

V-62
(2008)

SUBRECTOR'S ACKNOWLEDGMENT
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

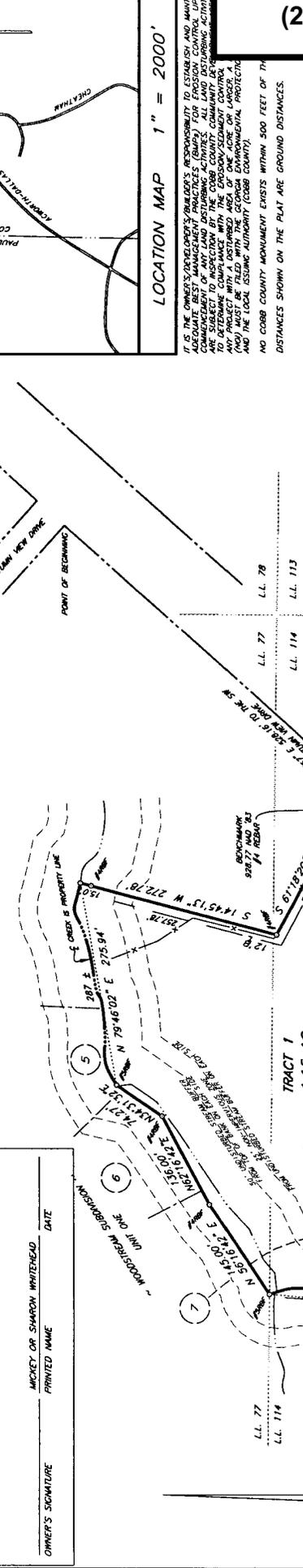
DANIEL T. BAKER
PRINTED NAME
DATE

SIGNATURE
REGISTERED GA. LAND SURVEYOR

OWNER'S ACKNOWLEDGMENT
I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY CONDUCTED HEREON, AND THAT I HAVE READ AND UNDERSTAND THE CONTENTS AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROJECT, DITCHES, EASEMENTS, DRAINAGE, CURBS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON, AND THAT I HAVE NO OTHER INTERESTS IN THE PROPERTY, AND THAT I HAVE NO LIENS OR ENCUMBRANCES FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAVES, STRUCTURES, STREET, CURBS, OR SIDEWALKS, OR THE CHANGING OF COURSES OF STREAMS, DITCHES, OR DRAINAGE, OR THE CHANGING OF COURSES OF STREAMS, OR ANY OTHER MATTER WHATSOEVER, FURTHER WARRANT THAT I MAKE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAN AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNER'S SIGNATURE: MICKEY OR SHARON WHITEHEAD
PRINTED NAME
DATE



LOCATION MAP 1" = 2000'

IT IS THE OWNER'S DEVELOPER'S/BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ACCURATE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL UPON COMPLETION OF CONSTRUCTION AND TO MAINTAIN ACCURATE RECORDS OF ALL EROSION CONTROL ACTIVITIES SUBJECT TO INSPECTION AND TESTING BY THE COBB COUNTY COMMUNITY DEVELOPMENT DIVISION TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL AND BEST MANAGEMENT PRACTICES (BMP) MANUAL AND THE LOCAL ISSUING AUTHORITY (COBB COUNTY). NO COBB COUNTY MONUMENT EXISTS WITHIN 500 FEET OF THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

* AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF COBB COUNTY SECTION 58-64(C) MUST BE REVIEWED AND APPROVED BY THE COBB COUNTY COMMUNITY DEVELOPMENT DIVISION. THE DISTANCE FROM THE LOT TO THE EROSION CONTROL MONUMENT MUST BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD ELEVATION CONTROLINE, INDICATED BY A REGISTERED LAND SURVEYOR, TO THE FLOODING PROTECTION.

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAN, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN APPROVED BY THE COBB COUNTY COMMUNITY DEVELOPMENT DIVISION, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE SECURITY.

COBB COUNTY WATER SYSTEM _____ DATE _____
ZONING DIVISION _____ DATE _____
DEVELOPMENT AND INSPECTIONS DIVISION _____ DATE _____

FILED IN OFFICE _____ RECORDED IN PLAT BOOK _____ PAGE _____
CLERK, COBB COUNTY SUPERIOR COURT



LOT SPLIT FOR:
**MICKEY WHITEHEAD
SHARON WHITEHEAD**

LOCATED IN L.L. 77 & 114
20th DIST. 2nd SECT.
COBB COUNTY, GA.

DATE	6-17-99	6-25-03-TO CORRECT ADDENDUMS
SCALE	1" = 100'	1-12-08-LOT SPLIT
DRAWN BY	JMB	1-12-08-REVISE LOT SPLIT
CHECKED BY	BLF	4-24-08-BUILDING SOFT.
	2583/CONV.36/GRAVES7	

DANIEL BAKER, PC
SURVEYORS/ENGINEERS
Post Office Box 2047
CARTERSVILLE, GEORGIA 30120
(770) 382-6888



THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL 13087-C-0225-F DATED AUGUST 18, 1982.

THE NO-ACCESS EASEMENT ALONG THE FRONTAGE IS OUTSIDE EXISTING PROVISIONS. NO ADDITIONAL PROVISIONS TO BE PERMITTED. SEE 88' X 4' PARCELED SHEET AND COLLATERAL. THIS PROPERTY ACCESS WILL BE CONVEYED TO SHARON AT PLAT TIME. A GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) PERMIT IS REQUIRED. APPROVAL OF WORK WITHIN OR ADJACENT TO DOT RIGHT-OF-WAY IS DEFERRED TO DOT, CHAMBLEE OFFICE, CELINA WILLIAMS, 770-986-1771.

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,000". ANGULAR PRECISION: 19" ±. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/308,600". MATTERS OF TITLE ARE EXCEPTED.

APPLICANT: Mickey R. Whitehead and Sharon B. **PETITION NO.:** V-62
PHONE: Whitehead 770-605-7238 **DATE OF HEARING:** 07-09-08
REPRESENTATIVE: Sharon Whitehead **PRESENT ZONING:** R-30
PHONE: 770-627-4098 **LAND LOT(S):** 77, 114
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 20
Georgia Highway 92 (a/k/a Acworth Dallas Highway), west of **SIZE OF TRACT:** 6.86 acres
Autumn View Drive (3565 Acworth Dallas Highway). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Allow an accessory structure on a lot without a primary structure on tract 1; 2) allow an accessory structure to the front of the primary structure on tract 2; 3) waive the setback for an existing accessory structure over 800 square feet (existing 2,479 square foot structure) from the required 100 feet to 15 feet adjacent to the front property line and 80 feet adjacent to the eastern property line on tract 2; 4) waive the setback for an accessory structure over 800 square feet (existing 1,521 square foot pole barn) from the required 100 feet to 50 feet adjacent to the northern property line; and 5) waive the front setback for the house on tract 2 from 50 feet to 40 feet (existing).

COMMENTS

TRAFFIC: Recommend no new curb cuts.

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: No objection to granting proposed variances for the creation of two estate-sized lots (> 2 acres).

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. Connection to the available water (across Hwy 92) is required, at least for any new house structure.

SEWER: Sewer not available to property. On-site sewage management system be evaluated and approved by the Health Department prior to approval of the Final Plat.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

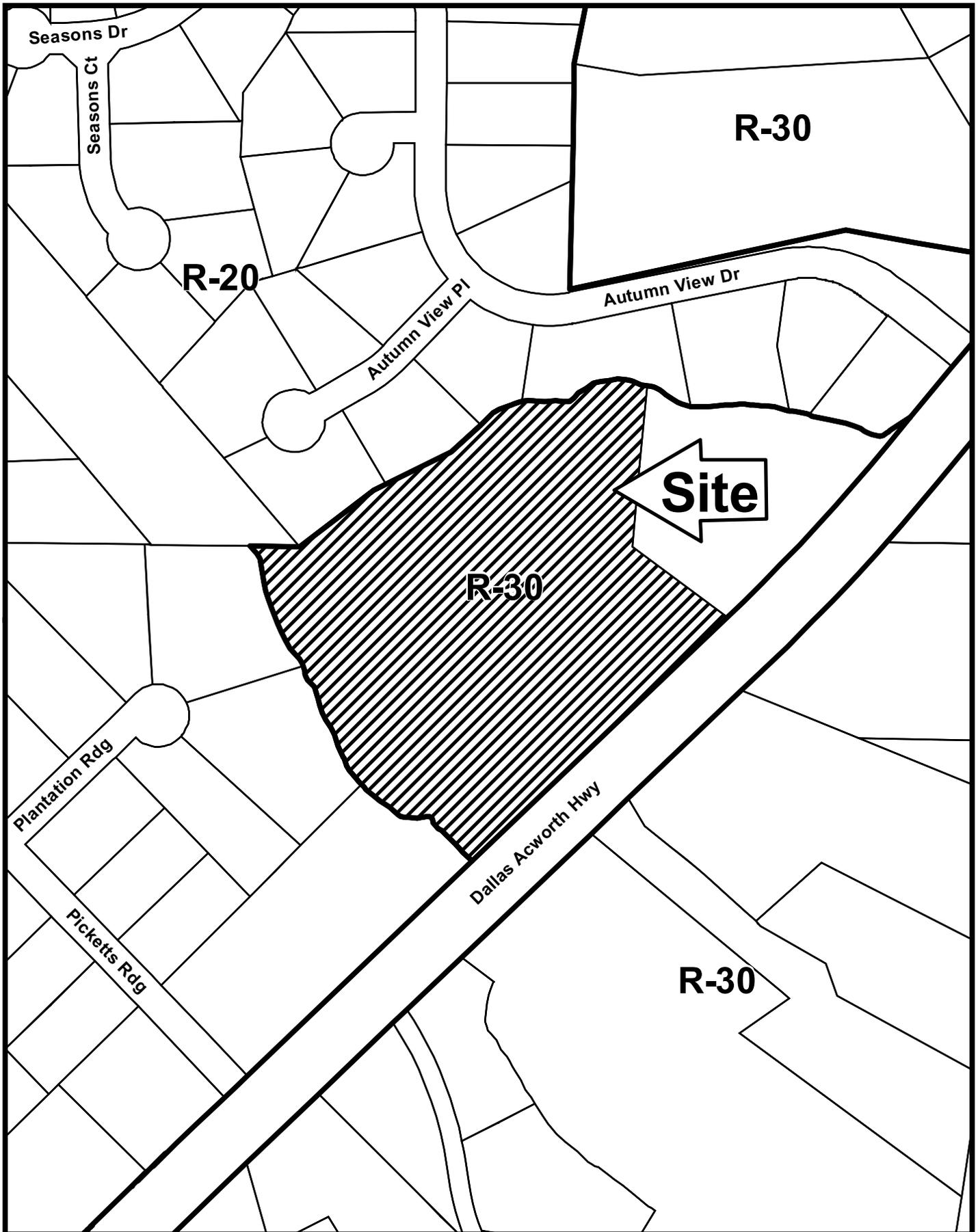
REJECTED **SECONDED**

HELD **CARRIED**

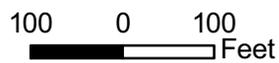
STIPULATIONS:



V-62



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

Application No. V-62
Hearing Date: 7-9-08

(type or print clearly)
Applicant Mickey Whitehead Business Phone 770-605-7238 Home Phone 770-977-4677
Sharon Whitehead

Address 2798 Georgian Terrace Marietta
(representative's name, printed) (street, city, state and zip code) 30068

Sharon Whitehead Business Phone 770-627-4998 Cell Phone _____
(representative's signature)



Signed, sealed and delivered in presence of:
Frances M. Spain

My commission expires: 01/24/2010

Titleholder Mickey Whitehead Business Phone _____ Home Phone _____
Sharon Whitehead

Signature Sharon Whitehead Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Mickey Whitehead

Signed, sealed and delivered in presence of:
Frances M. Spain



My commission expires: 01/24/2010

Present Zoning of Property R-30

Location 3565 Dallas Acworth Hwy., Acworth Ga. 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 77, 114 District 20 Size of Tract 6.86 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 2.70 Shape of Property rectangle Topography of Property level / Sloping 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.

I am unable to sell the property without the variance under the sales contract terms. The variance is necessary to sell the property with the existing structures; I am only splitting the property once into Tract 1 of 4.15 acres and 2.71 acre Tract 2 with house, garage and barn.

List type of variance requested: Zoning