

V-18

GENERAL NOTES-

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 133,764. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 887,217.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE BASED ON THE GEORGIA STATE PLANE CO-ORD. SYSTEM.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0060 F, DATED AUGUST 18, 1992, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

* PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

REFERENCES: DB 14228, PG. 21.32

[150'] = DEED DIMENSION

ALL MATTERS OF TITLE ARE EXCEPTED.

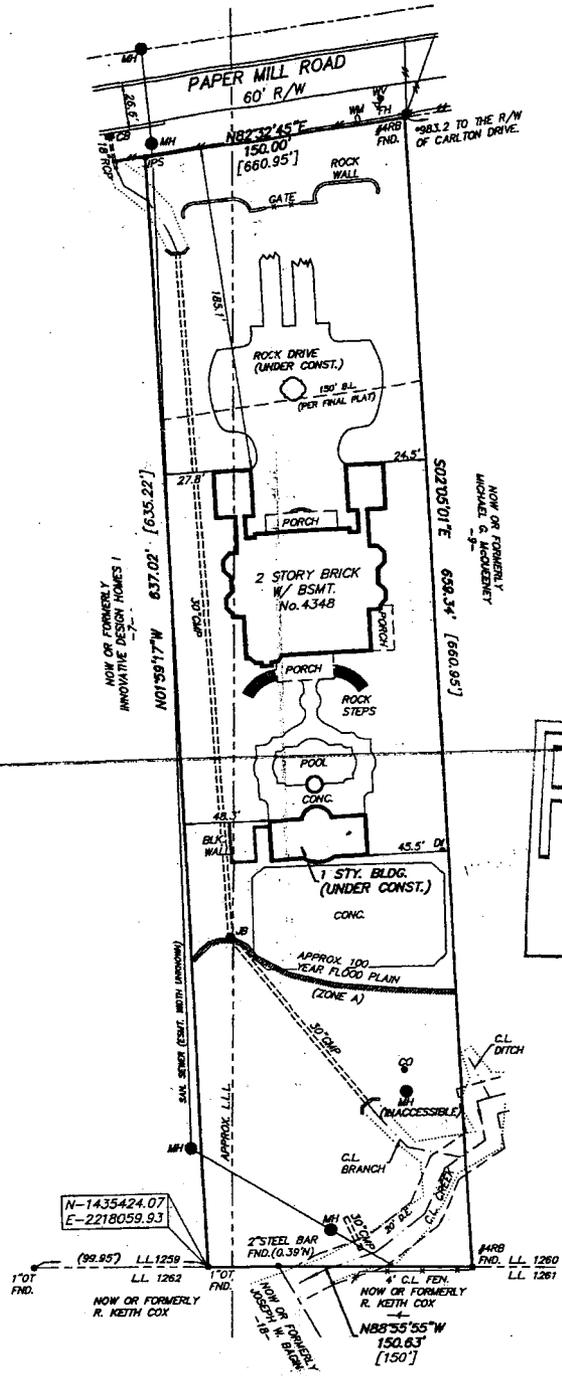
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

AREA = 97,143 SQ. FT.
2.230 ACRES

TOTAL AREA OUTSIDE APPROX.
100 YEAR FLOOD PLAIN = 1.6 ACRES ±

GRID NORTH (GA WEST ZONE)

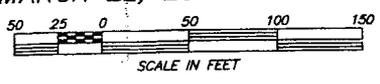
TOP OF WALL
10 FT 6 INCHES



RECEIVED
JAN 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEY FOR
CLAUDIO & JULIANNE BURTIN

(BEING LOT 8, BLOCK "D",
CHATTAHOOCHEE PLANTATION SUBDIVISION)
LOCATED IN LAND LOTS 1259 & 1260
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
MARCH 22, 2007 1"=50'



LEGEND

IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
LL.L	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE

[Signature]
CLAUDIO BURTIN

BARTON SURVEYING INC.
1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810

JOB NO. 07-074

APPLICANT: Claudio M. Burtin and Julianne Burtin **PETITION NO.:** V-18
PHONE: 770-597-9642 **DATE OF HEARING:** 03-12-08
REPRESENTATIVE: Mark D. Gropp **PRESENT ZONING:** R-80
PHONE: 770-956-1700 **LAND LOT(S):** 1259, 1260
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Paper Mill Road, west of Atlanta Country Club Drive **SIZE OF TRACT:** 2.23 acres
(4348 Paper Mill Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the height of a wall from the maximum allowable of 8 feet to 10.5 feet on lot 8 (existing); 2) waive the side setback from 25 feet to 24.5 feet adjacent to the east property line (existing); and 3) waive the setback for an accessory structure over 650 square feet (1,320 square foot pool house) from 100 feet to 45 feet to the east property line and 48 feet to the west property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Poolhouse has not been issued certificate of occupancy. Permitted square footage will need to be corrected by an additional 670 square feet if variance is approved.

STORMWATER MANAGEMENT: No comment.

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.

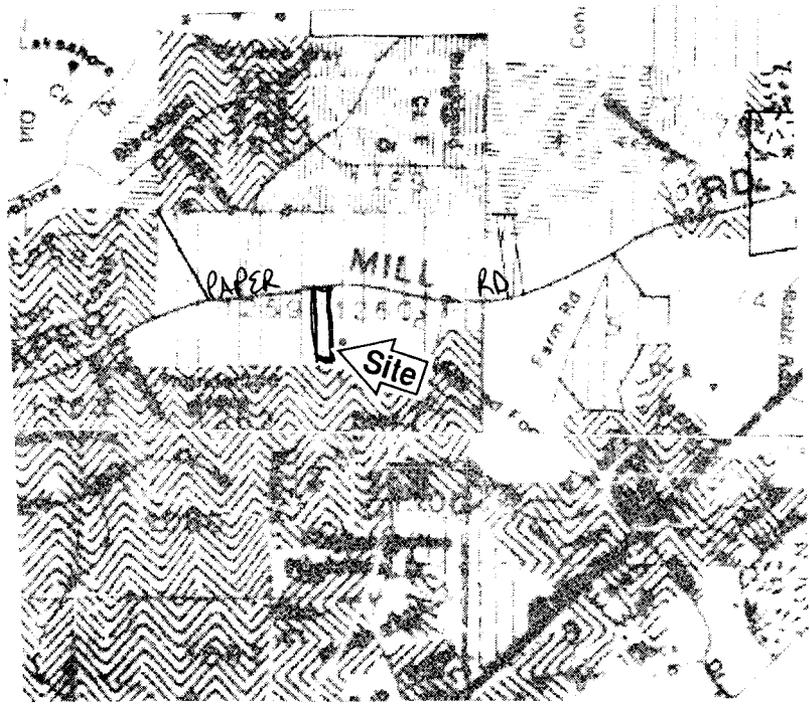
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: It appears from the applicant's survey that there is no violation of the code requirement to keep structures at least 2 feet from the edge of county sewer easement on the side of lots and 10 feet from the edge at the rear.

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

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



Cobb County Fire and Emergency Services

Applicant Name: Claudio & Julianne Burtin

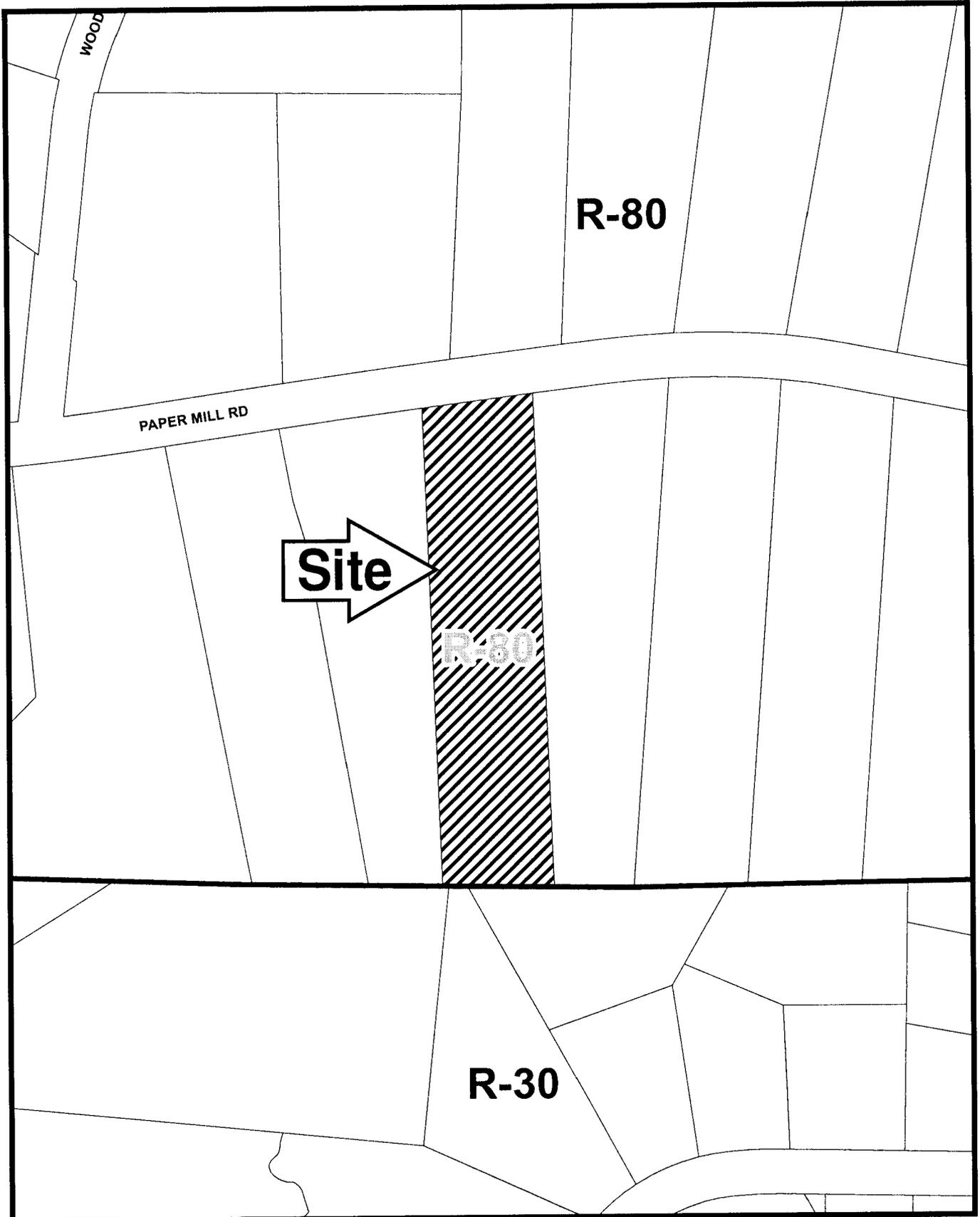
Petition Number: V-18

Date: 1.28.2008

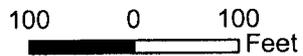
Fire Marshal Comments

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

V-18



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

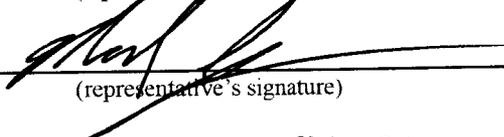
Application for Variance Cobb County

(type or print clearly)

Application No. V-18
Hearing Date: 3-12-08

Applicant CLAUDIO M. BURTIN
JULIANNE BURTIN Business Phone 770-597-9642 Home Phone 770-597-9642

Mark D. Gropp, Esq. Address 300 Galleria Parkway, NW, Suite 1000, Atlanta
(representative's name, printed) (street, city, state and zip code) GA 30339

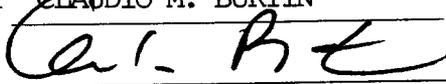
 Business Phone 770-956-1700 Cell Phone 770-653-1584
(representative's signature)

This 9th day of January 2008
Signed, sealed and delivered in presence of:

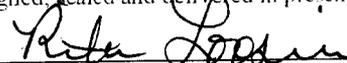

Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires July 15, 2011

Titleholder CLAUDIO M. BURTIN Business Phone 770-815-3788 Home Phone 770-815-3788

Signature  Address: 4348 Paper Mill Road, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

This 9th day of January 2008
Signed, sealed and delivered in presence of:


Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires July 15, 2011

Present Zoning of Property R-80

Location 4348 Paper Mill Road, Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1259 & 1260 District 16th Size of Tract 2.23 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.

Strict compliance would require the unnecessary demolition of gated entrance, the construction of which was initiated by a prior owner of the property and completed without objection under a duly issued Cobb County Building Permit.

NOTE: Entrance Wall & Gate is very similar in design and construction to numerous other walls and gates on Paper Mill Road.

List type of variance requested: The requested variance would allow for the existing gated entrance and wall to remain in place as constructed. The Applicant seeks relief from the height limitation set forth in Section 134-267, General Development Standards.