

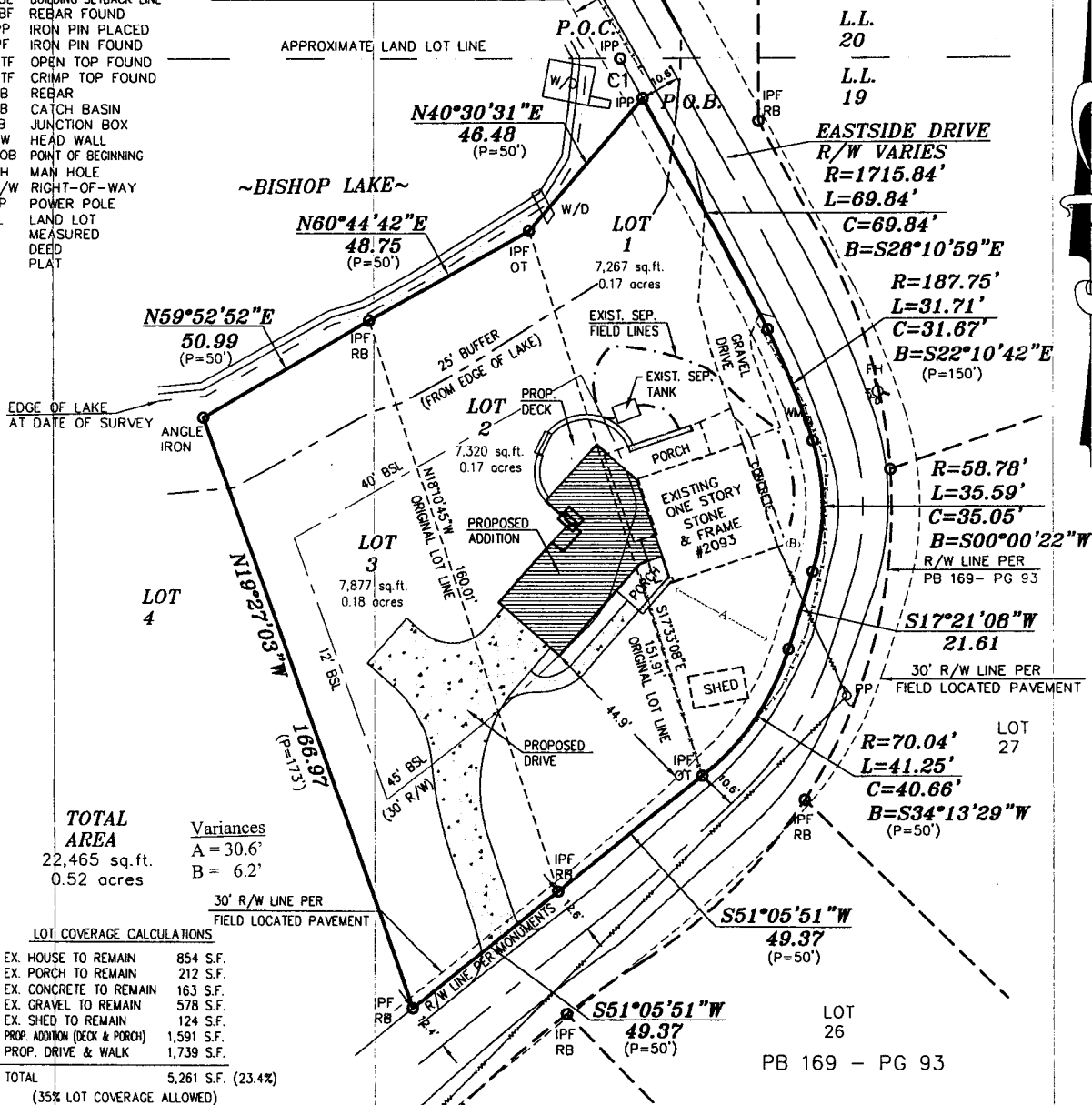
V-40
(2010)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	12.03	1715.84	12.03	S29°33'00"E

APPROXIMATE LAND LOT LINE



TOTAL AREA
22,465 sq. ft.
0.52 acres

Variances
A = 30.6'
B = 6.2'

LOT COVERAGE CALCULATIONS

EX. HOUSE TO REMAIN	854 S.F.
EX. PORCH TO REMAIN	212 S.F.
EX. CONCRETE TO REMAIN	163 S.F.
EX. GRAVEL TO REMAIN	578 S.F.
EX. SHED TO REMAIN	124 S.F.
PROP. ADDITION (DECK & PORCH)	1,591 S.F.
PROP. DRIVE & WALK	1,739 S.F.
TOTAL	5,261 S.F. (23.4%)
	(35% LOT COVERAGE ALLOWED)

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JOB NUMBER: 10-00453



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: CRUICKSHANK, INC.		DATE	02/06/10
OWNER / PURCHASER KATHLEEN PEASE MCGOWAN & DARREL MILES MCGOWAN		SCALE	1" = 30'
LAND LOT 19	19TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA
LOT 1, 2 & 3	BLOCK "D"	UNIT	AREA OF LOT:
SUBDIVISION PLAT OF PROPERT OF C. M. BISHOP			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052	

PLOTTED BY:

PLAT PREPARED FOR :

PLAT BOOK 6, PAGE 173

APPLICANT: Darrel Miles McGowan and Kathleen **PETITION NO.:** V-40
PHONE: Pease McGowan 404-932-6248 **DATE OF HEARING:** 05-12-10
REPRESENTATIVE: Garvis L. Sams, Jr. **PRESENT ZONING:** R-30
PHONE: 770-422-7016 **LAND LOT(S):** 19
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 1
Eastside Drive, south of Bishop Lake Road **SIZE OF TRACT:** .52 acre
(2093 Eastside Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 6 feet; and 2) waive the lot size from the required 30,000 square feet to 22,465 square feet.

COMMENTS

TRAFFIC: Recommend paved driveway apron for existing and proposed driveway.

DEVELOPMENT & INSPECTIONS: A permit will be required for the addition if the variance is approved. If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The proposed new construction is within the building setback except where required to tie onto the existing structure. All proposed additions are outside the stream buffer as well.

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** _____

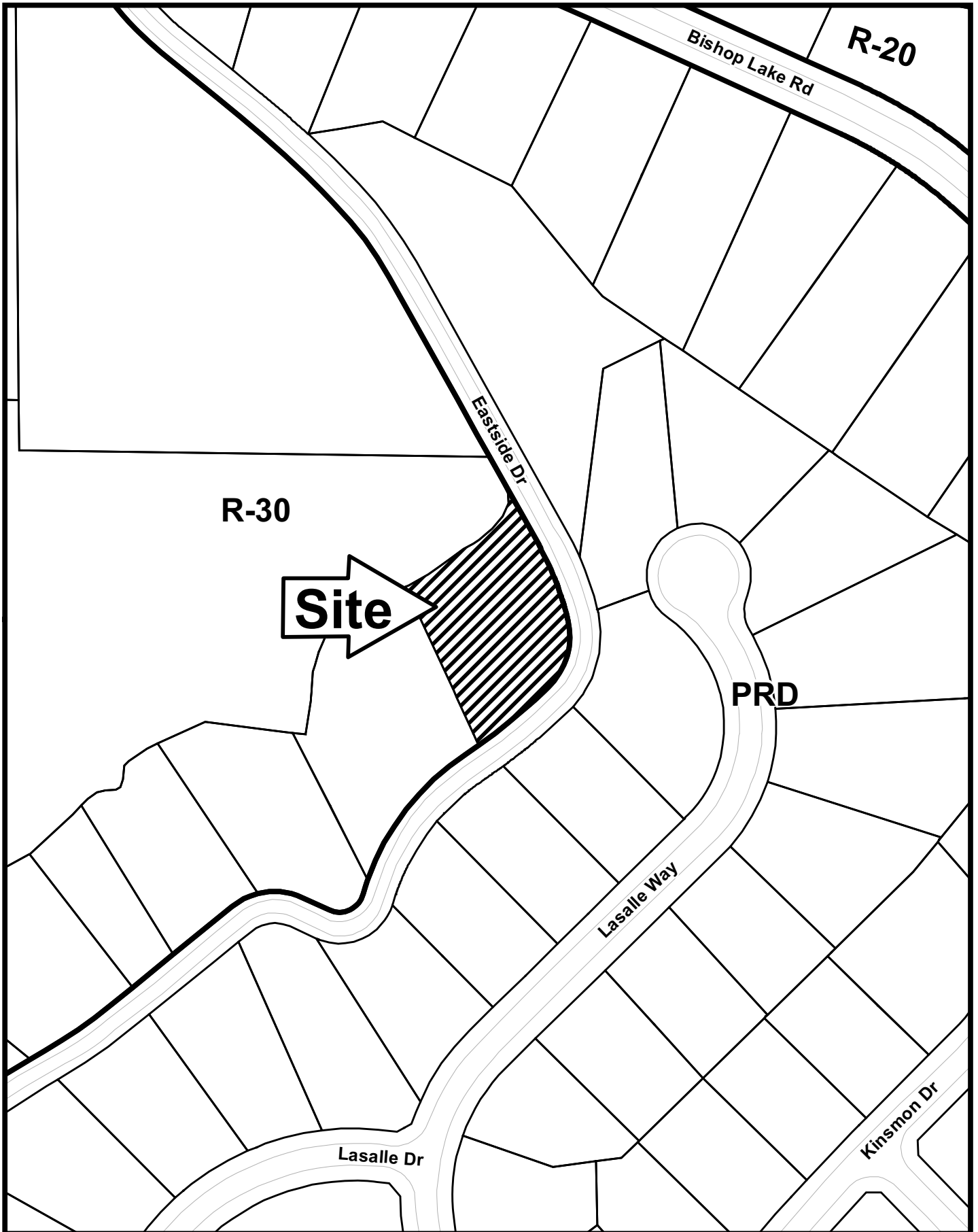
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

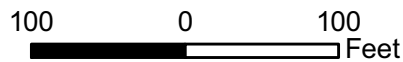
STIPULATIONS: _____





V-40



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

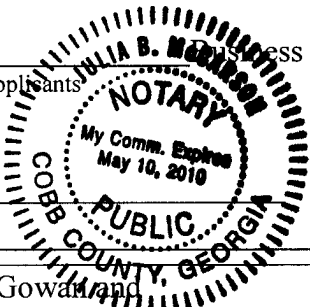
(type or print clearly)

Application No. V- 4/0
Hearing Date: 05/12/10

Darrel Miles McGowan and
Applicant Kathleen Pease McGowan Cell Phone (404) 932-6248 Home Phone _____
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By: [Signature] Business Phone (770) 422-7016 Fax (770) 426-6583
Garvis L. Sams, Jr., Attorney for Applicants

My commission expires: _____



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Darrel Miles McGowan and
Titleholder Kathleen Pease McGowan Cell Phone (404) 932-6248 Home Phone _____

Signature SEE ATTACHED Address: 3530 Saxon Way, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property R-30

Location 2092 Eastside Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 19 District 1st Size of Tract .52 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 XX Shape of Property XX Topography of Property XX 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. A literal interpretation or enforcement of Cobb County's Zoning Ordinance provisions does not allow the proposed addition and the existing one (1) story home because of setback constraints. Also, a literal interpretation or enforcement of Ordinance provisions precludes utilization of the subject property (Zoned R-30) which does not possess the requisite square footage for the R-30 district, all of which constitutes legal hardships.

List type of variance requested: Waiver of the following setbacks: Front setbacks from 45' to 30.6' (from the porch) and from 45' to 6.2' (existing house). Additionally, a variance is sought waiving the required square footage under the R-30 District from 30,000 square feet to 22,465 square feet.