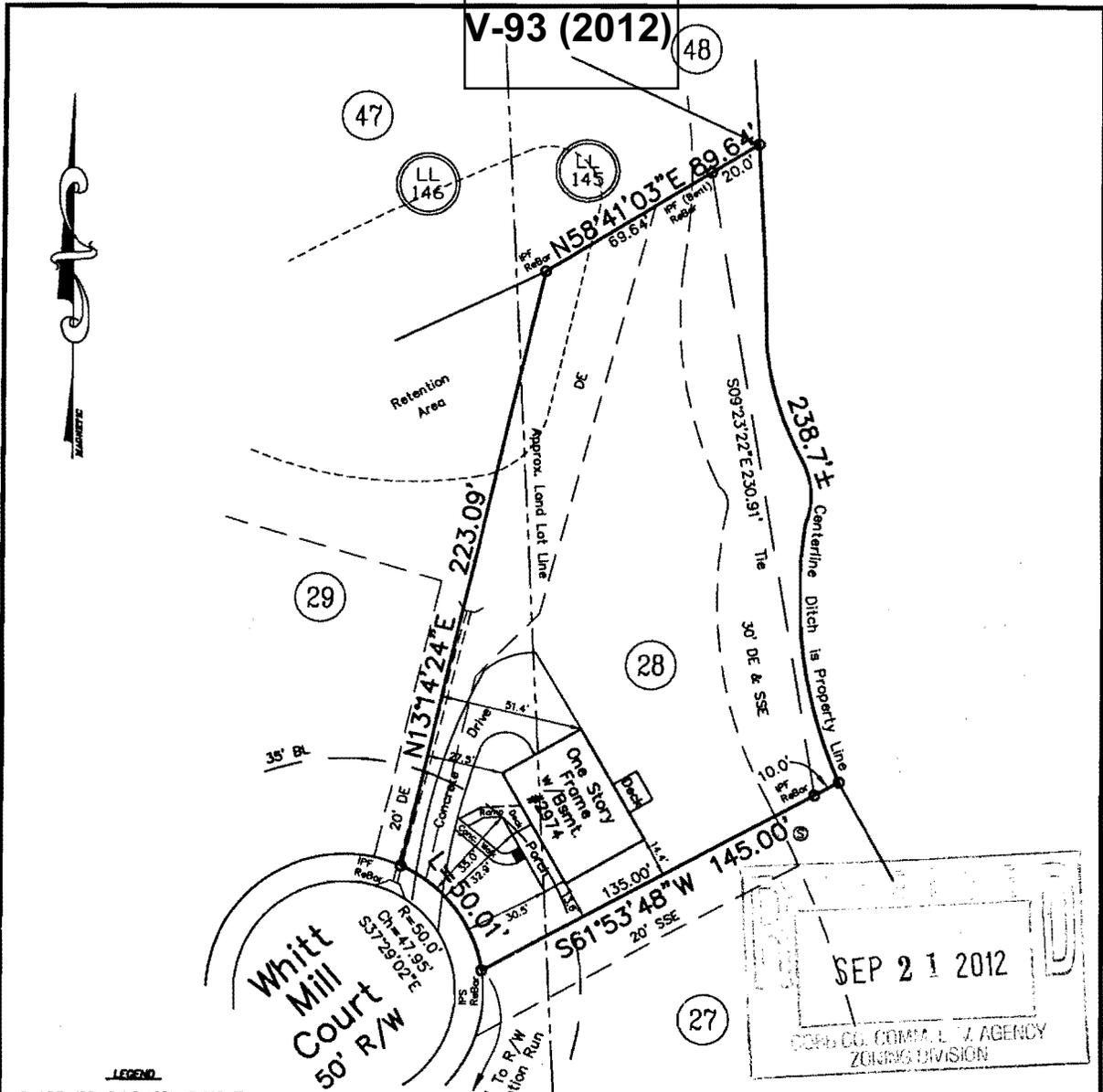


V-93 (2012)



SEP 21 2012  
 COBB CO. COMM. L. AGENCY  
 ZONING DIVISION

- LEGEND**
- L.P.P. - IRON PIN PLACED AT CORNER
  - L.P.F. - IRON PIN FOUND AT CORNER
  - L.P.F. - IRON PIN FOUND
  - - MARBLE MONUMENT FOUND
  - △ - BREAK IN PROPERTY (TRANSVERSE) LINE
  - — — - WIRE FENCE
  - — — - POWER LINE
  - — — - TELEPHONE LINE
  - LL.L. - LAND LOT LINE
  - P.P./ - POWER POLE
  - X- - BARBED WIRE FENCE
  - - - - WOOD FENCE
  - R.C.P. - REINF. CONC PIPE
  - C.M.P. - CORRUGATED METAL PIPE

Total Area  
 28,331.8 Sq. Ft.  
**0.650 Acres**



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067C0018G, Zone X, DATED Dec. 18, 2008

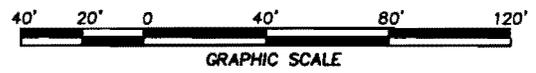
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE, PRECISION OF ONE FOOT IN 14,207 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,306 FEET.

EQUIPMENT UTILIZED: ANGULAR - SUNN3800R LINEAR - SUNN3800R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



SURVEY FOR:	
<b>Daniel Bonney &amp; Vickie Lynn Bonney</b>	
Lot 28	REVISIONS ---
Whitney Station Unit Two	
Plat Book 133 Page 8	
LAND LOT: 145 & 146	CC: LT
DISTRICT: 20th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia	SURVEY/
DATE: Sept. 18, 2012	SCALE: 1"=40'
	JOB: 120092

**Larry D. Neese, PLS**  
 50 Barrett Parkway, Suite 3005 #330  
 Marietta, Georgia 30066  
 (770) 428-2122  
 FAX: (678) 452-2179

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

**APPLICANT:** Daniel Bonney

**PETITION No.:** V-93

**PHONE:** 770-617-5250

**DATE OF HEARING:** 12-12-2012

**REPRESENTATIVE:** Daniel Bonney, Vickie Lynn Bonney

**PRESENT ZONING:** R-20

**PHONE:** 770-974-1313

**LAND LOT(S):** 145, 146

**TITLEHOLDER:** Daniel Bonney, Vickie Lynn Bonney

**DISTRICT:** 20

**PROPERTY LOCATION:** At the northeast terminus of Whitt Mill Court, north of Whitt Station Run (2974 Whitt Mill Court).

**SIZE OF TRACT:** 0.650 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30.5 feet.

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

**BOARD OF APPEALS DECISION**

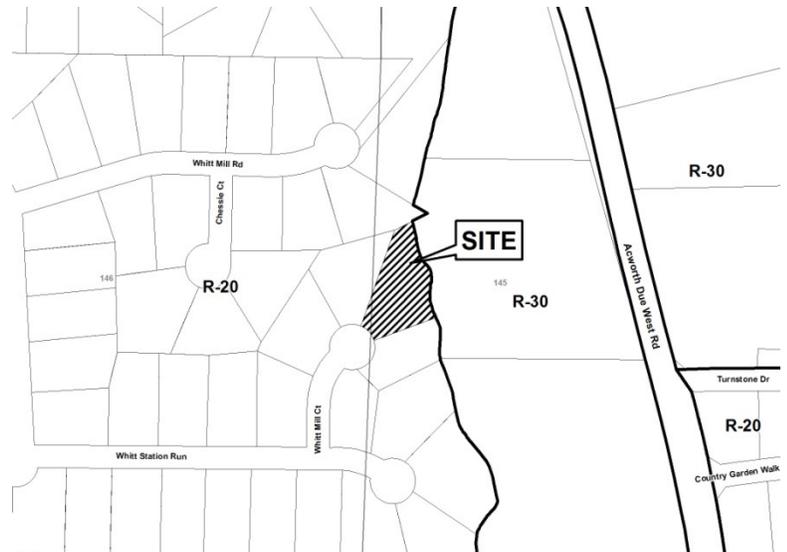
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Daniel Bonney

**PETITION No.:** V-93

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Notice of violation for building without a permit was issued on 9-7-12. If approved, permit and inspections will be required.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** The rear of this lot is located in the floodplain which necessitated the building footprint to be farther forward on the lot. No adverse stormwater management impacts are anticipated from a reduction in the front setback.

**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.

**DESIGN GUIDELINES:** No comment.

**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.

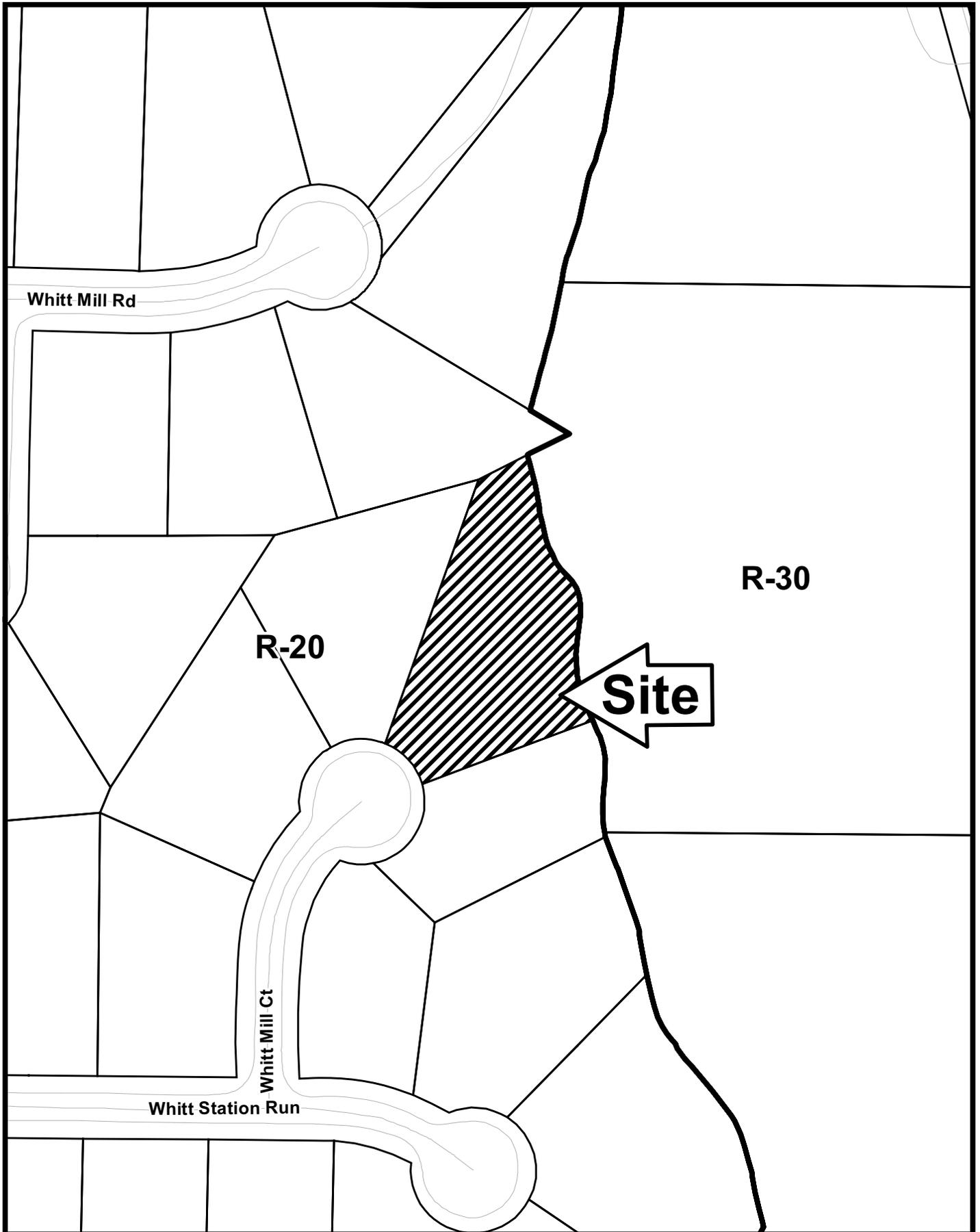
**SEWER:** No conflict.

**APPLICANT:** Daniel Bonney **PETITION No.:** V-93

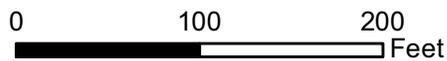
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-93

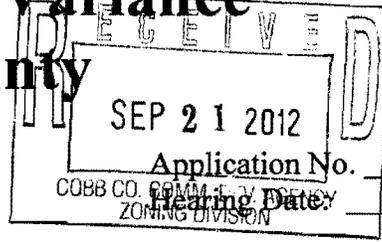


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County



(type or print clearly)

Applicant DANIEL BONNEY Phone # 770-617-5250 E-mail vickiebhome@comcast.net

Daniel Bonney Vickie Lynn Bonney Address 2974 Whitt Mill Ct. Acworth GA 30101  
(representative's name, printed) (street, city, state and zip code)

Daniel Bonney Vickie Lynn Bonney Phone # 770 974 1313 E-mail vickiebhome@comcast.net  
(representative's signature)

My commission expires: 4/23/2013

Gloria Ervin  
NOTARY PUBLIC Signed, sealed and delivered in presence of:  
Paulding County, GEORGIA  
My Comm. Expires 9/20/12  
April 23, 2013 Notary Public

Titleholder DANIEL AND VICKIE BONNEY Phone # 770-617-5250 E-mail vickiebhome@comcast.net

Signature Daniel Bonney Address: 2974 Whitt Mill Ct. Acworth GA 30101  
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: 4/23/2013

Gloria Ervin  
NOTARY PUBLIC Signed, sealed and delivered in presence of:  
Paulding County, GEORGIA  
My Comm. Expires 9/20/12  
April 23, 2013 Notary Public

Present Zoning of Property R-20

Location 2974 Whitt Mill Ct  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) #28 1454146 District #9 20<sup>th</sup> Size of Tract .88 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 ADDED FRONT PORCH IS USED FOR MY WIFE BECAUSE SHE HAD A MEDICAL PROBLEM AND WILL NEED WHEEL CHAIR ACCESS. WE REQUEST TO WAIVE THE FRONT SETBACK 4.5 FT. FOR THE FRONT PORCH.

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_