

Pat. & J. Co. Survey, Inc.

DONALD VANSANT

LOCATED IN LAND LOT 128, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

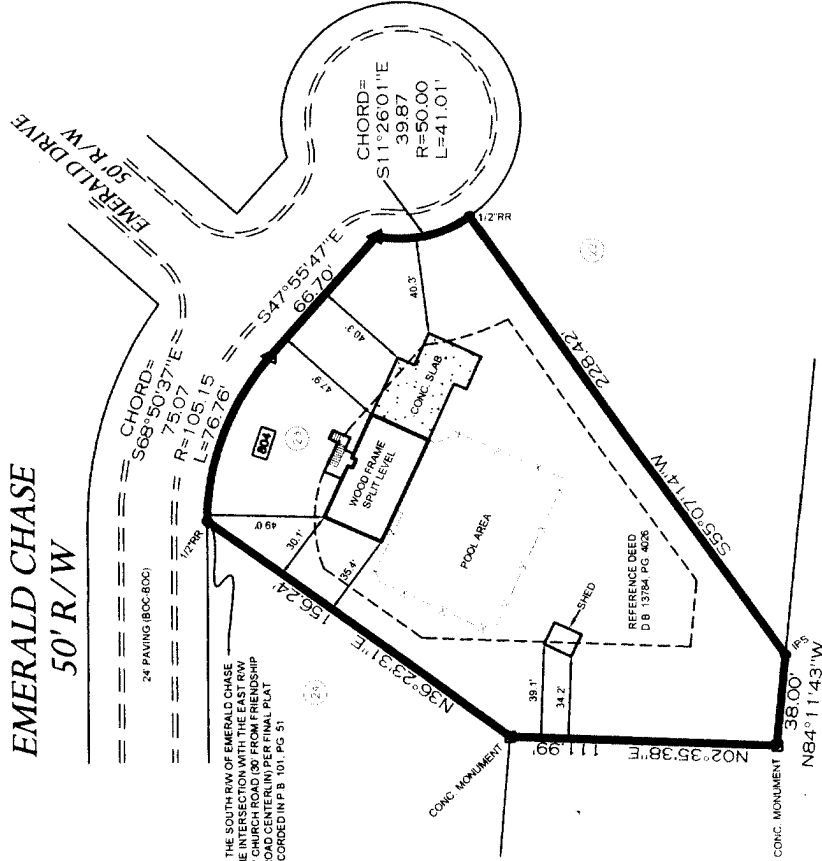
804 EMERALD CHASE

BEING LOT 23, LAKE EMERALD S/D
RECORDED IN P.B. 101, PG. 51

AREA = 0.722 ACRES
(31,439 SQ. FT.)



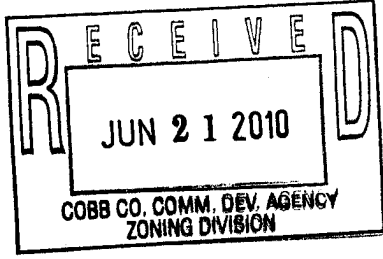
EMERALD CHASE
50' R/W



505 39' ALONG THE SOUTHWEST CORNER OF EMERALD CHASE
IS THE POINT OF BEGINNING OF THE EAST ROW
OF FRIENDSHIP CHURCH ROAD 100' FROM FRIENDSHIP
CHURCH ROAD CENTERLINE PER FINAL PLAT
RECORDED IN P.B. 101, PG. 51

CHORD = 568°50'37"E
R = 750.7
L = 76.76'

CHORD = S11°26'01"E
R = 50.00
L = 41.01'



NOTE:
THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A
CURRENT TITLE REPORT. SOME ITEMS AFFECTING TITLE
MAY NOT BE INCLUDED IN THIS SURVEY.

THERE MAY BE UNDERGROUND UTILITIES ASSOCIATED
WITH THE SUBJECT PROPERTY THAT ARE NOT SHOWN.

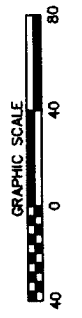
THIS PLAT IS PREPARED FOR EXCLUSIVE USE BY THE
CLIENT. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK
BEFORE STARTING ANY BUILDING CONSTRUCTION ON THIS
LOT. CONTACT THE COBB COUNTY ZONING DEPARTMENT
TO VERIFY ANY BUILDING SETBACK LINES.

THERE IS A 25' NON-DISTURBANCE BUFFERWARM WATER
STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER
MANDATED BY THE STATE AND THERE MAY BE ENHANCED
BUFFERS PLACED ON THESE WATERS BY COBB COUNTY
BEFORE ANY CONSTRUCTION BEGINS. CONTACT THE
PROPER AGENCY TO VERIFY ANY DISTURBANCE BEFORE
BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

- LEGEND**
- CORNER MONUMENTATION
 - = IRON CORNER SET WITH A 1/2" STEEL
 - = CONCRETE CORNER
 - = CORNER FOUND
 - = UNMONUMENTED CORNER
 - = CORNER TO BE SET WHEN CONSTRUCTION BEGINS
 - X — = FENCE LINE
 - X — = REMAINS OF FENCE LINE
 - CTP = OPEN TOP WATER PIPE
 - CP = CRIMPED TOP WATER PIPE
 - CP = POWER POLE
 - CL = CENTERLINE
 - — — = EASEMENT
 - — — = RIGHT OF WAY
 - LL = LAND LOT LINE
 - W — = WATER MAINS
 - E — = OVERHEAD POWER LINES
 - G — = GAS MAINS
 - S — = SEWER MAINS
 - NS = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE

TECHNICAL DATA
TRAVERSE PRECISION: 1:21,267
ANGLE ERROR: 5 SEC/ANG
SURVEY ADJUSTMENT: LEAST SQUARES
PLAT PRECISION: 1:718,000

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD
INSURANCE RATE MAPS, COMMUNITY
FLOOD HAZARD IDENTIFICATION SURVEY
EFFECTIVE DATE: DECEMBER 18, 2008
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE:
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100
YEAR FLOOD PLAIN.



THE RUSSELLE COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
VOICE: (770) 943-5903
FAX: (770) 943-5904
WWW.RUSSELLE.COM

REVISIONS	
DATE	DESCRIPTION

PROJ. NO. C06089 FILE C06086 DWG
FIELD SURVEY DATE 6/15/2010
PLAT DATE 6/17/2010
SCALE: 1" = 40'

V-63
(2010)

6/16/10

TOP LEFT: 17041157-0301806.dwg 6/17/2010 11:16:50 AM EDT

APPLICANT: Deborah Vansant and Donald Vansant **PETITION NO.:** V-63
PHONE: 770-429-0871 **DATE OF HEARING:** 09-08-10
REPRESENTATIVE: Deborah Vansant **PRESENT ZONING:** R-30
PHONE: 404-729-4040 **LAND LOT(S):** 128
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 19
Emerald Chase, east of Friendship Church Road **SIZE OF TRACT:** .722 acre
(804 Emerald Chase Lane). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 40 feet on lot 23.

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 showing all improvements. The plat must show the standard Cobb County plat revision note that states that the new lot plat supersedes a portion of the most recently recorded subdivision plat and shows the variance case number and date of approval. Show the standard setbacks currently in place per the Zoning Code. 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: No significant stormwater management impacts are anticipated. This entire lot drains to the street to an existing curb inlet located in the adjacent cul-de-sac. The total impervious coverage with the proposed addition is less than the allowable.

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 _____

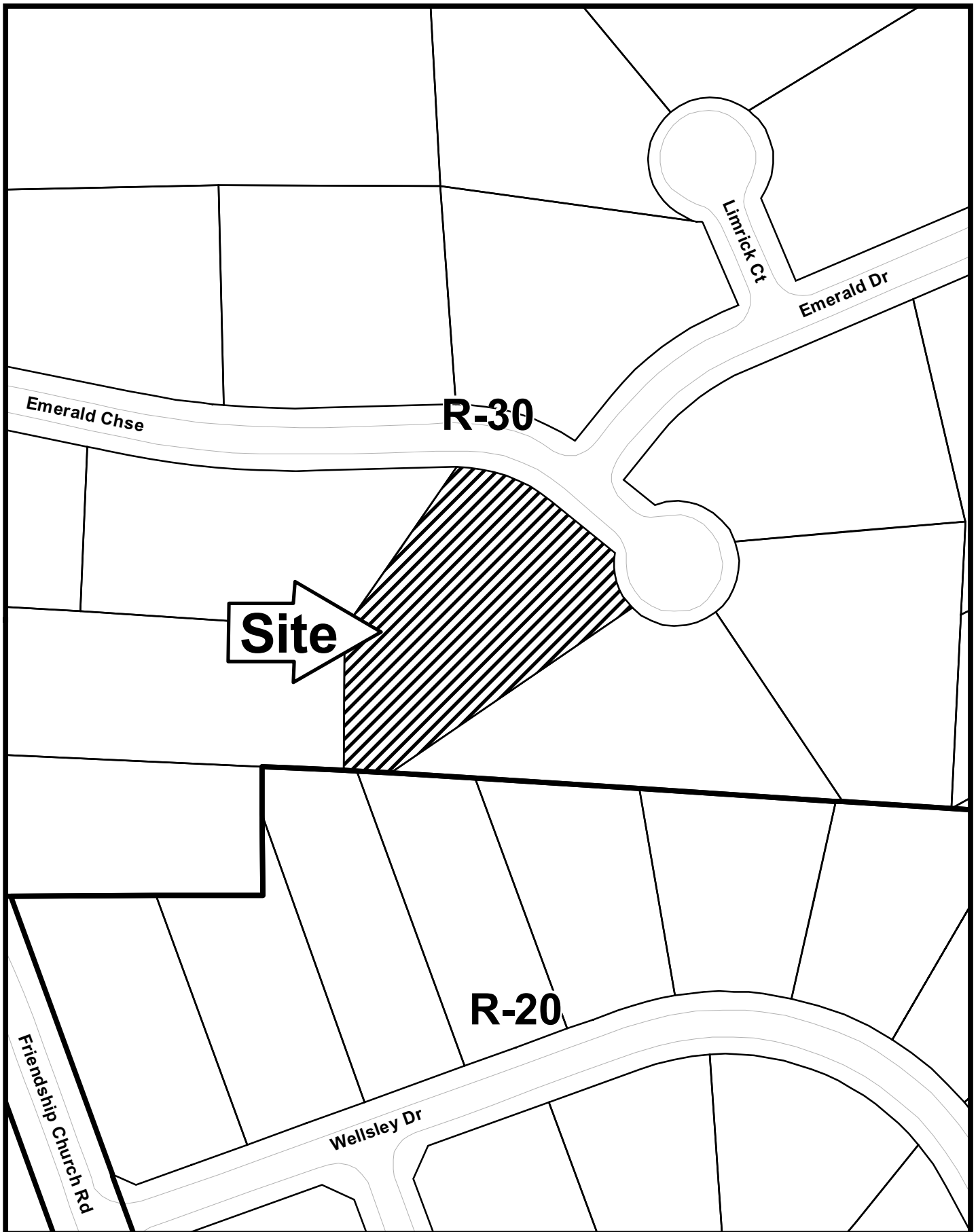
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

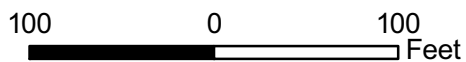
STIPULATIONS: _____





V-63



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-63
Hearing Date: 9-8-10

Applicant DEBORAH VANSANT Business Phone N/A Home Phone 770-429-0871

DEBORAH VANSANT Address 804 EMERALD CHASE, POWDER SPRINGS
(representative's name, printed) (street, city, state and zip code) GA 30127

Deborah Vansant Business Phone N/A Cell Phone 404-729-4040
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder DEBORAH VANSANT Business Phone N/A Home Phone 770-429-0871

Signature Deborah Vansant Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Paulding County, Georgia
My Commission Expires Feb. 27, 2014

My commission expires: _____

Signed, sealed and delivered in presence of:
Rebecca Smith
Notary Public

Present Zoning of Property R-30

Location 804 EMERALD CHASE, POWDER SPRINGS
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0128 District 19th Size of Tract .722 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

* PLACEMENT OF ORIGINAL HOME ON LOT AND STREET CURVE.
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.

PROPER ALIGNMENT OF ADDITION NOT POSSIBLE WITH THE ORIGINAL PLACEMENT OF HOUSE ON LOT WITHOUT FRONT SET-BACK VARIANCE. NECESSARY SIZE, AESTHETICS, AND DIMENSIONS REQUIRED WOULD NOT BE POSSIBLE WITHOUT FRONT SET-BACK VARIANCE APPROVALS

List type of variance requested: FRONT BUILDING LINE SET-BACK FROM 45' TO 40.3' FOR ADDITION CONSTRUCTION