

**GENERAL NOTES~**

ANG. ERROR: 11" PER TURN  
 FIELD PRECISION: 1 IN 24,882  
 COMPASS RULE ADJUSTMENT  
 EQUIPMENT: TOPCON GTS-30.3  
 PLAT PRECISION: 1 IN 418,600

ALL MATTERS OF TITLE ARE EXCEPTED.

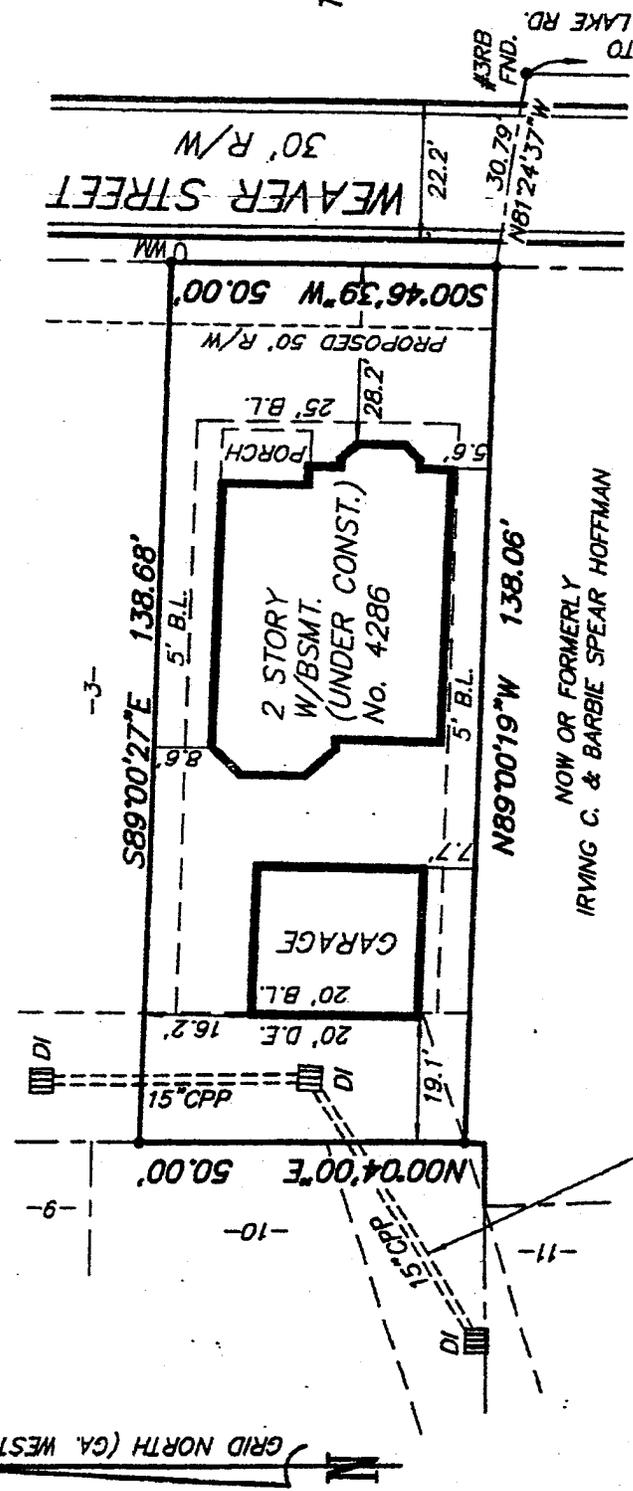
ALL I.P.'s ARE 1/2" REBARS.

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

**TOTAL AREA = 6,918 SQ. FT.  
 0.159 ACRE**

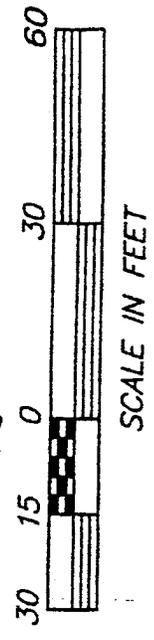
V-64  
 (2008)

GRID NORTH (GA WEST ZONE)



NOW OR FORMERLY  
 IRVING C. & BARBIE SPEAR HOFFMAN

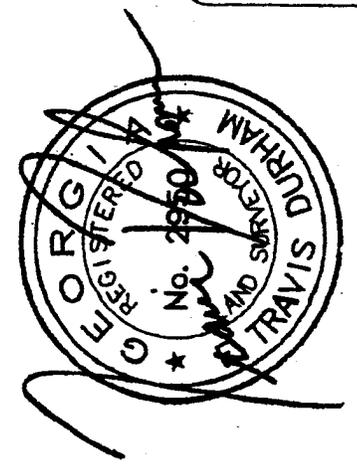
NOTE: PIPE NOT  
 CENTERED IN ESMT.



ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0075 F DATED AUGUST 18, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

FOUNDATION LOCATION SURVEY OF  
 LOT 2 BLOCK -  
 WEAVER STREET AT MANER STREET  
 L.L. 694, 17th DISTRICT 2nd SECTION  
 COBB COUNTY, GEORGIA  
 DATE: 4-2-08 SCALE: 1" = 30'  
 KEYSTONE CONSTRUCTION  
 MADE FOR AND DESIGN

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



**APPLICANT:** Keystone Construction and Design, LLC      **PETITION NO.:** V-64  
**PHONE:** 404-783-3566      **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** Sunny and Carla Lee      **PRESENT ZONING:** RA-5  
**PHONE:** 404-783-3566      **LAND LOT(S):** 694  
**PROPERTY LOCATION:** Located on the west side of      **DISTRICT:** 17  
Weaver Street, north of Cooper Lake Road      **SIZE OF TRACT:** .159 acre  
(4286 Weaver Street).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 20 feet to 19 feet on lot 2.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Violation notice issued to provide as built survey on garage. Survey provided 4/28/08 showed 1 foot encroachment. Hold placed on garage inspections until variance is resolved. 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 subject to maximum impervious coverage limit of 40% and all roof drains to be directly connected to the existing drop inlet at the rear of lot.

**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** \_\_\_\_\_

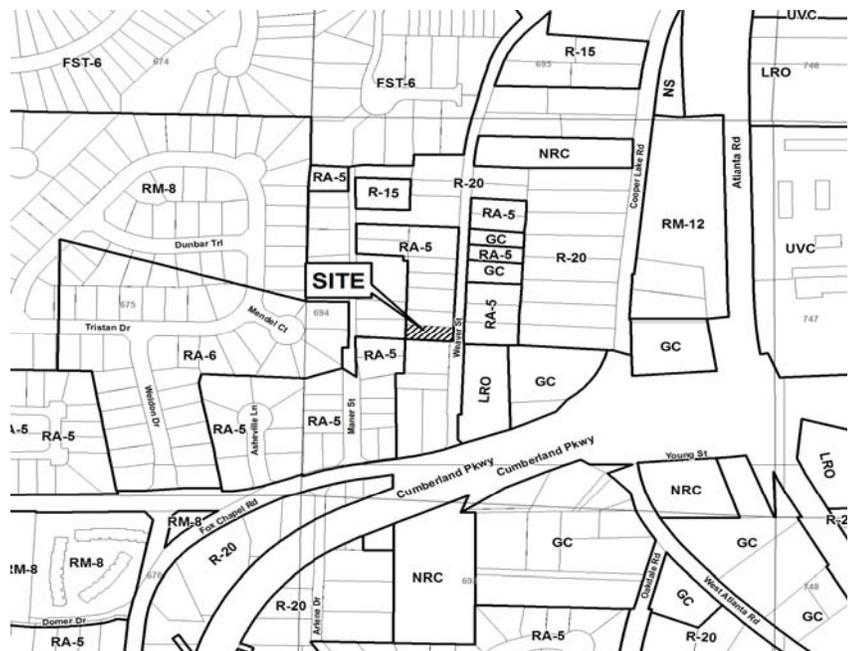
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

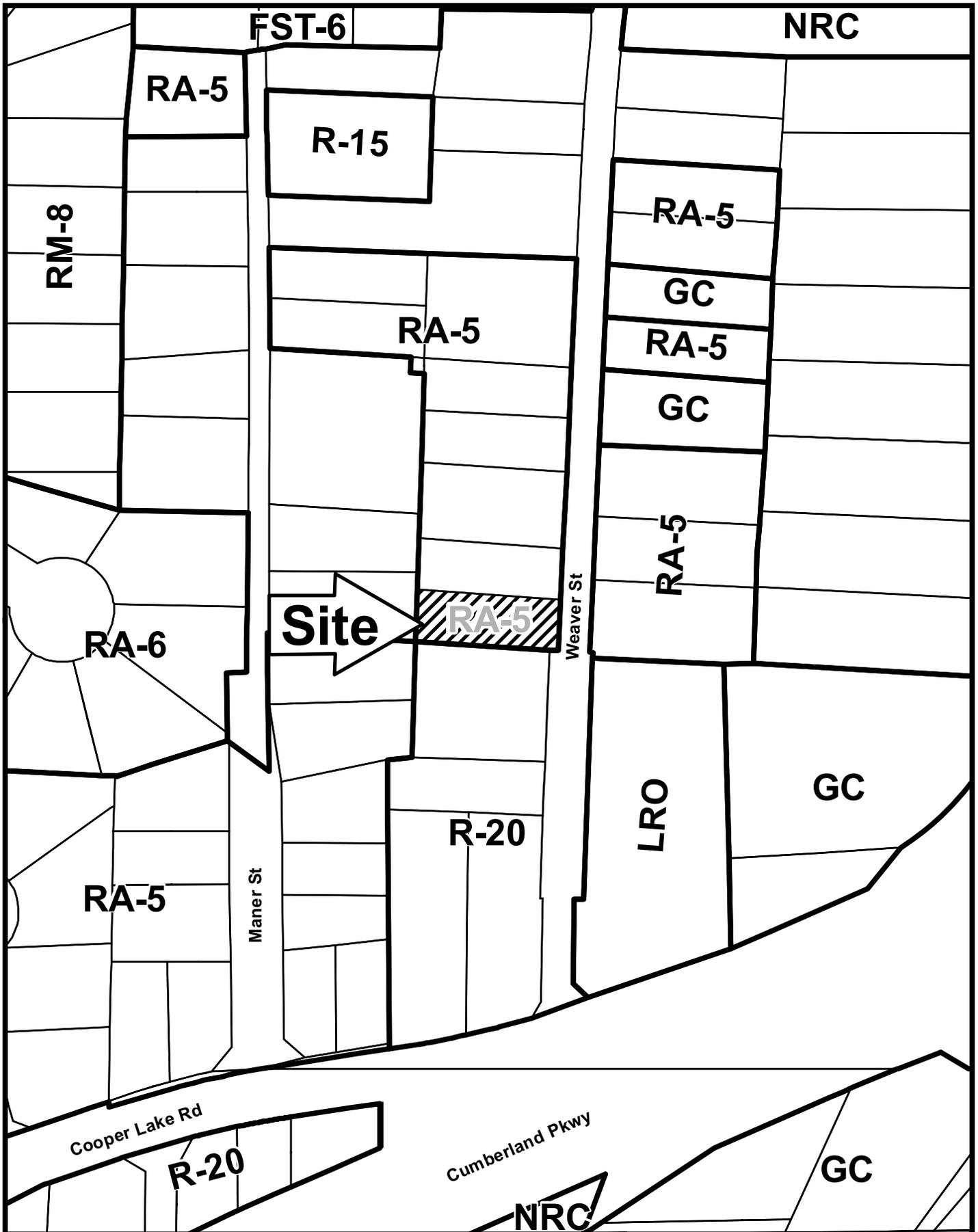
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# V-64



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. N-64  
Hearing Date: 7-9-08

Applicant KEYSTONE CONSTRUCTION AND DESIGN Business Phone 404-783-3566 Home Phone \_\_\_\_\_

SUNNY LEE + CARLA LEE Address 595 PIEDMONT AVE #320-124  
(representative's name, printed) (street, city, state and zip code)

Carla Q. Lee Business Phone 404-783-3566 Cell Phone \_\_\_\_\_  
(representative's signature) CARLA Q. LEE



Signed, sealed and delivered in presence of:  
Judy M. Seagraves  
Notary Public

My commission expires: March 5, 2011

My Commission Expires  
March 5, 2011

Titleholder KEYSTONE CONSTRUCTION AND DESIGN Business Phone 404-783-3566 Home Phone \_\_\_\_\_

Signature Carla Q. Lee Address: 595 PIEDMONT AVE #320-124  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Judy M. Seagraves  
Notary Public

My commission expires: March 5, 2011

My Commission Expires  
March 5, 2011

Present Zoning of Property RA-5

Location 4286 WEAVER ST, SMYRNA, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 17 Size of Tract 0.159 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 WOULD NEED TO TEAR DOWN FRAMED GARAGE, CUT SLAB 10.8 INCHES, REPAIR FOOTERS - RELOCATED/REPAIR FOOTERS, CUT REBAR, RELAY FOUNDATION BLOCK, REFRAME GARAGE, AND RE-ROOF GARAGE.

List type of variance requested: ADJUSTMENT OF REAR SETBACK 1 FOOT. WAIVE THE REAR SETBACK FROM REQUIRED 20 FT TO 19 FT