

V-87  
(2016)

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLAT AS SHOWN AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MASSACHUSETTS STANDARDS AND REQUIREMENTS OF LAW.



5/10/190  
Phillip S. Curry

NOTES:

1. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED FROM A TOPCON GTS-28.
2. THIS SURVEY PLAT HAS BEEN CALCULATED FOR DISTANCE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,500.00 FEET.
3. THE FIELD DATA UPON WHICH THIS SURVEY PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 11,500.00 FEET AND AN ANGLE OF 10" PER HUNDRED POINT, AND WAS ADJUSTED USING COMPARSS REL.

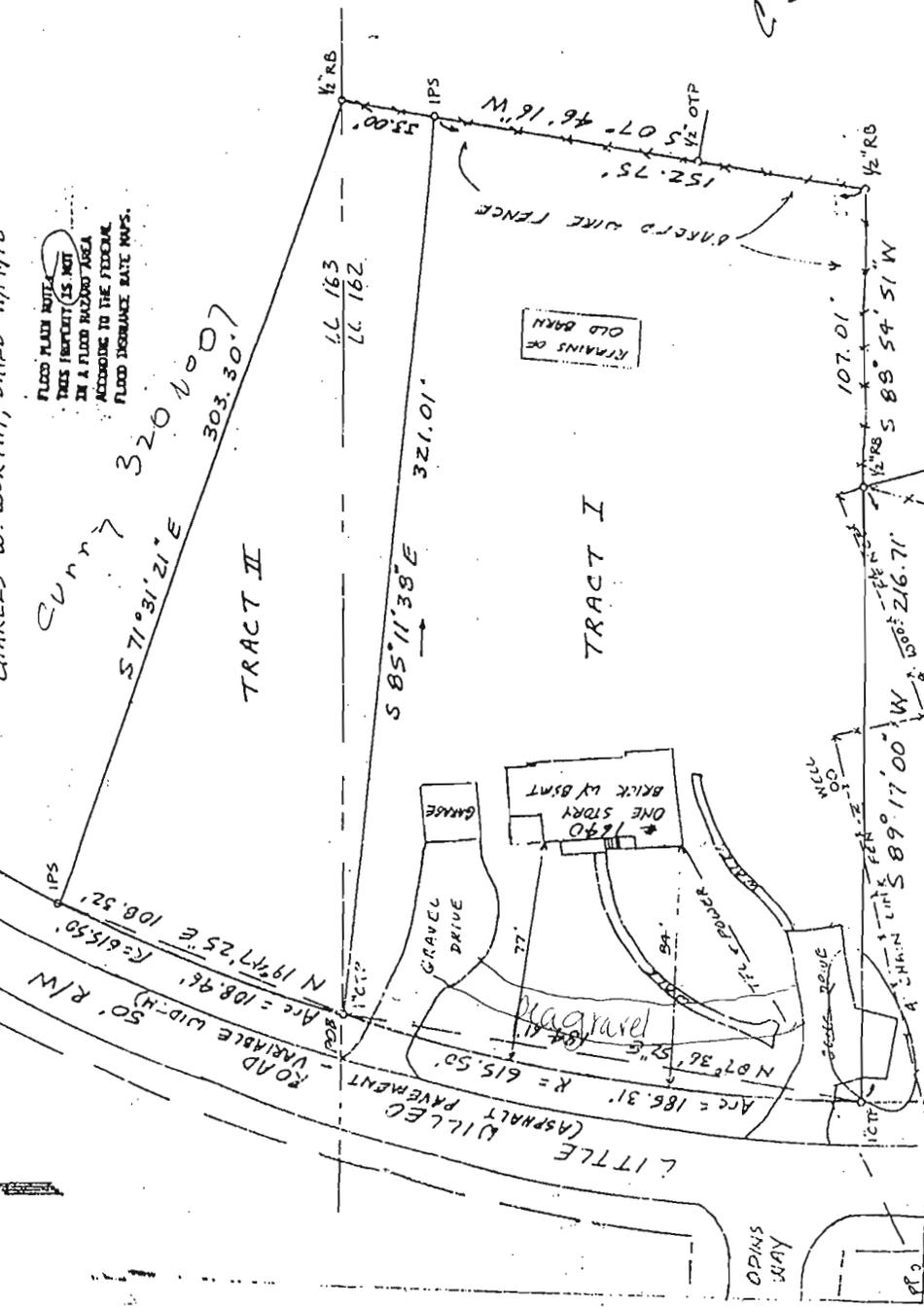
SURVEY FOR  
 CAROL C. JOHNSON AND  
 DECATUR FEDERAL SAVINGS  
 AND LOAN ASSOCIATION  
 LOCATED IN: LAND LOTS 162 + 163  
 1ST DISTRICT, 2ND SECTION,  
 COBB COUNTY, GEORGIA  
 DATE: MAY 10, 1990 SCALE: 1" = 200'

LEGEND  
 RB = REBAR  
 CTP = CAMP TOP PIPE  
 OTP = OPEN TOP PIPE  
 IPS = 1.60" PIN SET  
 (9/8" REBAR)

AREA: TRACT I - 1.2620 Ac.  
 TRACT II - 0.5024 Ac  
 TOTAL - 1.7644 Ac

REFERENCES: PLAT PREPARED BY  
 CHARLES W. WORTHY, DATED 11/14/78

FLOOD HAZARD NOTE  
 THIS IS NOT A FLOOD HAZARD AREA  
 ACCORDING TO THE FEDERAL  
 FLOOD INSURANCE RATE MAPS.



152.75'  
 5 07 - 46.16" W  
 1/2" OTP

320.10'  
 303.30'  
 5 71° 31' 21" E  
 5 85° 11' 38" E

1/2" RB  
 153.00'  
 1/2" RB  
 107.01'

1/2" RB  
 107.01'  
 1/2" RB  
 5 88° 54' 51" W

1/2" RB  
 107.01'  
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 5 88° 54' 51" W

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 107.01'  
 1/2" RB  
 5 88° 54' 51" W

**APPLICANT:** Carol Smith

**PETITION No.:** V-87

**PHONE:** 404-862-9352

**DATE OF HEARING:** 07-13-2016

**REPRESENTATIVE:** Carol Smith

**PRESENT ZONING:** R-20

**PHONE:** 404-862-9352

**LAND LOT(S):** 162

**TITLEHOLDER:** Carol C. Johnson

**DISTRICT:** 1

**PROPERTY LOCATION:** On the east side of Little Willeo Road at the eastern terminus of Odins Way (1658 Little Willeo Road).

**SIZE OF TRACT:** 1.26 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (approximately 576 square foot garage) to the side of the principal building; and 2) allow parking on a surface that is not treated and hardened with concrete, asphalt, tar and gravel mix, or the like.

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

**BOARD OF APPEALS DECISION**

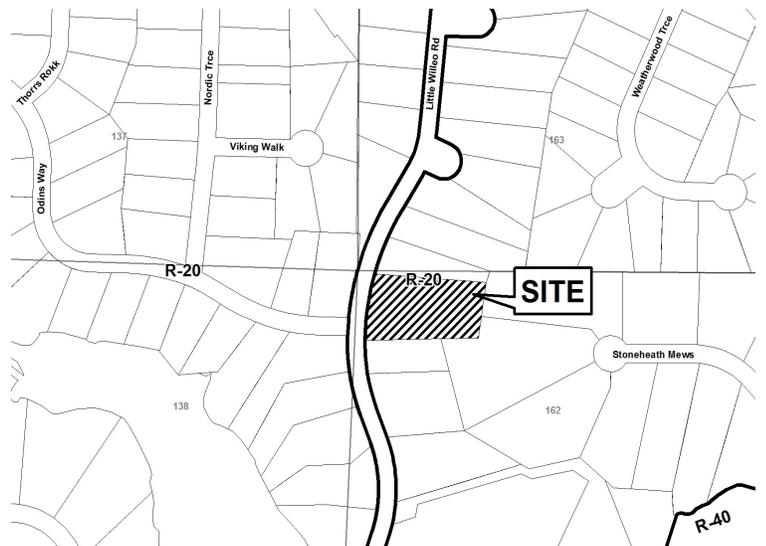
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

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

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

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

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



**APPLICANT:** Carol Smith

**PETITION No.:** V-87

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**COMMENTS**

**TRAFFIC:** Recommend driveways on Little Willeo Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or the County right-of-way, whichever is greater in length.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:**

**STORMWATER MANAGEMENT:** The existing garage and gravel drive have been in place for many years. No adverse stormwater management impacts were observed or 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 for V-87.

**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 guideline requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

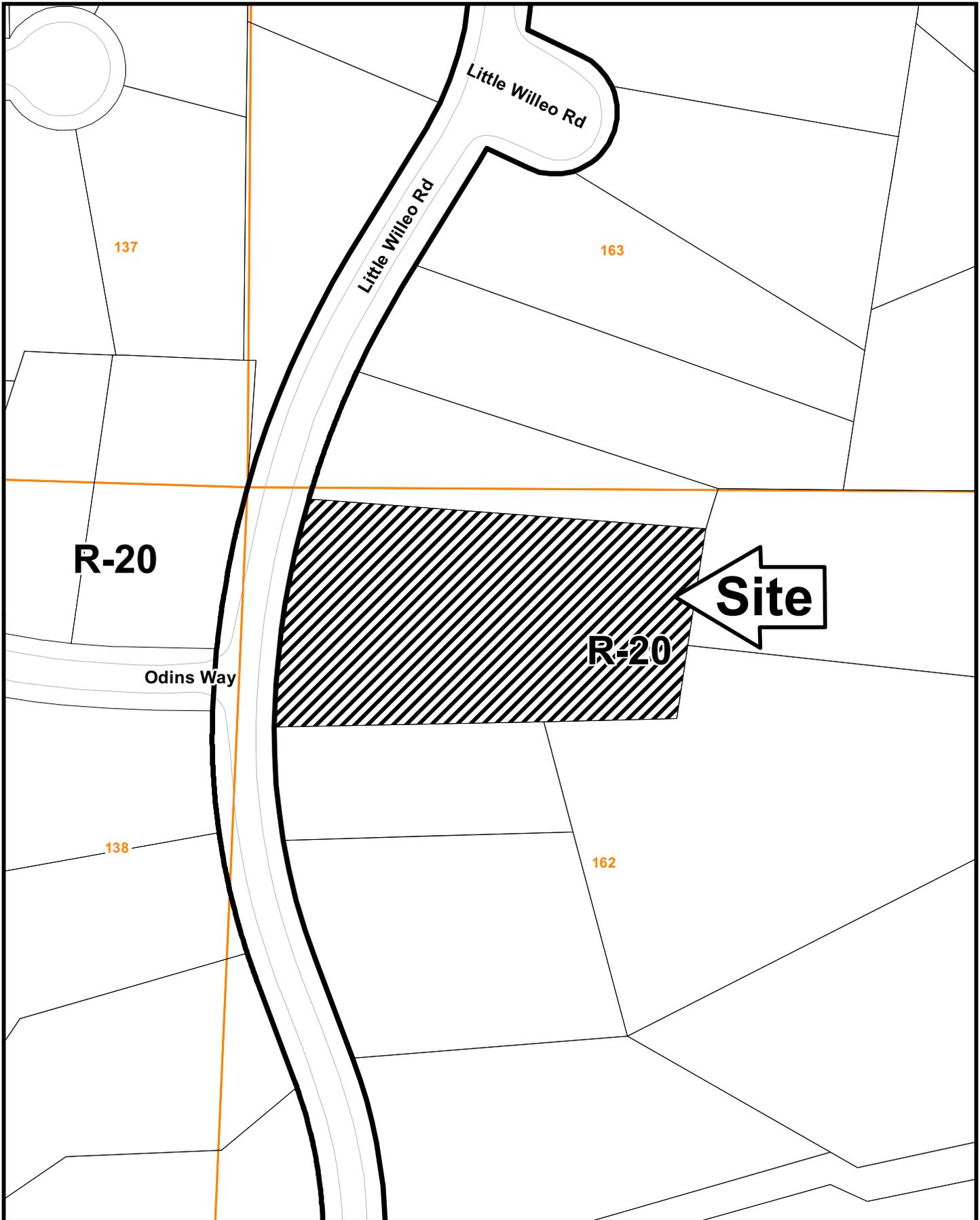
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

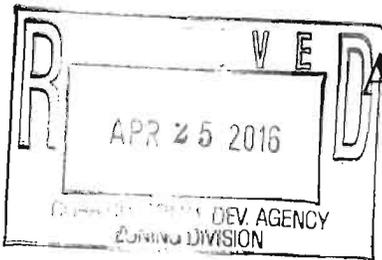
# V-87-2016 GIS



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

0 100 200 Feet

City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

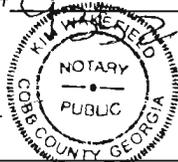
Application No. V-87  
Hearing Date: 7-13-16

Applicant Carol Smith Phone # 9352 404862 E-mail carolcopin@

Carol Smith Address 1658 Little Willeo Rd bellsooth  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404862 E-mail carolcopin@  
(representative's signature) (street, city, state and zip code) Marietta 30068 net

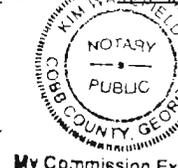
My commission expires: 11/19/18 Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Titleholder Carol Smith Phone # 9352 404862 E-mail carolcopin@bellsooth

Signature [Signature] Address 1658 Little Willeo Rd net  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/19/18 Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Present Zoning of Property R-20

Location \_\_\_\_\_  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 162 District 13x Size of Tract 1.25 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 X

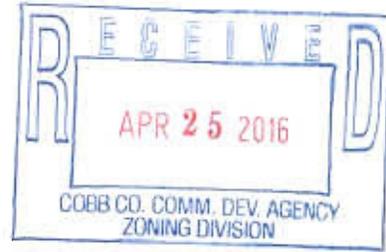
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I AM 70 years old. My property is not flat parking at either end requires a long walk + steps difficult for handicapped family + friends. SEE attached

List type of variance requested: Crushed stones/Pebble drive  
264 feet curvilinear drive

V-87  
(2016)  
Exhibit

Carol Smith  
1658 Little Willeo Rd  
Marietta, GA 30068  
404 862 9352  
[carolcopin@bellsouth.net](mailto:carolcopin@bellsouth.net)



RE: Application for Variance  
Cobb County

4/25/16

To Board:

I have lived in this house for over 40 years, paying taxes in Cobb County. I am 70 years old. When my grandson was born in 1990, he had a disability affecting both legs. I raised him as my own and had legal custody. Every year he was seen at Scottish Rite for timing of needed surgery. In 2002 it was time for surgery. After the surgery with casts on his legs my 12 year old weighed more than me. I bought him home in a wheelchair with casts to his hips, and realized there was no way to get him in the house. The wheelchair caught in the mud and I couldn't push it. I had some kind friends who cleared out the area between the existing drives to allow me the clearance to get him closer to the door. I had to get him to the doctor for follow-up and to physical therapy. Once close to the front door; then he could scoot on his bottom up the front stairs. This is when the drive was extended, but it always had two entrances onto Little Willeo. Since then with friends and family on crutches or due to my two TIA's we fixed the drive to be more assessable and can't imagine walking either 125 feet from lower drive, or down steep stairs with groceries from upper drive to get into the house.

Last year when we walked out of the courthouse after our neighbor made us to get rid of our 2 hens, he yelled into my husband's ear, "I am not finished with you it will be your driveway next, I don't like looking at gravel". His attorney and our son witnessed this verbal assault. Fearing him I called Castro Landscape and paid \$5000 for the grading and pebble and crushed granite, and steel edging, and \$3000 to have tree roots removed. I took out a loan to pay for the \$8000 worth of work, but the finished product is beautiful. We have had neighbors stop and admire our drive.

It would be very dangerous to back out onto Little Willeo Road with traffic the way it is. That would be a hardship. My TIA's could lead to a stroke and we have friends from church and a neighbor down the street whose wife has been in a wheelchair for years; a reminder we need to prepare for aging and disabilities. It would be a financial strain because it would be expensive and I still owe for the work done due to neighbor's complaint. At the time no one suggested it had to be hard surface. I just wanted the neighbor to stop harassing us so we made it far more attractive thinking he would like that. There are other drives in our neighborhood that are gravel, we have seen new circular drives go in with no permit sign outside (right on our street), to ask us to make this change after I have lived in this house for over 40 years and had that same circular drive since 2002 appears to be unfair and unsafe for us. There are multiple hardships involved. I can document through medical records if necessary to ensure my statements are truthful.

Thank you.

Sincerely,  
Carol Smith