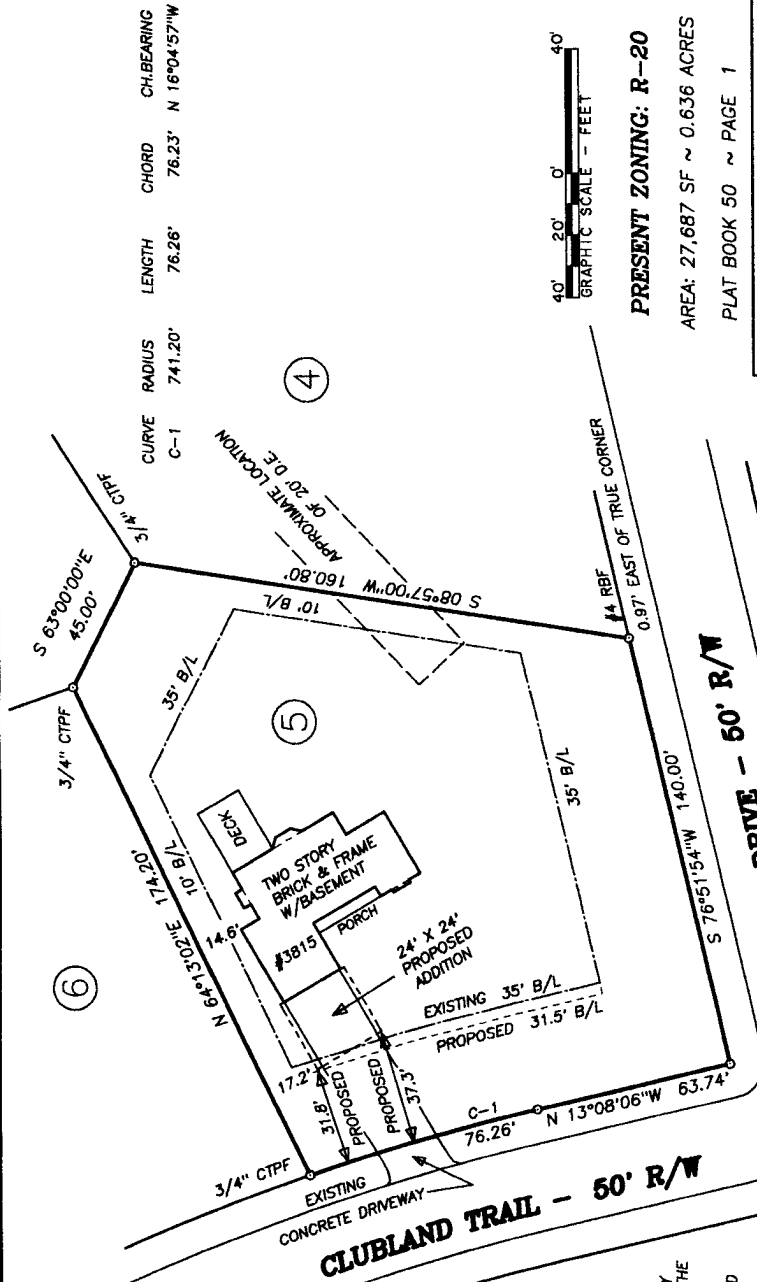


JAMES H. CARTER  
LAND SURVEYING COMPANY  
P.O. Box 957387, Duluth, GA 30095  
Tel: (770) 513-7495 Fax: (770) 339-5495



**SURVEY FOR:**  
**LEE P. GALL**  
INDIAN HILLS COUNTRY CLUB SUBDIVISION  
LOT 5, BLOCK "B", PHASE I  
LAND LOT 1112  
16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40'  
FIELD WORK DATE: 05/06/2008  
JOB NUMBER: 2008050020

In my opinion, this plat is a correct representation of the land plotted and has been prepared within the minimum standards and requirements of law.



**PRESENT ZONING: R-20**  
AREA: 27,687 SF ~ 0.636 ACRES  
PLAT BOOK 50 ~ PAGE 1

LEGEND

RBS	REBAR SET	SSE	SANITARY ESMT.
RBF	REBAR FOUND	R-W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FND.	CONC	CONCRETE
CTPF	CRIMPED TOP PIPE FND.	DK	DECK
BL	BUILDING LINE	PAT	PATIO
DE	DRAINAGE EASEMENT	S	STOOP
UE	UTILITY EASEMENT	-X-	FENCE



THIS PROPERTY DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF COBB COUNTY, GEORGIA, MAP NUMBER 1306700055F, DATED AUGUST 18, 1992. THIS PROPERTY IS LOCATED WITHIN A NON-HAZARD ZONE "X".

THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.

**APPLICANT:** Lee P. Gall **PETITION NO.:** V-73  
**PHONE:** 404-676-4360 **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 1112  
**PROPERTY LOCATION:** Located at the northeastern **DISTRICT:** 16  
intersection of Clubland Trail and Clubland Drive **SIZE OF TRACT:** .63 acre  
(3815 Clubland Trail). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the front setback on lot 5 from the required 35 feet to 31 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** 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:** The proposed garage addition will be located over the existing driveway so there will not be any significant increase in runoff associated with this project. However, due to the existing grades on the lot the existing house sits lower than the road and it will be difficult to grade the driveway to keep runoff out of the garage itself. A grading plan will be required to be approved by the Stormwater Management Division prior to permitting.

**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.

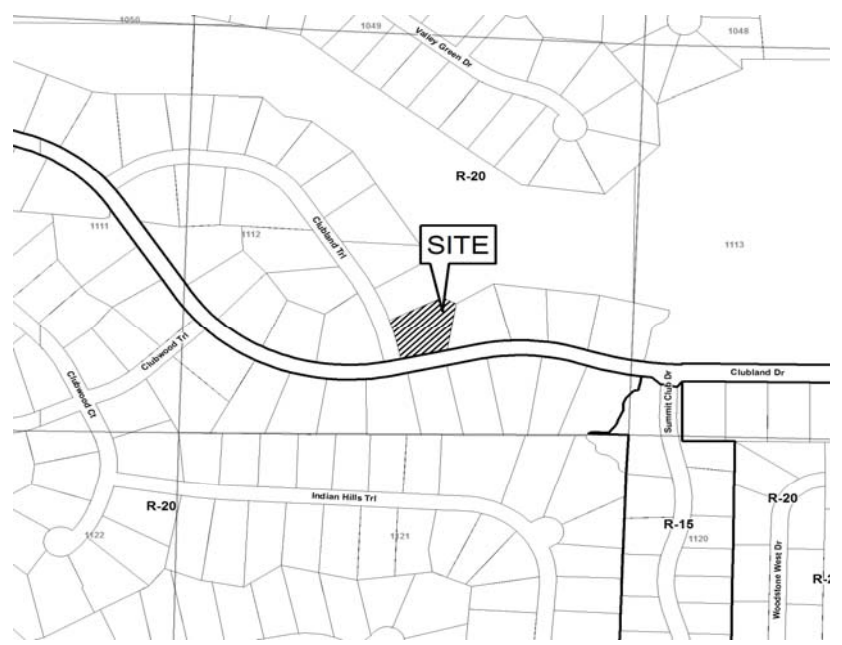
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

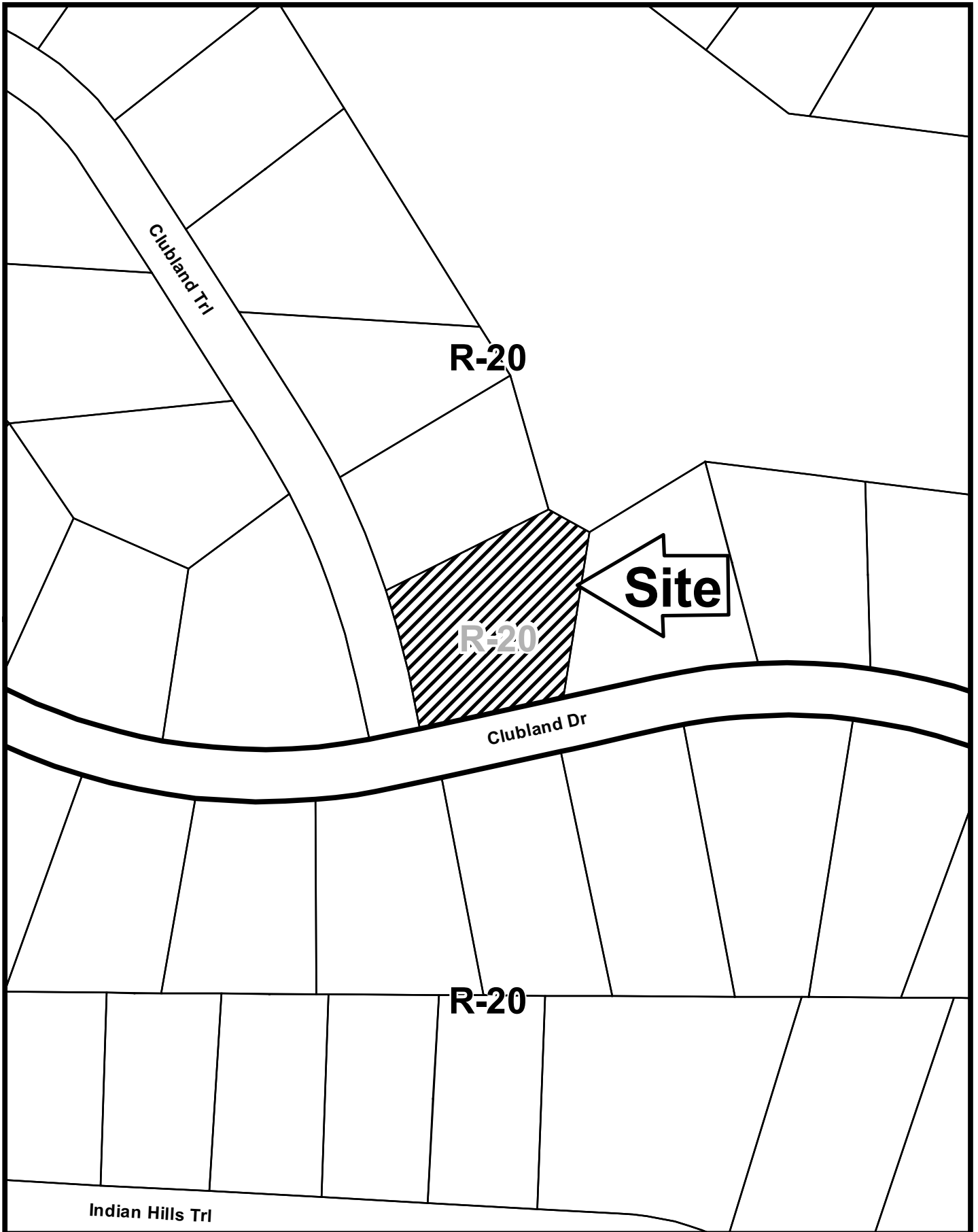
**SEWER:** No conflict.

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

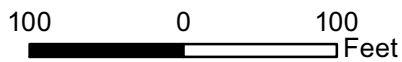
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-73



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. V-73

Hearing Date: 7-9-08

Applicant Lee P. Gall Business Phone (404) 676-4360 Home Phone (770) 578-0379

Address 3815 Clubland Trail, Marietta, GA 30068  
(street, city, state and zip code)

(representative's name, printed)

Business Phone \_\_\_\_\_ Cell Phone (404) 405-9589

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires 5/6/2008

Notary Public

Titleholder Lee P. Gall Business Phone (404) 676-4360 Home Phone (770) 578-0379

Signature Lee P. Gall Address: 3815 Clubland Trail, Marietta, GA 30068  
(street, city, state and zip code)

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires 5-6-2008

Notary Public

Present Zoning of Property R-20

Location 3815 Clubland Trail, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1112 06 District 16 Size of Tract .64 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 .64 Acres 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.

Garage Addition would be undersized to accommodate owner's existing vehicle (full size SUV). Topography of lot will not allow placement of garage addition in an alternate location.

List type of variance requested: Allow one corner of the proposed garage addition to extend a short distance past the 35' setback line.  
WAVE THE FRONT SETBACK ON LOT 5 FROM REQUIRED 35 FT TO 31 FT