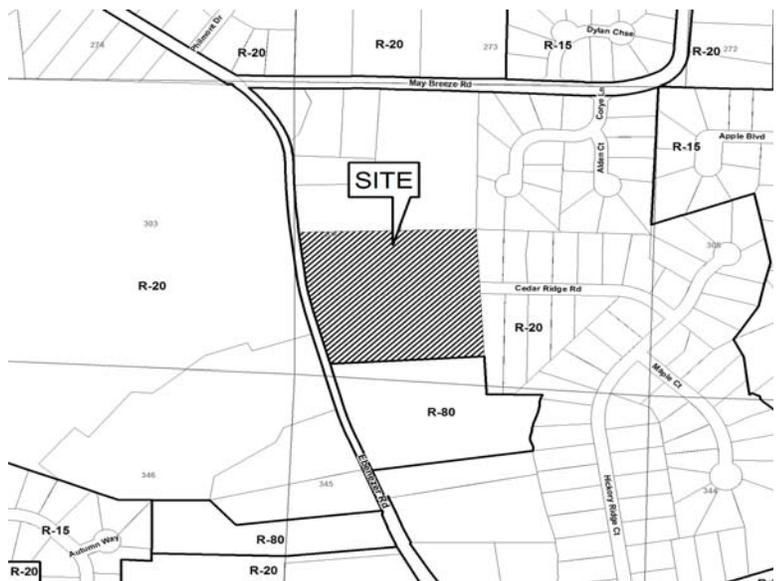
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Toni Marie DeNome Barnes

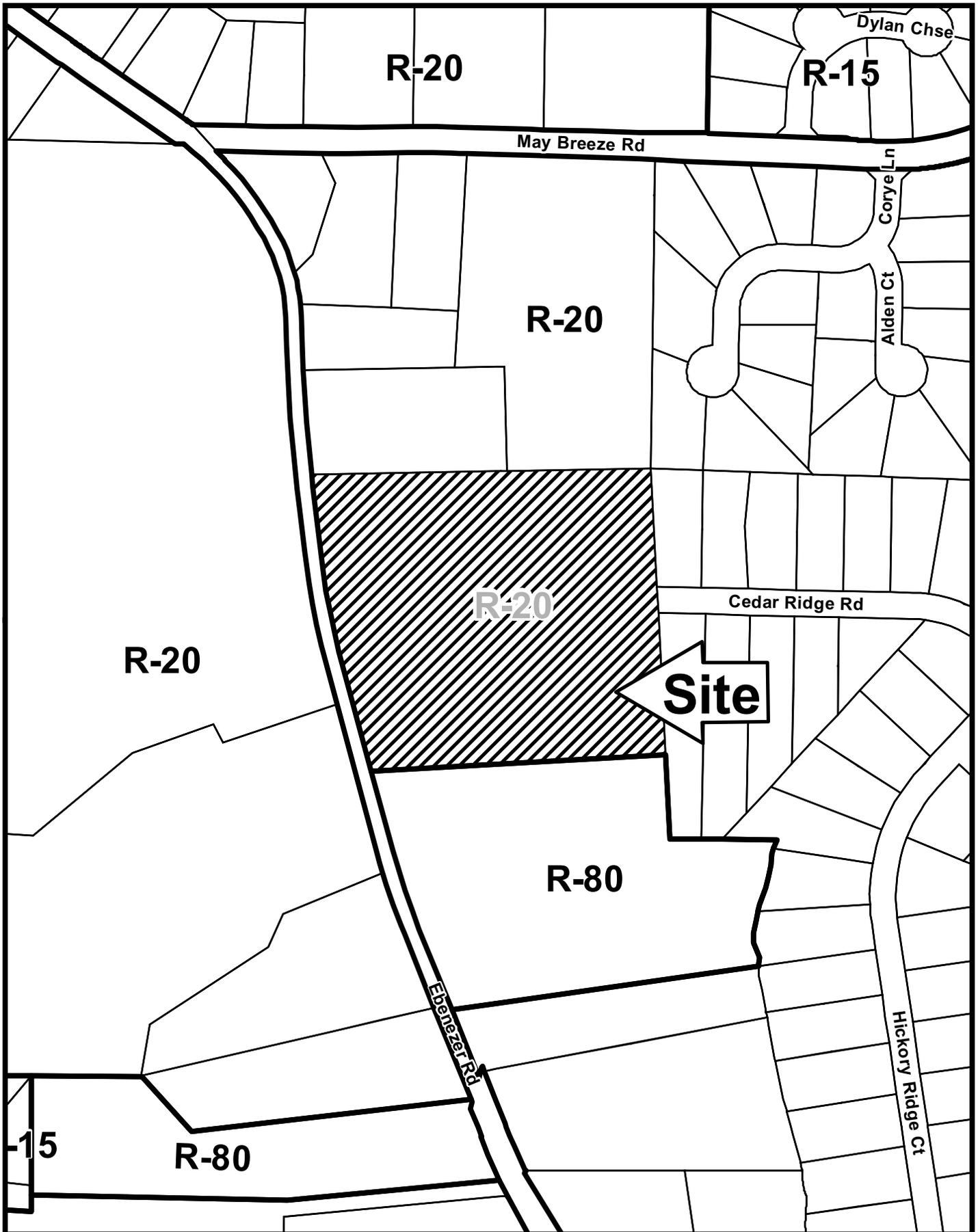
Petition Number: V-67

Date: 5.19.2008

Fire Marshal Comments

No Comments unless sides are added.

V-67



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

100 0 100
Feet



 City Boundary
 Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-67
Hearing Date: 7-9-08

Applicant Toni Marie DeNoma Barnes Business Phone 776 926/866 Home Phone SAME
Address 3862 Ebenezer Rd Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Toni Marie Barnes Business Phone ✓ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

J. Munn
Notary Public

Titleholder Toni Marie Barnes Business Phone _____ Home Phone _____
Signature Toni Marie Barnes Address: _____
(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 February 3, 2011

J. Munn
Notary Public

Present Zoning of Property R-20
Location 3862 EBENEZER ROAD
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 304 @ 45 District 16 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.

* The existing Ring is in great shape with excellent drainage. The existing Ring fits the property and is asset to the value of property. My neighbors Both Bucky & Glenn Nelson and Dudley & Anne Wedel approve.

List type of variance requested: Cover For existing Riding Ring