

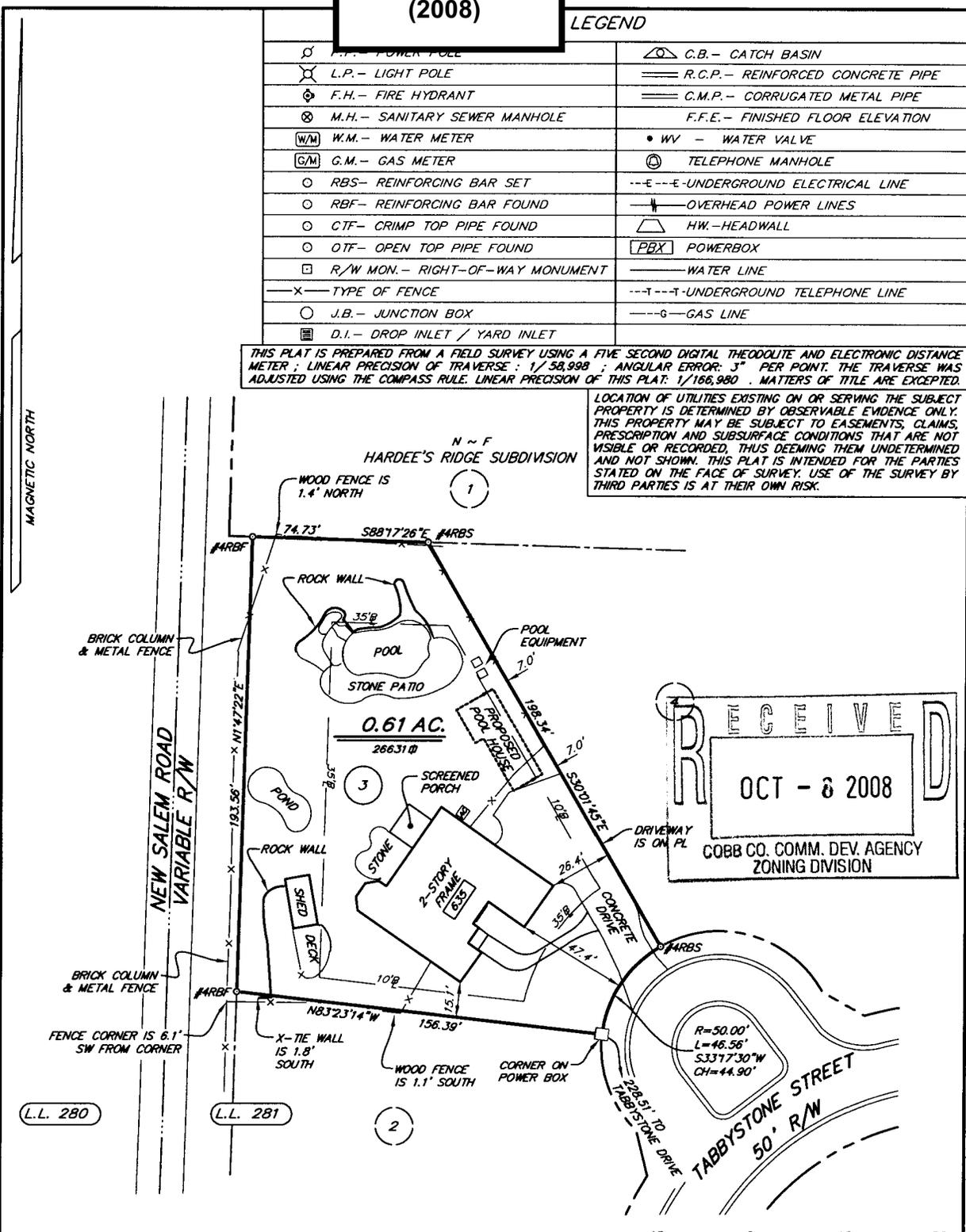
V-116
(2008)

LEGEND

⊙	P.P. - POWER POLE	△	C.B. - CATCH BASIN
⊗	L.P. - LIGHT POLE	▬	R.C.P. - REINFORCED CONCRETE PIPE
⊕	F.H. - FIRE HYDRANT	▬	C.M.P. - CORRUGATED METAL PIPE
⊗	M.H. - SANITARY SEWER MANHOLE	▬	F.F.E. - FINISHED FLOOR ELEVATION
⊗	W.M. - WATER METER	•	WV - WATER VALVE
⊗	G.M. - GAS METER	⊙	TELEPHONE MANHOLE
○	RBS - REINFORCING BAR SET	---	---E-E-UNDERGROUND ELECTRICAL LINE
○	RFB - REINFORCING BAR FOUND	---	---O-OVERHEAD POWER LINES
○	CTF - CRIMP TOP PIPE FOUND	▬	HW - HEADWALL
○	OTF - OPEN TOP PIPE FOUND	▭	PBX - POWERBOX
□	R/W MON. - RIGHT-OF-WAY MONUMENT	---	---W-WATER LINE
---	TYPE OF FENCE	---	---T-T-UNDERGROUND TELEPHONE LINE
○	J.B. - JUNCTION BOX	---	---G-GAS LINE
▭	D.I. - DROP INLET / YARD INLET		

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/58,998; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/166,980. MATTERS OF TITLE ARE EXCEPTED.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.



R E C E I V E D
 OCT - 6 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

L.L. 280

L.L. 281

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067C0030 F DATED AUGUST 18, 1992.



DATE : 5/8/08	REVISIONS
SCALE : 1"=40'	ADDED POOL HOUSE; 10/7/08
DRAWN BY : JS	
CHECKED BY : CAE	
FIELD BOOK : 371B	

VARIANCE PLAT FOR:

LIZ LINTNER

PARK AT LATIMER FARM
UNIT 2 - LOT 3

LOCATED IN L.L. 281
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

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Drawing name: J:\1112\LatimerFarm\Lot 3\LOT 3 - 635 TABBYSTONE.dwg
 Plotted on: Oct 07, 2008 - 6:28am
 Plotted By: Jeremy shrey

APPLICANT: Thomas B. and Elizabeth A. Lintner **PETITION NO.:** V-116
PHONE: 770-771-5151 **DATE OF HEARING:** 12-10-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 281
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 20
Tabbystone Street and the east side of New Salem Road **SIZE OF TRACT:** .61 acre
(635 Tabbystone Street). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed pool house) to the side of the primary structure; 2) waive the side setback for an accessory structure (aforementioned pool house) from the required 10 feet to 7 feet adjacent to the eastern property line on lot 3; and 3) waive the setback for an accessory structure (existing 200 square foot shed) from the required 35 feet to 17 feet adjacent to the western property line on lot 3.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision 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 pool house will not exceed the maximum allowable impervious coverage limit and will drain to the street via the existing driveway. No significant 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.

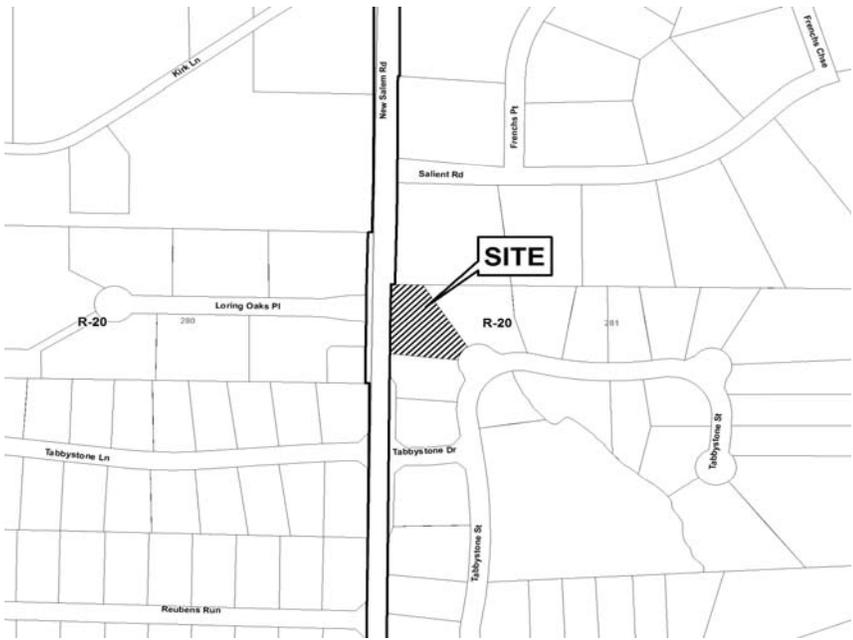
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

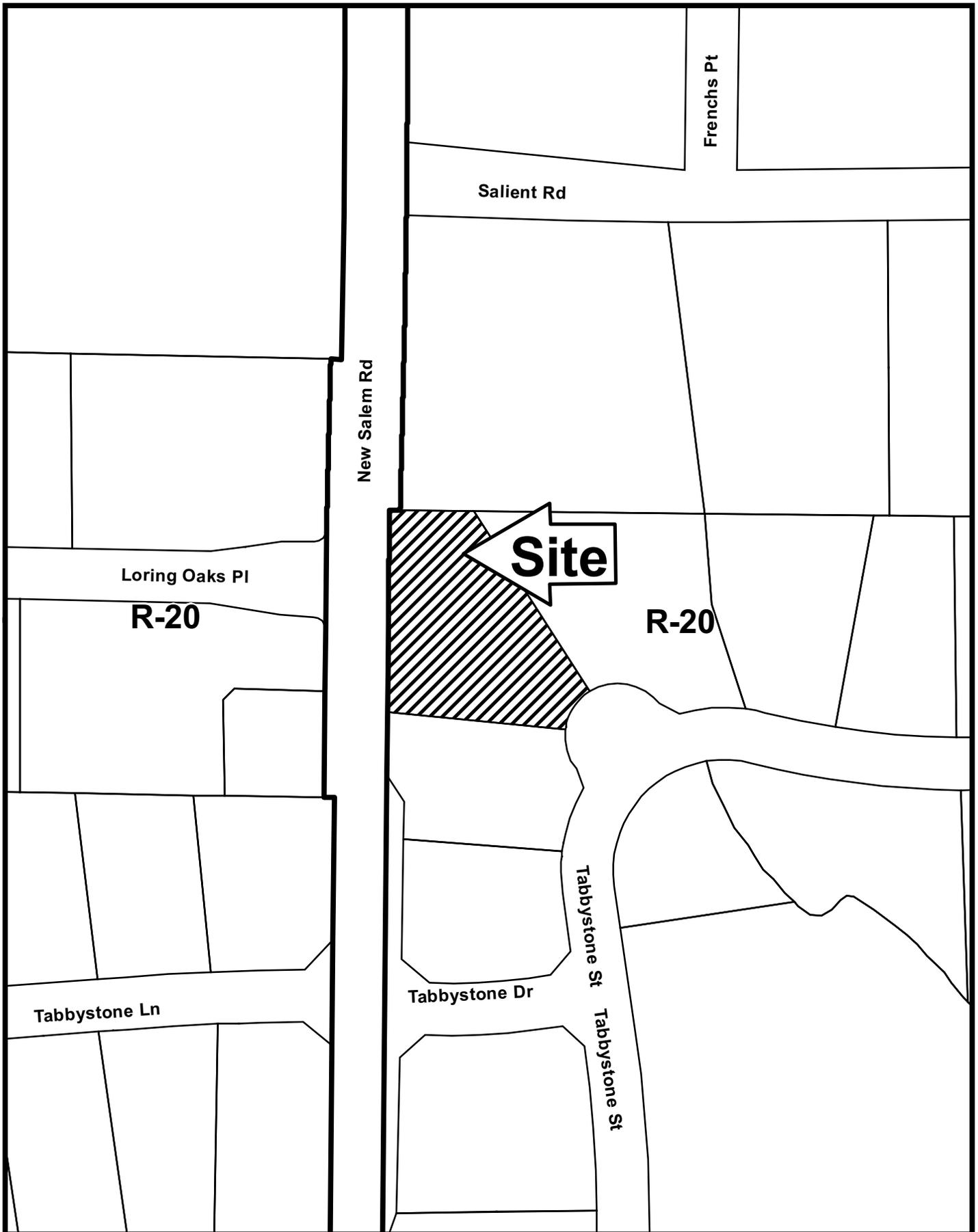
SEWER: No conflict.

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

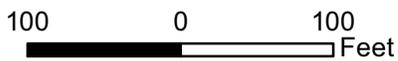
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



V-116



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. U-116
Hearing Date: 12-10-08

Applicant Thomas B. & Elizabeth A. Lintner Business Phone 770-771-5151 Home Phone 678-355-0578

Thomas B. & Elizabeth A. Lintner Address 635 TABBYSTONE ST. MKTA GA 30064
(representative's name, printed) (street, city, state and zip code)

Thomas B. Lintner / Elizabeth A. Lintner Business Phone 770-771-5151 Cell Phone 770-722-9222
(representative's signature)

DENISE MICHELLE BURTON
NOTARY PUBLIC
PAULDING COUNTY
STATE OF GEORGIA
MY COMMISSION EXPIRES APRIL 14, 2012

My commission expires:

Signed, sealed and delivered in presence of:
Denise Michelle Burton
Notary Public

Titleholder Thomas B. & Elizabeth A. Lintner Business Phone 770-771-5151 Home Phone 678-355-0578

Signature Thomas B. Lintner Address: 635 TABBYSTONE ST. MKTA GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Elizabeth A. Lintner
DENISE MICHELLE BURTON
NOTARY PUBLIC
PAULDING COUNTY
STATE OF GEORGIA
MY COMMISSION EXPIRES APRIL 14, 2012

My commission expires:

Signed, sealed and delivered in presence of:
Denise Michelle Burton
Notary Public

Present Zoning of Property RESIDENTIAL R-20

Location 635 TABBYSTONE STREET
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P101 281 District 20 Size of Tract .5 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.

DUE TO EXISTING POOL LOCATION, WE ARE REQUESTING RELIEF OF SIDE BUILDING LINE REQUIREMENTS, FOR ADDITIONAL OF ACCESSORY POOL HOUSE AND GARAGE STRUCTURE.

List type of variance requested: 1) ALLOW AN ACCESSORY STRUCTURE TO THE SIDE OF THE PRIMARY STRUCTURE & WAIVE THE SIDE SETBACK FOR AN ACCESSORY STRUCTURE OVER 14' 5" FROM REQUIRED 10 FT TO 7 FT ADJACENT TO THE EASTERN PROP. LINE.