

PROPOSED

PLAT NO. 91-1237136

V-60
(2016)

AXE DR. $A=82.7'$ $C=81.32'$ $R=130.16'$
 $N 49^{\circ} 09' 19'' E$

BUTLER'S GATE 50' R/W
(24' pavement)

$N 69^{\circ} 37' 22'' E$
35.0'

$N 08^{\circ} 55' 01'' W$
125.0'

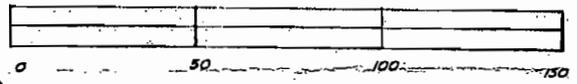
2200'
 $N 51^{\circ} 16' 30'' W$

$S 68^{\circ} 17' 13'' E$
245.68'

$S 29^{\circ} 09' 15'' W$
1/2" re-bar fd.

TOTAL AREA = 58,755
IMPROVEMENTS = 7351
12.51%

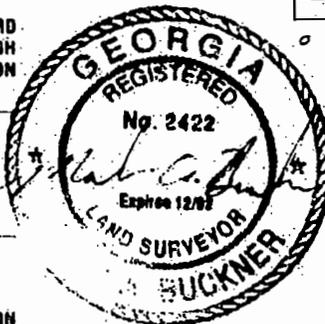
RECEIVED
MAR 10 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
GRAPHIC SCALE



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION

THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA

SURVEY FOR: MARCUS, ROBERT I. & E. JANET



LAND LOT: 1044
16TH DISTRICT 2ND SECTION
COBB COUNTY HAMPTON WOODS

LOT 16 BLOCK A UNIT THREE SEC -- PLAT BOOK 105 PAGE 21

SCALE: 1" = 50'

DATE DECEMBER 20, 1991



PEARSON & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
WETLAND DELINEATION

531 FOREST PARKWAY - SUITE 200
FOREST PARK, GEORGIA 30050
(404) 366-7715
(404) 366-0813 TELE-COPIER

MARK A. BUCKNER
REGISTERED LAND SURVEYOR

JW
DRAWN BY

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.

NOT FOR RECORDING.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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APPLICANT: Decksouth, Inc.

PETITION No.: V-60

PHONE: 770-452-3325

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: James L. Lea

PRESENT ZONING: R-15

PHONE: 404-626-8303

LAND LOT(S): 1044

TITLEHOLDER: Jeffery S. Robinson and Cinnamon K. Robinson

DISTRICT: 16

PROPERTY LOCATION: On the east side of Butler's Gate, south of Chestnut Lake Drive (746 Butler's Gate).

SIZE OF TRACT: 1.35 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 14 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD VOTE

STIPULATIONS:



APPLICANT: Decksouth, Inc.

PETITION No.: V-60

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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 modified setbacks 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: Subject to hold harmless agreement for drainage easement encroachment

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: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

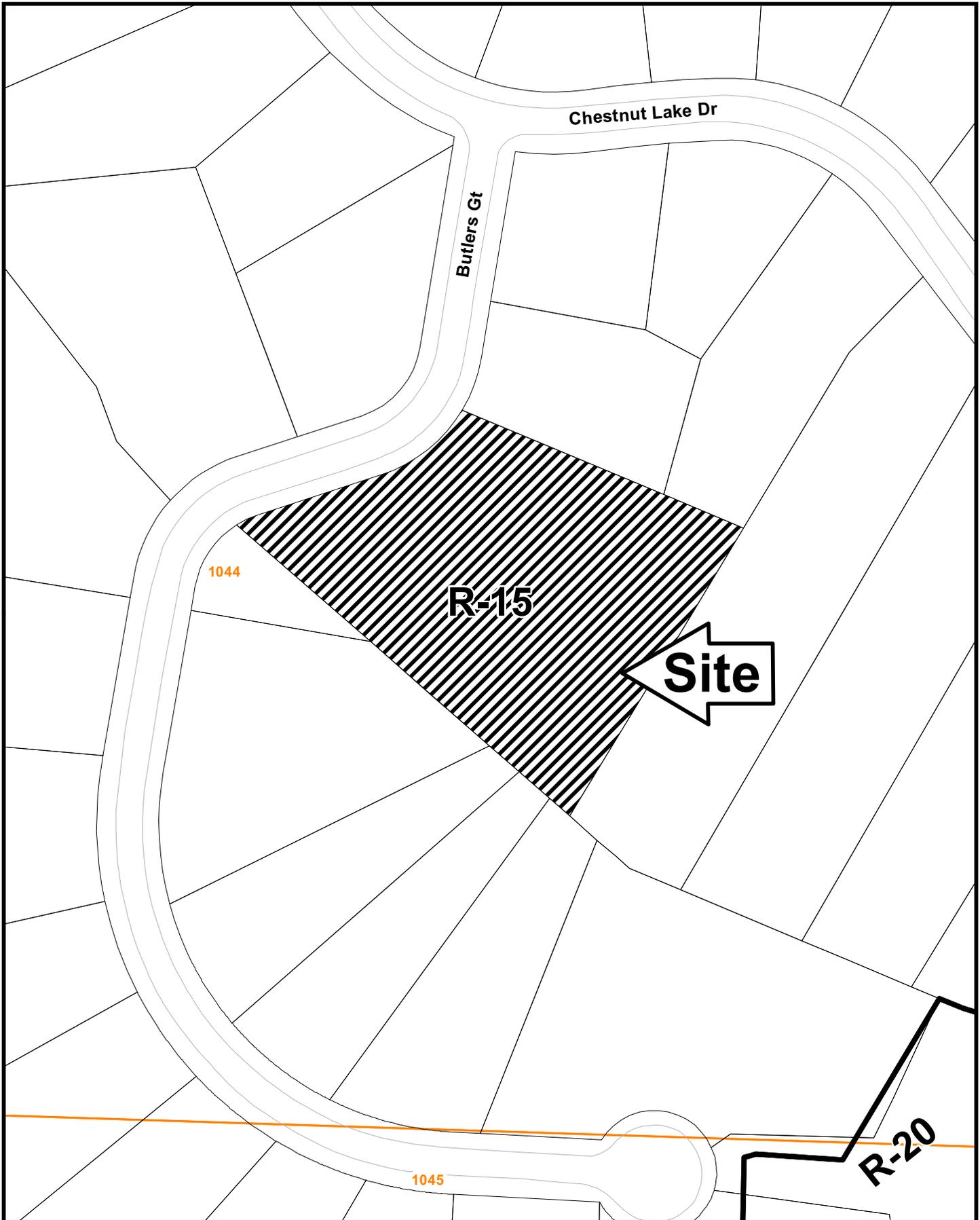
WATER: No conflict

SEWER: Glass enclosed extension of home appears to be in the sewer easement, in violation of County Code 122-123.

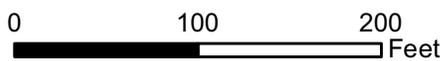
APPLICANT: Decksouth, Inc. **PETITION No.:** V-60

FIRE DEPARTMENT: 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.

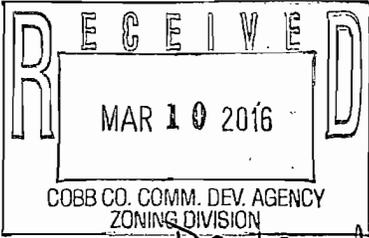
V-60-2016 GIS MAP



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)

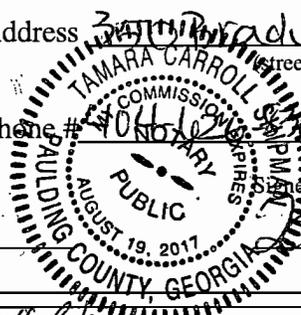
Application No. V-60
Hearing Date: 5-11-16

Applicant Decksouth, Inc. Phone # 770-452-3325 E-mail lamar@decksouth.com

James L. Lea
(representative's name, printed) Address 3200 Brady Pl, Alpharetta, GA 30009
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770-452-3325 E-mail lamar@decksouth.com



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 8-15-17

My Comm. Expires Feb. 26, 2017
*
EMERGENCY
NOTARY PUBLIC
Cobb County
State of Georgia

Holder Cinnamon Robinson Phone # 678-576-5120 E-mail mrsrobinson@byu.net

Signature [Signature] Address: 746 Butlers Gate, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: FEB 26, 2017

Present Zoning of Property Residential R3

⁷⁴⁶ Location 746 Butlers Gate, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1044 District 10th 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.

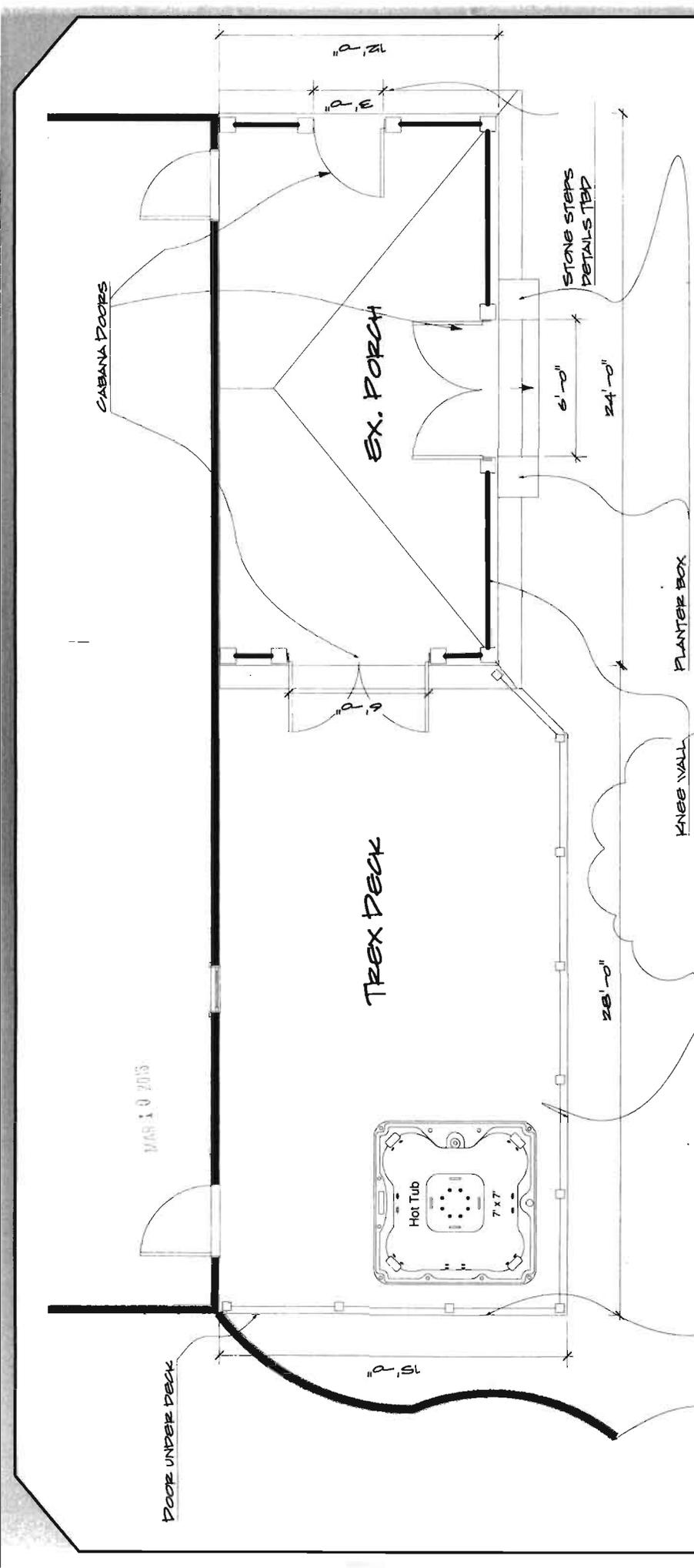
Size of Property _____ Shape of Property Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Due to the shape of the lot and a sewer easement, the house had to be located further back on the lot. With the current setback of 30', the homeowners are experiencing a hardship by not being able to create an outdoor living space. We request that the setback be reduced to 14' so that they may fully enjoy their property.

List type of variance requested: Reduction of rear setback from 30' to 14'.



MAR 10 2018

<p>DECKSOUTH Custom decks, porches, and patios since 1993</p>		<p>Designer: John Lee</p>	<p>Show Title: Top view</p>
<p>DeckSouth 550 Brady Place Alpharetta, GA 30009 www.decksouth.com</p>	<p>Cinnamon Robinson 746 Butlers Gate Marietta, GA 30068</p>	<p>Scale: 1/4"=1'</p>	