

# **SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. THROUGH OUT GEORGIA 1-800-282-7411
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
4. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" 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 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

THIS PLAT NOT INTENDED FOR RECORDING.

IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITIES PROTECTION CENTER  
IT'S THE LAW

30' 15' 0' 30'  
SCALE IN FEET

TOTAL AREA= 0.507 ACRES  
OR 22,095 SQ. FT.

3121 GREENFIELD DRIVE  
MARIETTA, GEORGIA

PROPERTY OF  
GLENN D. RAINBOW  
LYNN G. RAINBOW

LOT 6, BLOCK "B"  
UNIT THIRTEEN  
INDIAN HILLS COUNTRY CLUB

LAND LOT 1107  
DISTRICT 16TH.  
COUNTY COBB  
GEORGIA  
PLAT PREPARED: 11-8-07  
FIELD: 11-6-07 SCALE: 1"=30'

Michael R. Noles  
Georgia RLS #2646  
Member S&MSOC  
JOB#225066



**McLUNG**  
SURVEYING SERVICES, INC.

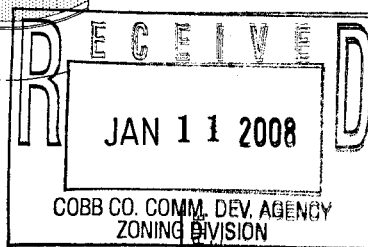
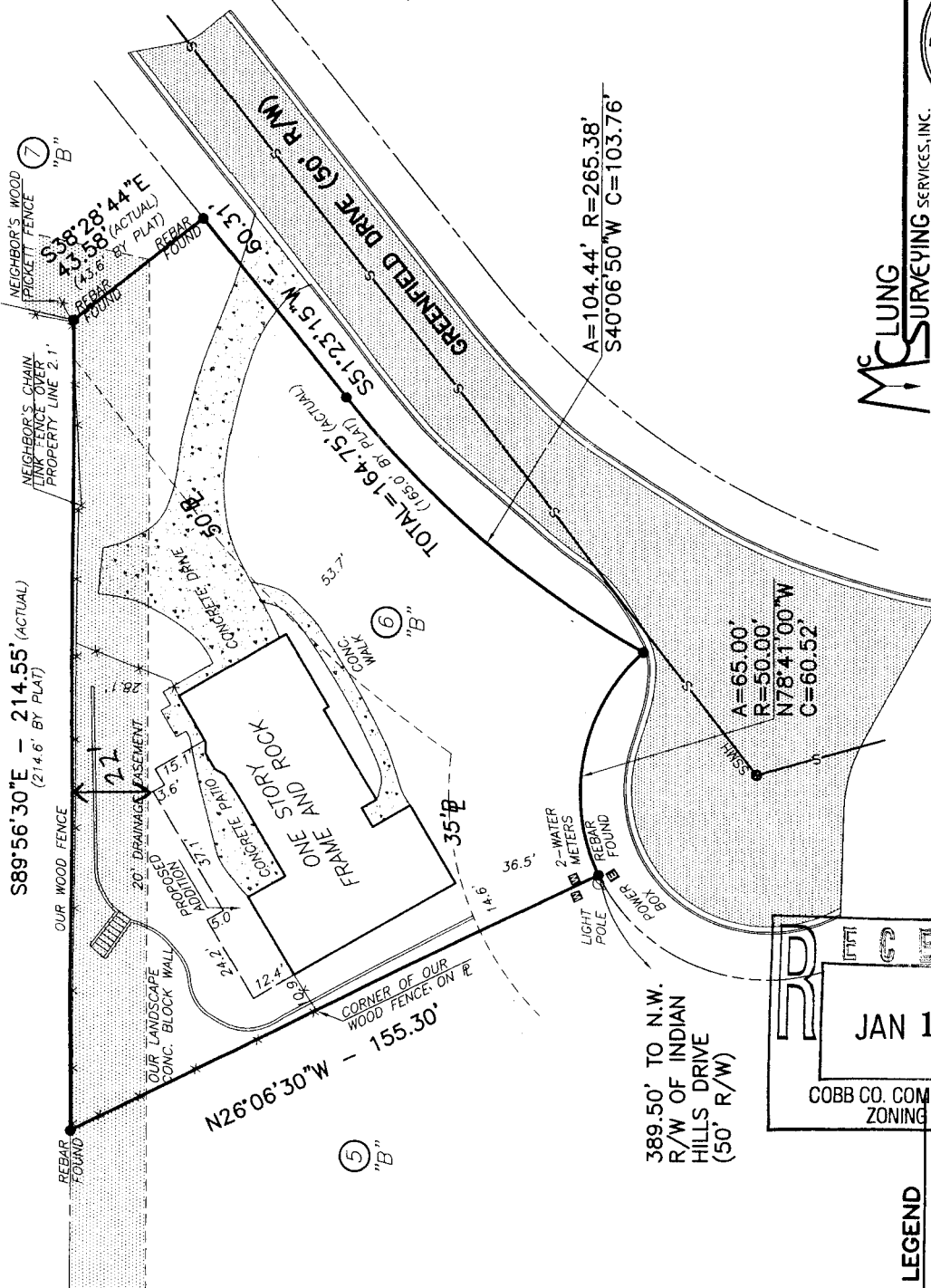
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not)  
located in a Federal Flood  
Area as indicated by F.I.R.M.  
Official Flood Hazard Maps.

In my opinion this plat is a  
correct representation of the  
land platted.

Fences should not be placed  
using side dimensions from house.

| No. | Revision | Date |
|-----|----------|------|
|     |          |      |



## **LEGEND**

- RCP
- CMP
- REINFORCED CONCRETE
- ▨ CORRUGATED METAL PIPE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

MAGNETIC



**APPLICANT:** Lynn G. Rainbow and Glenn D. Rainbow **PETITION NO.:** V-21  
**PHONE:** 404-405-0270 **DATE OF HEARING:** 03-12-08  
**REPRESENTATIVE:** Rocco R. Sinisgalli **PRESENT ZONING:** R-20  
**PHONE:** 770-396-1002 **LAND LOT(S):** 1107  
**PROPERTY LOCATION:** Located on the northwest **DISTRICT:** 16  
side of Greenfield Drive, northwesterly of Indian Hills **SIZE OF TRACT:** .507 acre  
Drive (3121 Greenfield Drive). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 22 feet on lot 6.

### COMMENTS

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

**DEVELOPMENT & INSPECTIONS:** There does not appear to be a permit on record for the retaining wall shown to be in a drainage easement at the rear of this lot. Please discuss. 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 objection.

**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:** No conflict.

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

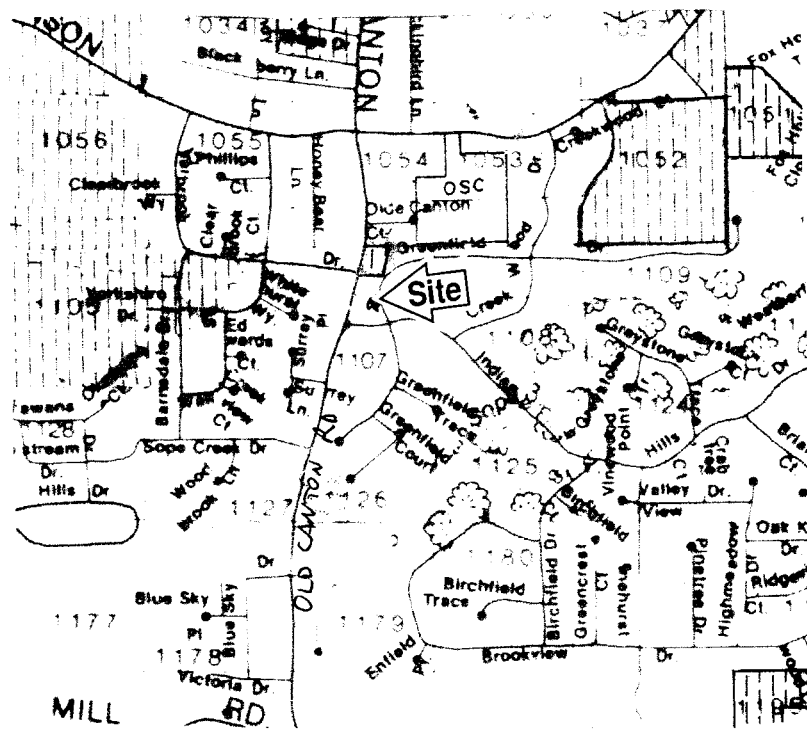
### BOARD OF APPEALS DECISION

**APPROVED**  **MOTION BY**

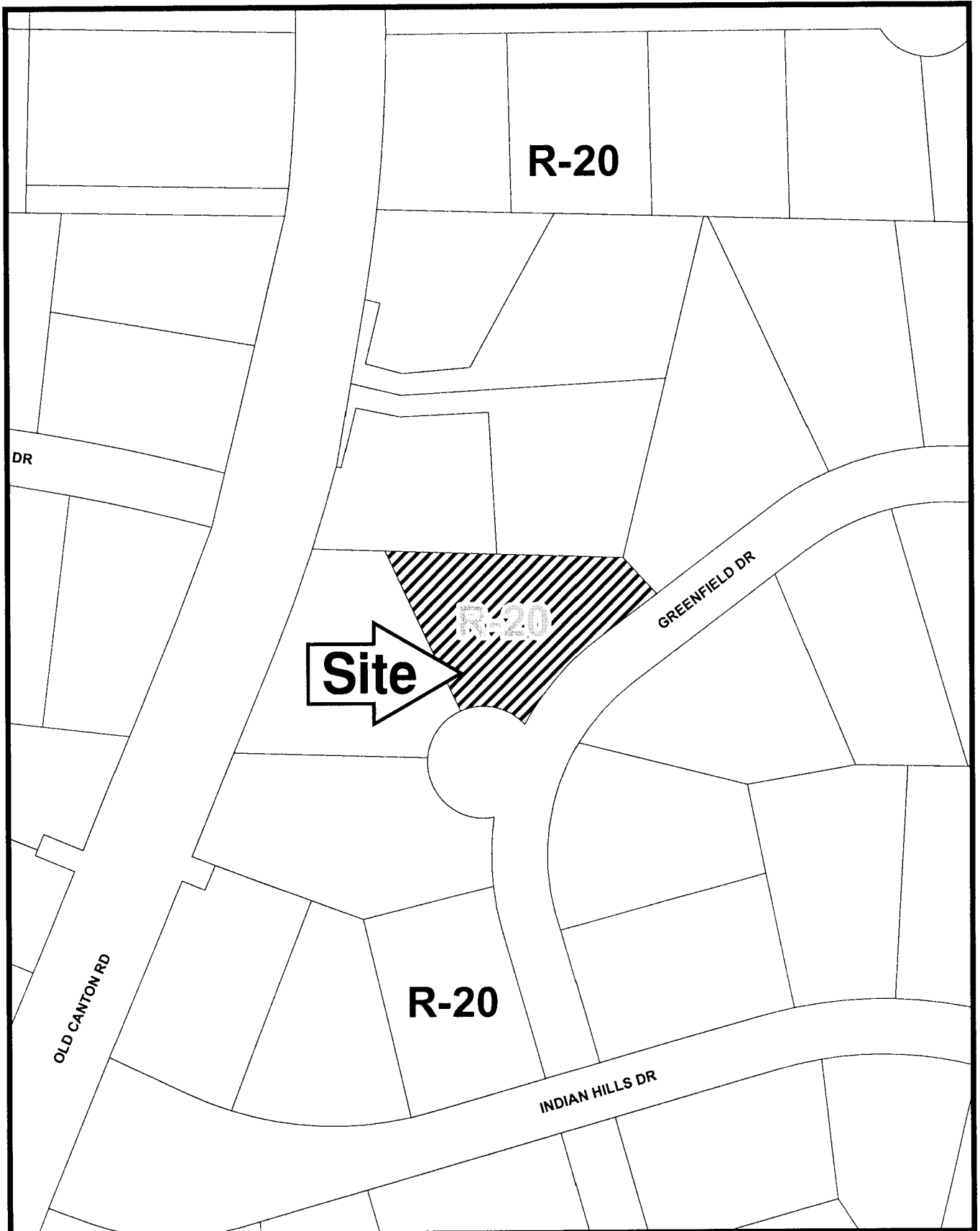
**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



# V-21



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

50 0 50  
Feet



Draft Parcel Boundary  
Approximate Zoning Boundary

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-21

Hearing Date: 3-12-08

Applicant Lynn G. Rainbow and Glenn D. Rainbow Business Phone 404-4050270 Home Phone 770-971-0101  
Rocco R. Sinisgalli Address 1532 Dunwoody Village Parkway #130  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Business Phone 770-396-1002 Cell Phone 770-527-2657  
(representative's signature)

My commission expires: 9-9-2010

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder Glenn D. Rainbow Business Phone 404-405-0270 Home Phone 770-971-0101  
Signature [Signature] Address: 3121 Greenfield Dr. Marietta, Ga.  
(attach additional signatures, if needed) (street, city, state and zip code) 30068  
Lynn G. Rainbow  
My commission expires: 9-9-2010

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property R-20

Location 3121 GREENFIELD DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1107 (P) 46 District 16 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 \_\_\_\_\_

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.

We are applying for this variance because the house is on a slab and they have no storage and very small living space. We don't want to move because we love our neighborhood and have gotten approval from all neighbors to do this renovation. The addition can not be built with the new required set back of 35' because the house is on a corner lot and it already sits over the line. Which is not normal.

List type of variance requested: A variance for an addition to create additional living space and additional storage room.  
Our proposed plan it will sit 22' from property line.