

V-11
(2009)

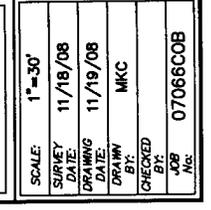
SHEET # 1
OF 1

Woodall & Associates
Land Surveying, Inc.
280 Lawrenceville Rd., Suite B
Lawrenceville, GA 30046
Phone: 770.991.7001
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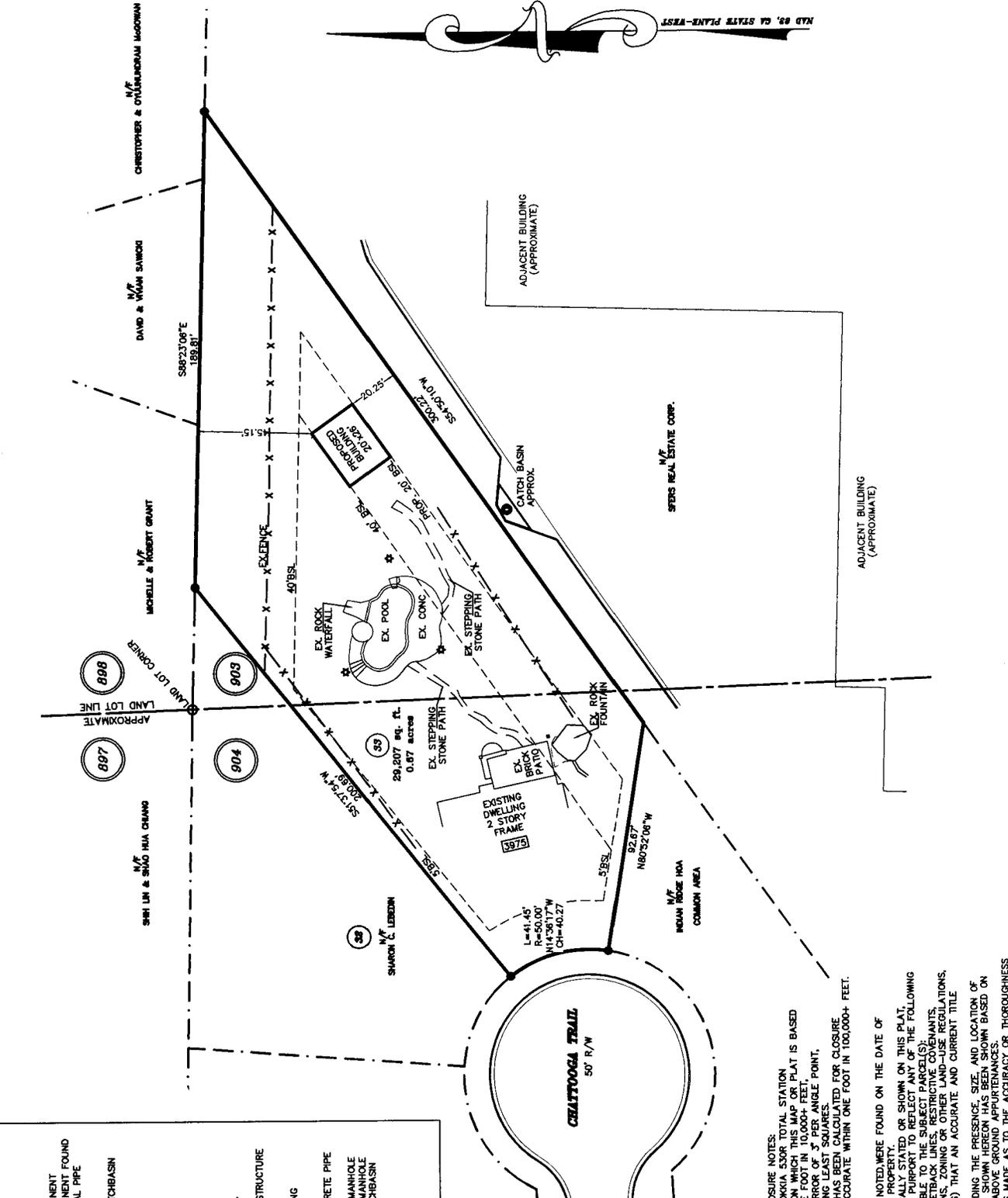
PATRICK MAGNUM
VARIANCE SITE PLAN FOR:
3975 CHATTOOGA TRAIL
INDIAN RIDGE LOT 33
LAND LOTS 104 & 103
SECTION 5
GEORGIA

SETBACKS
ZONING RA-4
FRONT 20'
SIDE 5'
REAR 40'
BUFFERE N/A

SCALE: 1"=30'
SURVEY DATE: 11/16/08
DRAWING DATE: 11/19/08
DRAWN BY: MKC
CHECKED BY:
JOB NO: 07066COB



NOTE: SOME IMPROVEMENTS NOT SHOWN



DATE	REVISION DESCRIPTION



LEGEND

- ASPH. ASPHALT
- BLDG. BUILDING
- CONC. CONCRETE
- CONC. MONUMENT
- CMF CONCRETE MONUMENT FOUND
- CMP CORRUGATED METAL PIPE
- CTP CRIMP TOP PIPE
- D.B. DEED BOOK
- DMCB DOUBLE-WING CATCHBASIN
- DI DROP INLET
- EL. ELEVATION
- EL. ELECTRIC LINE
- FENCE
- FH FIRE HYDRANT
- HW HEADWALL
- IPF IRON PIN FOUND
- IPF IRON PIN
- JUN. JUNCTION
- LB LAMP
- N/F NOW OR FORMERLY
- OTF OPEN TOP PIPE
- OCS OUTLET CONTROL STRUCTURE
- PG. PAGE BOOK
- POB PORTABLE
- POB PORTABLE
- RB REBAR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- SSMH SANITARY SEWER MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SWCB SINGLE-WING CATCHBASIN
- SQFT. SQUARE FEET
- TREES
- UP UTILITY POLE
- UTILITY POLE

INSTRUMENTATION & CLOSURE NOTES:
 1.) INSTRUMENT USED: SOKKIA 530R TOTAL STATION
 2.) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT.
 3.) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

GENERAL NOTES:
 1.) NO NGS EXCEPT AS NOTED WERE FOUND ON THE DATE OF SURVEY WITHIN 500' OF PROPERTY.
 2.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEYOR HAS NOT INVESTIGATED ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 3.) INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES, HEREON SHOWN, HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES.
 4.) NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON.
 5.) PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE IS REQUIRED TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
 6.) THIS MAP OR PLAT, ALL AFFILIATED FIELD DATA, PROCEDURAL COMPUTATIONS AND SOLUTIONS ARE COPYRIGHTED AS OF: FIELD SURVEY DATE, DRAWING COMPLETION DATE AND ANY REVISION DATE(S) CITED IN THE TITLE BLOCK.

APPLICANT: Patrick M. Magrum **PETITION NO.:** V-11
PHONE: 678-591-6803 **DATE OF HEARING:** 02-11-09
REPRESENTATIVE: same **PRESENT ZONING:** RA-4
PHONE: same **LAND LOT(S):** 903, 904
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 16
Chattooga Trail, east of Nantahala Trail **SIZE OF TRACT:** .67 acre
(3975 Chattooga Trail). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the side setback on lot 33 from the required 40 feet to 20 feet adjacent to the
eastern property line.

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: No significant stormwater management impacts are anticipated. The rear yard and shed location currently drain to an existing catch basin located at the rear of the adjacent commercial shopping center.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

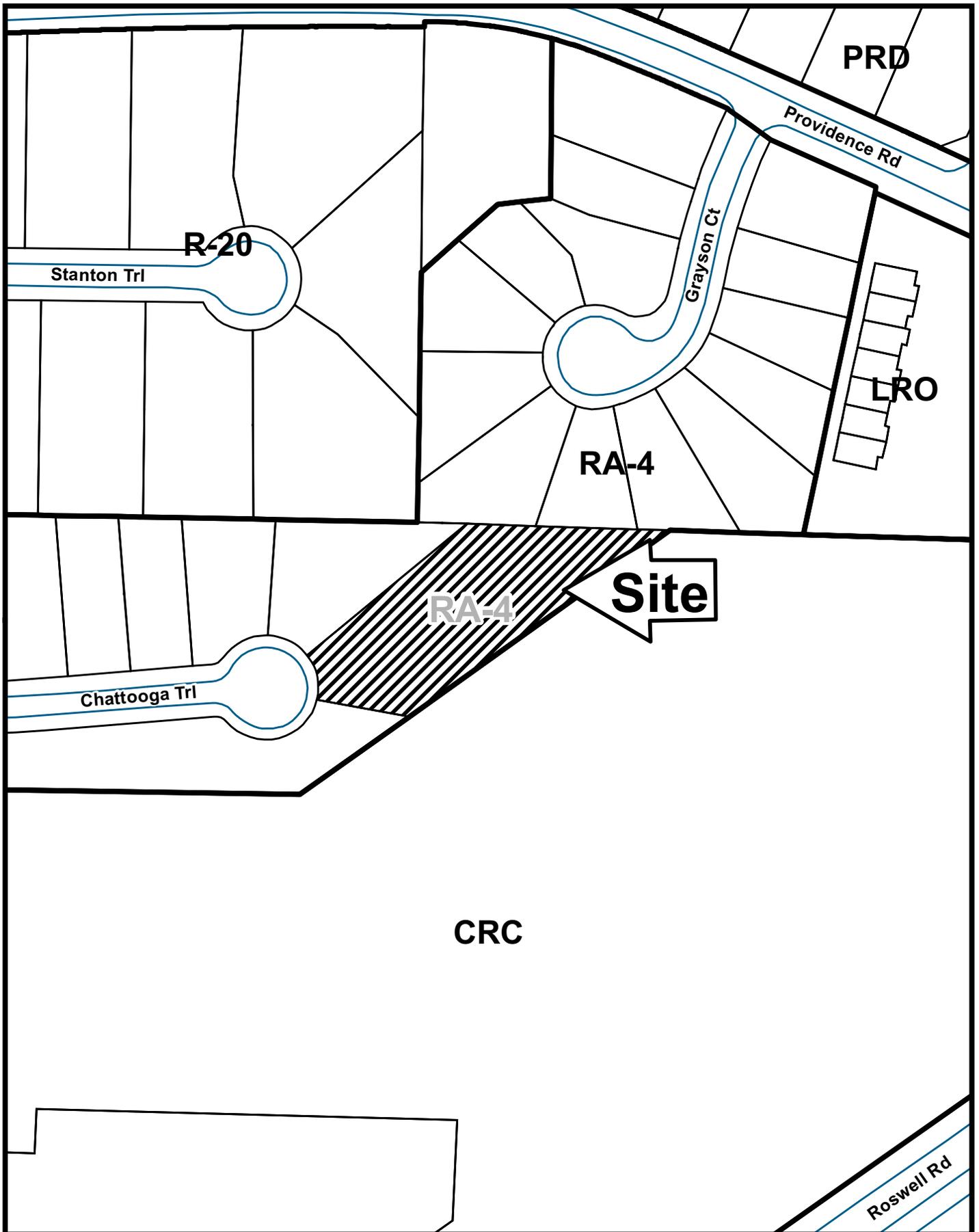
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



V-11



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-11
Hearing Date: 2-11-09

Applicant Patrick M. Magnum Business Phone 678-591-6803 Home Phone 678-591-6803

Patrick M. Magnum Address 3975 Chattahoochee Trail Marietta, Ga 30062
(representative's name, printed) (street, city, state and zip code)

Patrick Magnum Business Phone 678-591-6803 Cell Phone 678-591-6803
(representative's signature)

Notary Public, Cobb County, Georgia
My commission expires: February 3, 2011

Signed, sealed and delivered in presence of:

J. Yarn

Notary Public

Titleholder Patrick M. Magnum Business Phone 678-591-6803 Home Phone 678-591-6803

Signature Patrick M. Magnum Address: 3975 Chattahoochee Trail Marietta, Ga 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cobb County, Georgia
My commission expires: February 3, 2011

Signed, sealed and delivered in presence of:

J. Yarn

Notary Public

Present Zoning of Property Residential RA-4

Location 3975 Chattahoochee Trail Marietta, Ga 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 903 + 904 District 16 Size of Tract 0.67 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 X 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.

Do to the shape of the property and hill in the back corner I am requesting that the property setback line from 40' be moved to 20'

List type of variance requested: to build a storage building

WAIVE THE SIDE SETBACK ON LOT 33 FROM REQUIRED 40FT TO 20FT