

JUN:09 103

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

ZONING: R-30
 SIDE SETBACK 12 FEET
 REAR SETBACK 40 FEET

TOTAL AREA: 36,148 FT SQ, 0.83 AC
 CALCULATED PLAT CLOSURE: 1:170,950

FIELD DATA:
 TRAVERSE PRECISION: 1:10,000+
 AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE
 AND WAS UNADJUSTED

EQUIPMENT:
 TOPCON GPT 3005 TOTAL STATION

BOUNDARY SURVEY FOR
 ROBERT TYLER SPRATLIN
 LOT 7, BLOCK E, PHASE 1
 BRANDY STATION SUBDIVISION

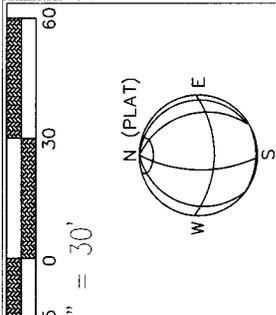
3148 DARBYTOWN COURT

COBB COUNTY, GEORGIA
 LAND LOT 955, DIST 17, SECTION 2
 DATE: DECEMBER 06, 2009

REFERENCE: DEED BOOK 11827 PG 180
 PLAT BOOK 64 PG 122

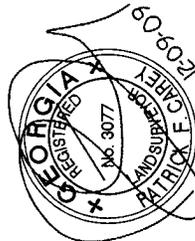
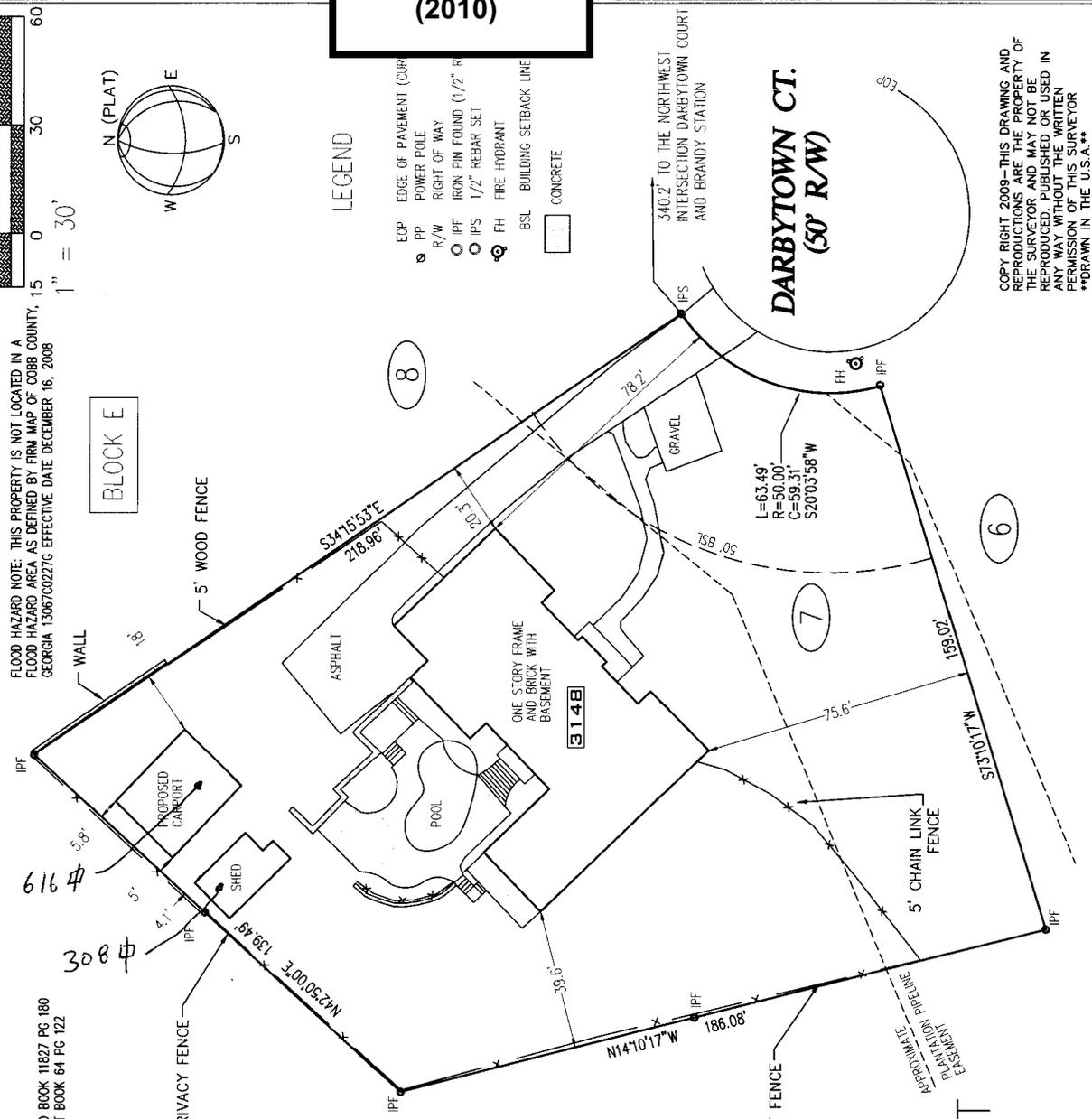
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
 FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY,
 GEORGIA 1306702276 EFFECTIVE DATE DECEMBER 16, 2008

BLOCK E



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND (1/2" R)
- IPS 1/2" REBAR SET
- FH FIRE HYDRANT
- BSL BUILDING SETBACK LINE
- CONCRETE



PATRICK F. CAREY, GA R.L.S. #3077
 3530 SMOKE RISE WAY
 LAWRENCEVILLE, GA 30044
 770.315.3063

V-13
 (2010)

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 DRAWN IN THE U.S.A.

APPLICANT: Tyler and Elizabeth Spratlin **PETITION NO.:** V-13
PHONE: 404-578-0447 **DATE OF HEARING:** 02-10-10
REPRESENTATIVE: Tyler Spratlin **PRESENT ZONING:** R-30
PHONE: 404-578-0447 **LAND LOT(S):** 955
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 17
Darbytown Court, west of Brandy Station **SIZE OF TRACT:** .83 acre
(3148 Darbytown Court). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Waive the rear setback for two accessory structures over 144 square feet on lot 7 from the required 35 feet to 4 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If Variance is approved, a Building Permit will be required. Any construction within 5 feet of the property line requires a 1 hour fire rating of the walls.

STORMWATER MANAGEMENT: No apparent adverse stormwater impacts are anticipated. If a paved access drive to the carport is constructed, the total impervious lot area must not exceed 35%.

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** _____

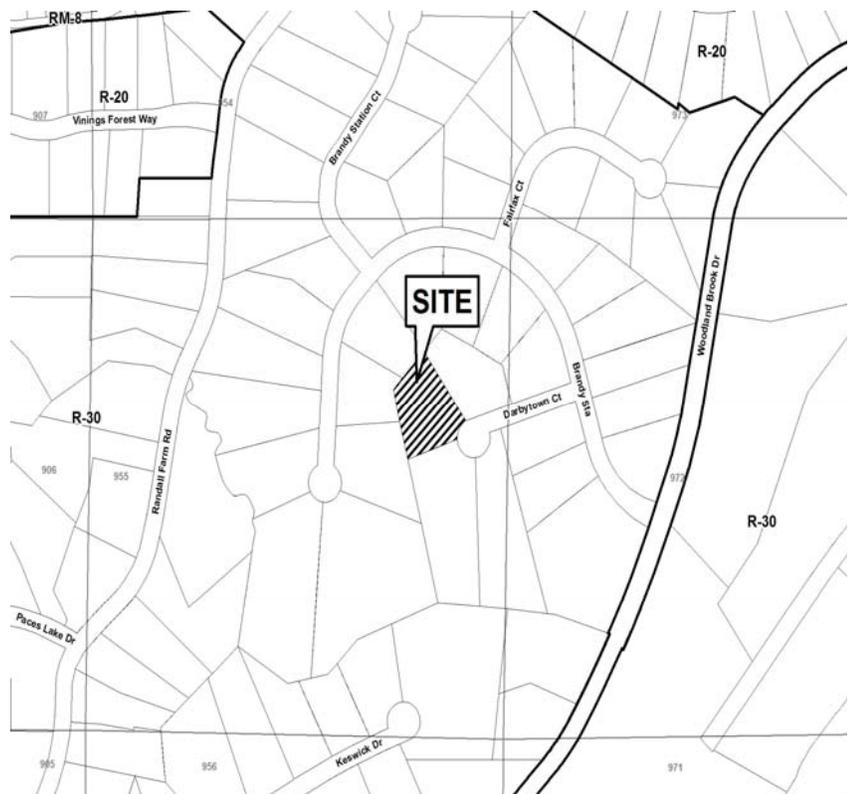
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

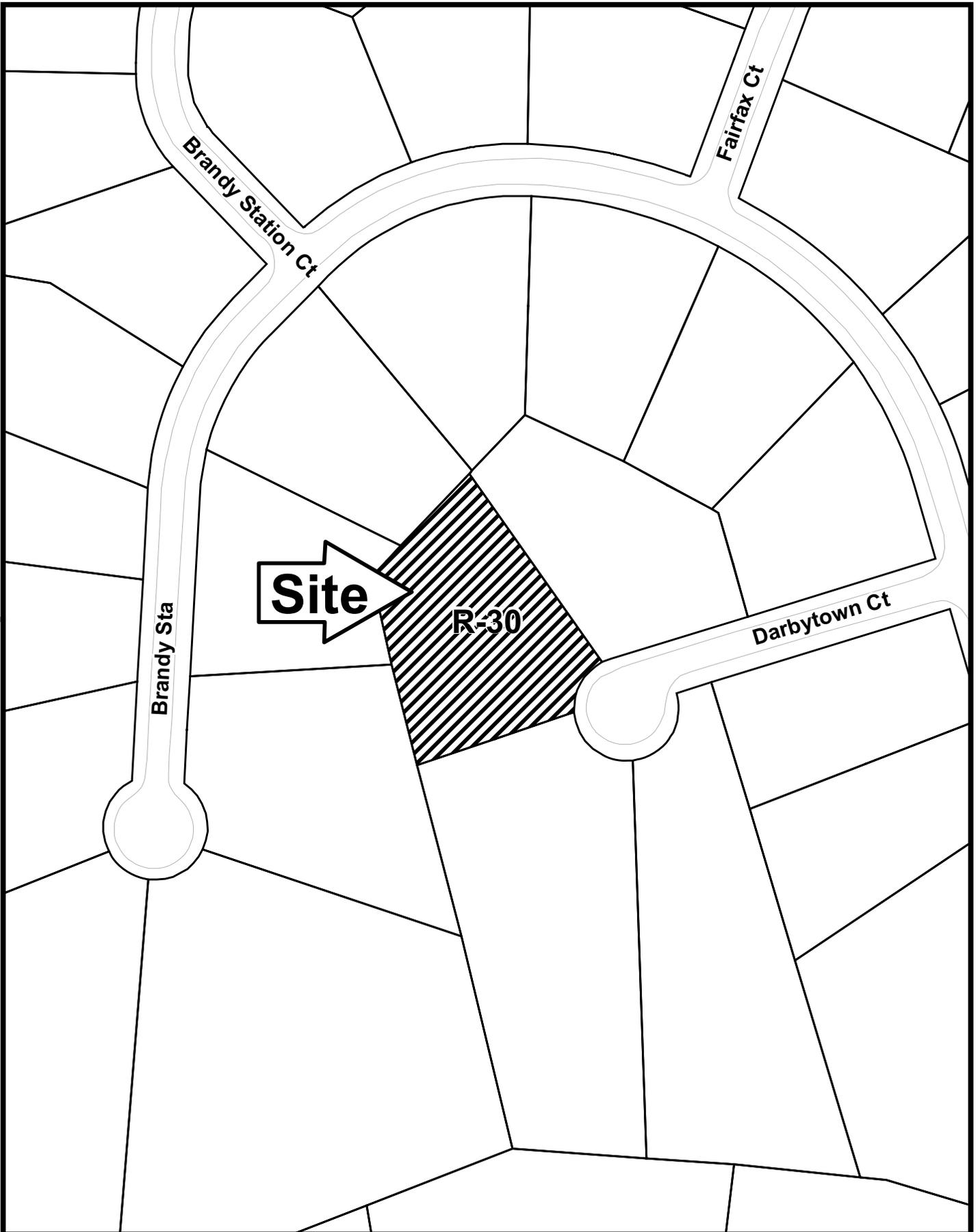
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

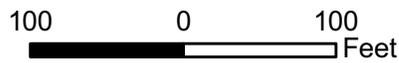
STIPULATIONS: _____



V-13



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-13
Hearing Date: 2-10-10

Applicant TYLER & ELIZABETH SPRATLIN Business Phone (404) 578-0447 Home Phone (678) 309-9735

Tyler Spratlin Address 3148 DARBYTOWN CT. ATLANTA GA 30339
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone L Cell Phone (404) 578 0447
(representative's signature)

My commission expires: 1/5/2010 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder ELIZABETH K SPRATLIN Business Phone 404 578-0447 Home Phone (678) 309-9735
Robert Tyler Spratlin

Signature [Signature] Address: 3148 DARBYTOWN CT. ATLANTA GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/5/2010 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-3

Location 3148 DARBYTOWN COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 955 District 17 Size of Tract 0.83 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.

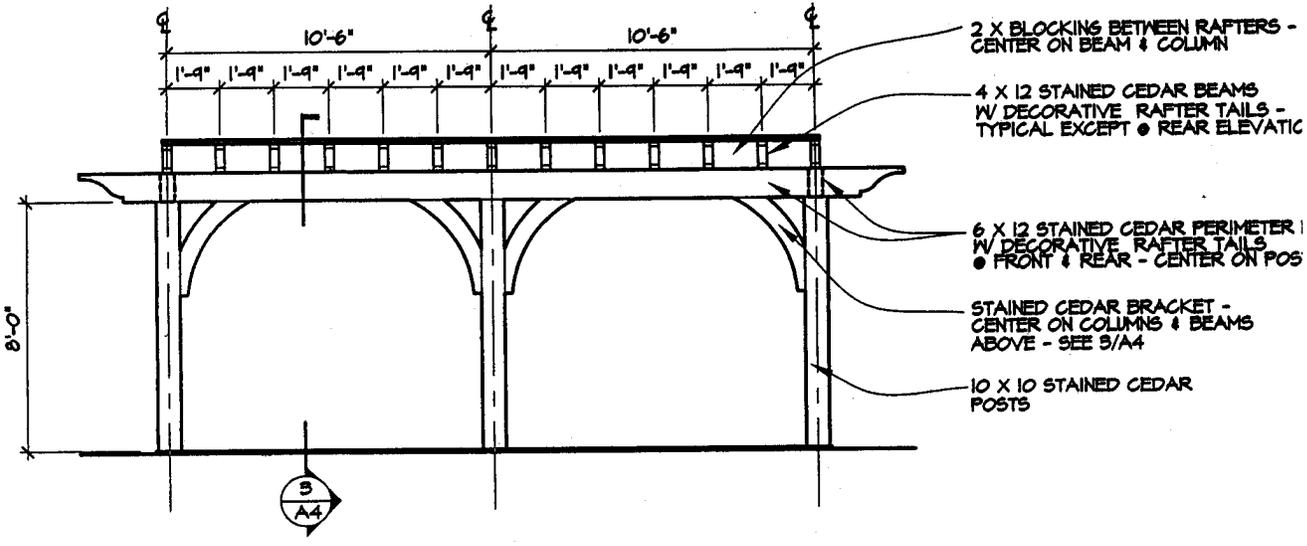
Size of Property _____ Shape of Property Topography of Property _____ Other _____

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.

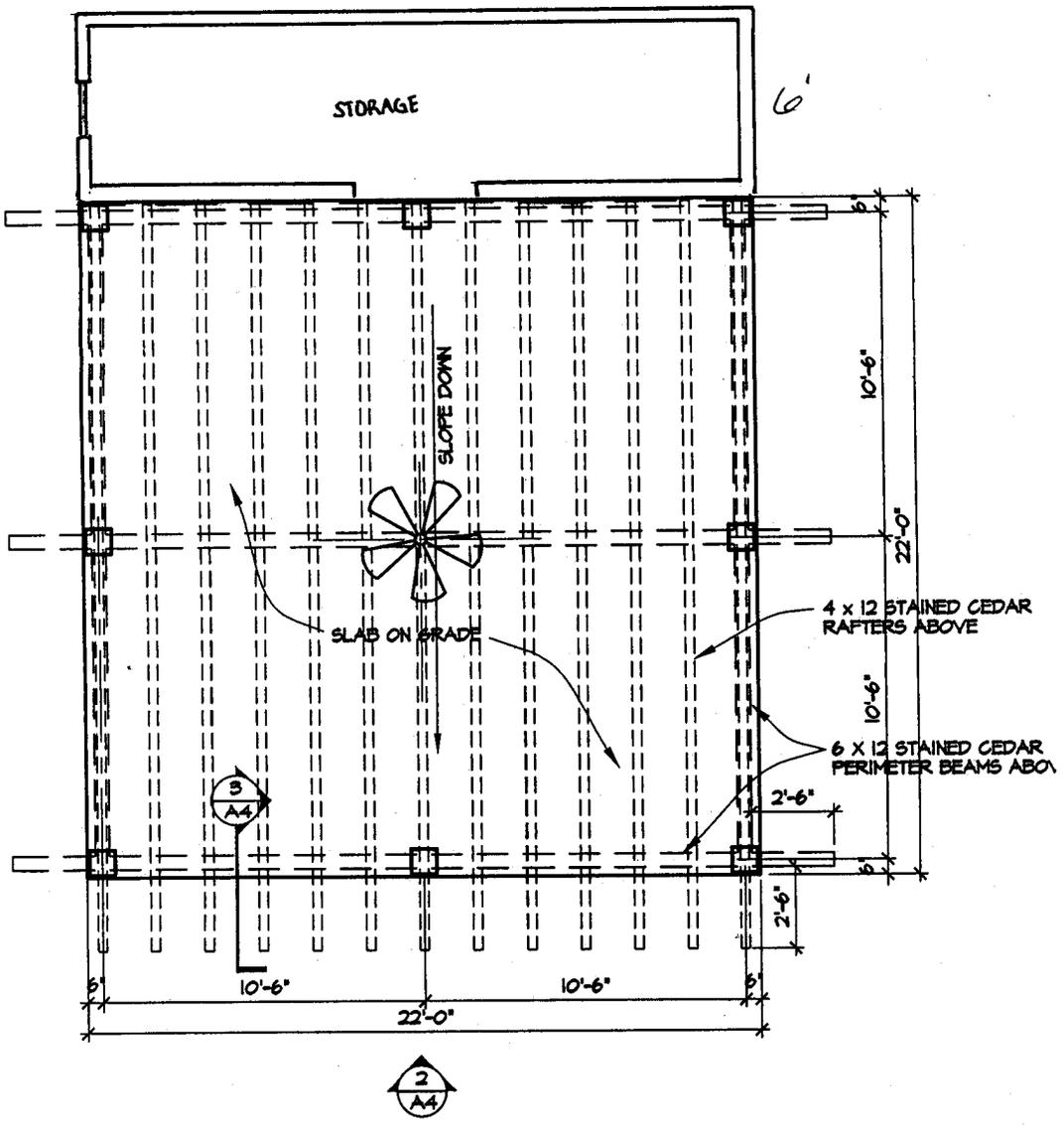
Current layout of back yard and location of detached workshop are based on former rear setback (5ft). Want to add a detached carport next to current workshop and current rear setback (40ft) would place it in the middle of the yard. Rear of yard is enclosed by high fence and wall and shrubery. Carport will be shielded by these.

List type of variance requested: Request use of previous rear setback (5 ft) for construction of detached carport.

WANT TO WAIVE THE REAR SETBACK ON LOT 7 FOR 2 ACCESSORY STRUCTURES OVER 150 SQ FT. FROM 5 FT TO 4 FT.



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED CARPORT PLAN
SCALE: 1/4" = 1'-0"