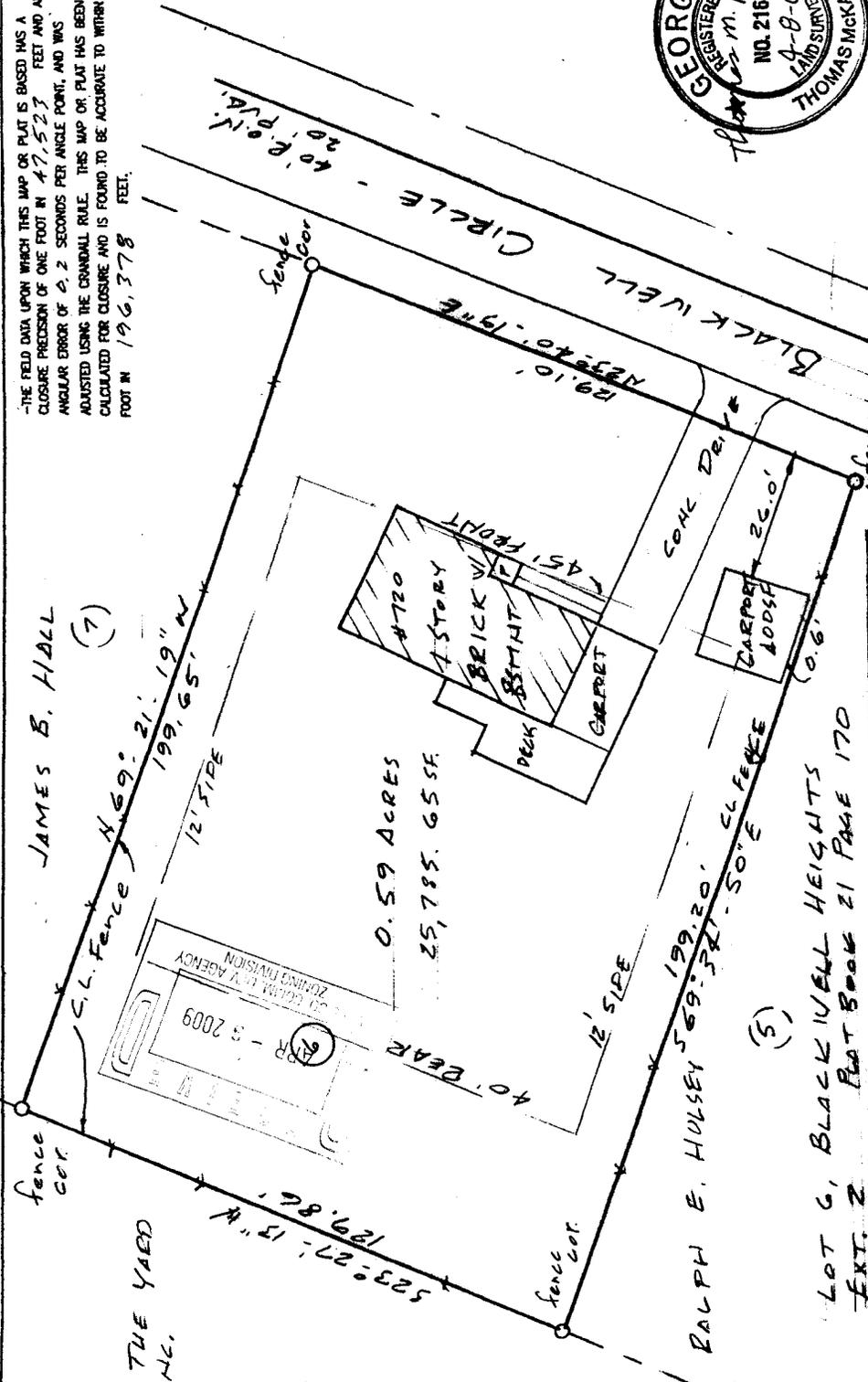
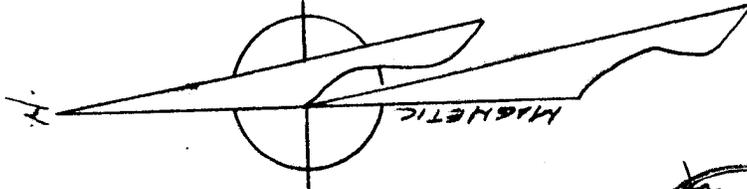


-THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A  
CLOSURE PRECISION OF ONE FOOT IN 47,523 FEET AND AN  
ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT, AND WAS  
ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN  
CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE  
FOOT IN 196,378 FEET.



P.O.B. = 759.26'  
TO NIVA COURT

SURVEY FOR -

**DONALD GENTRY**

LAND LOT	377	SCALE	1" = 30'
DISTRICT	1677	DATE	APRIL 10, 09
SECTION	2ND	DRAWN BY	DL
COUNTY	COB	CHECKED BY	TB
STATE	GA	JOB NO.	

**T. M. Britt Surveys**  
4517 Kinvarra Circle  
Mabelton, Ga. 30126  
404-519-9579

BY THE YARD INC.

W. S. E.

PLAT BOOK 21 PAGE 170

LOT 6, BLACKWELL HEIGHTS

EXT. 2

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION  
OF THE LAND PLATTED AND HAS BEEN PREPARED IN  
CONFORMITY WITH THE MINIMUM STANDARDS AND  
REQUIREMENTS OF LAW.

**APPLICANT:** Donald Gentry **PETITION NO.:** V-51  
**PHONE:** 770-926-3463 **DATE OF HEARING:** 06-10-09  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 371  
**PROPERTY LOCATION:** Located on the west side of Blackwell Circle, southeasterly of New Chastain Road (720 Blackwell Circle). **DISTRICT:** 16  
**SIZE OF TRACT:** .59 acre **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (existing) to the front of the primary structure; and 2) waive the front setback for said structure from the required 35 feet to 26 feet and the side setback from the required 10 feet to zero feet on lot 6.

**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:** No significant stormwater management impacts 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:** No comment.

**WATER:** No conflict.

**SEWER:** Sewer not available to property.

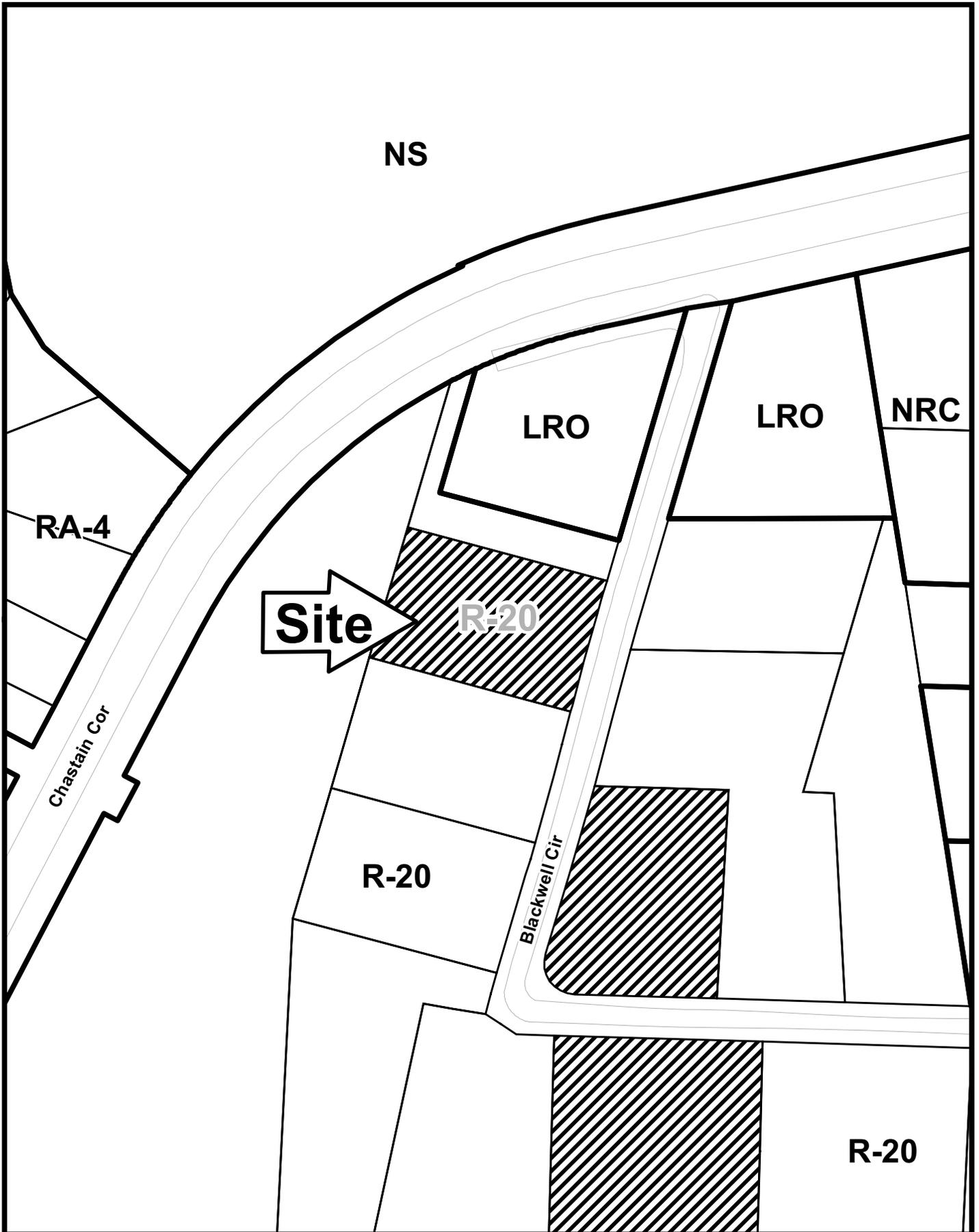
**OPPOSITION:** NO. OPPOSED **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

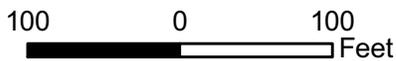
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# V-51

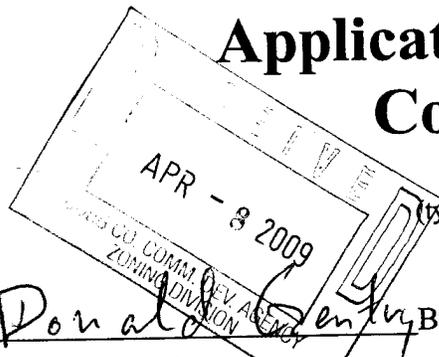


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County



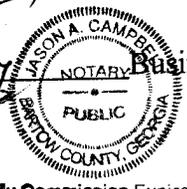
(Type or print clearly)

Application No. V-51  
Hearing Date: 6-10-09

Applicant Donald Gentry Business Phone \_\_\_\_\_ Home Phone 7-926-3463

Donald Gentry Address 720 Blackwell Circle  
(representative's name, printed) (street, city, state and zip code)

Donald Gentry Business Phone 7-926-3463 Cell Phone \_\_\_\_\_  
(representative's signature)



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires October 31, 2011

Titleholder Donald Gentry Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Donald Gentry Address: 720 Blackwell Circle  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires October 31, 2011

Present Zoning of Property R-20

Location 720 BLACKWELL CIRCLE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P6 371 District 16 Size of Tract 0.59 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 0.59 Shape of Property # Topography of Property Slope 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.

+ This carport has been here for years the builder stated that the carport was permitted, which may or may not be true

List type of variance requested: Variance to change side to 0.6' from 1' to 2.6' And to allow accessory structure in front of principal structure.