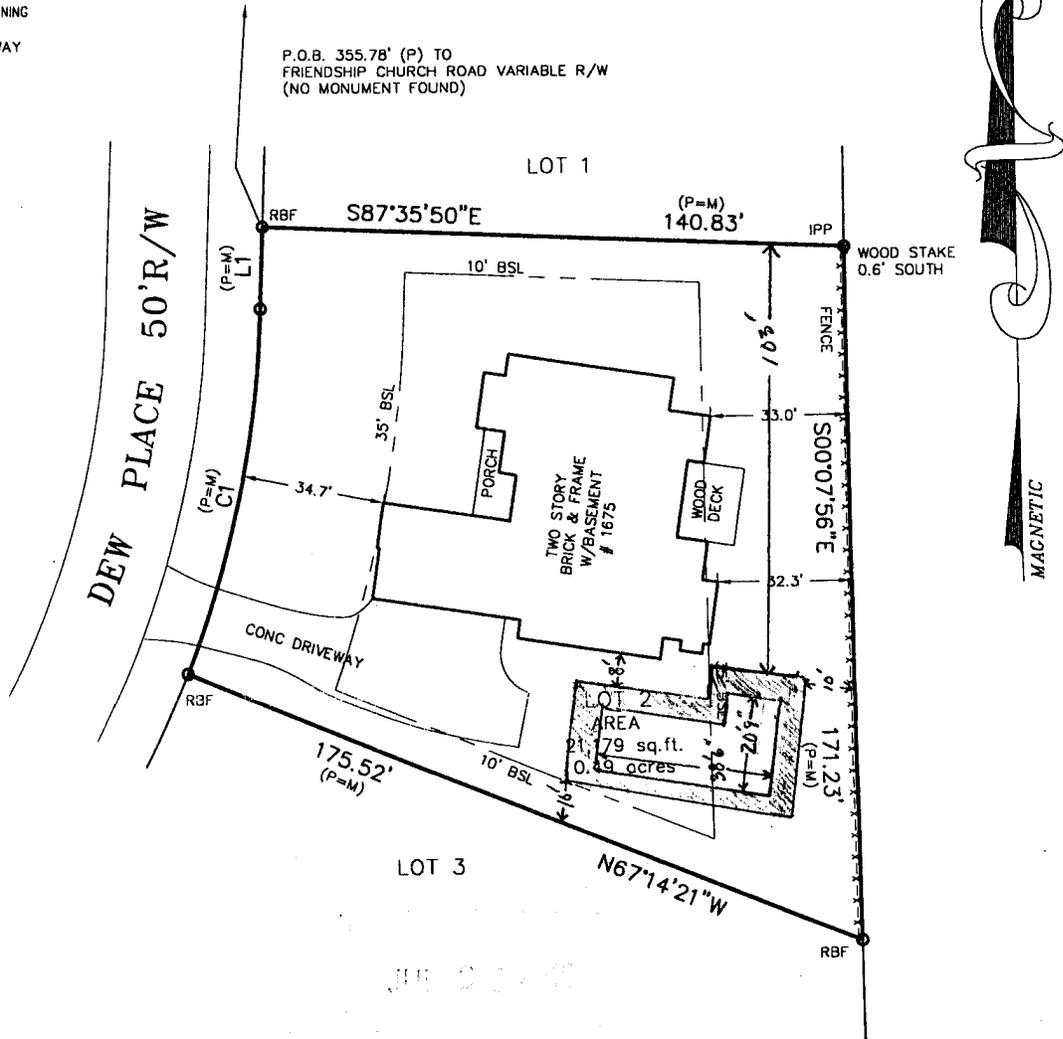


V-70  
(2010)

- 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					TABLE		
CURVE	LENGTH	RADIUS	CHORD	BEARING	LINE	LENGTH	BEARING
C1	91.92	258.71	91.44	N12°34'54"E	L1	20.00	N02°24'10"E



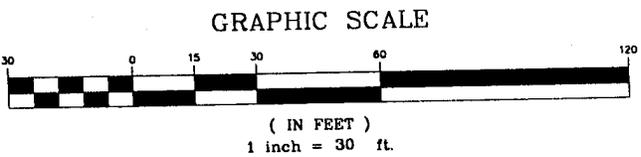
NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

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.



FIELD DATE 07/09/10

JOB NUMBER: 10-02708	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>FRANK GONZALES</b>		DATE	07/12/10
	OWNER / PURCHASER <b>SCOTT K. KUBES &amp; LAUREN D. KUBES</b>		SCALE	1" = 30'
	LAND LOT 349	19th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 2	BLOCK	UNIT	AREA OF LOT: 21,179 S.F.
	SUBDIVISION		SERENITY ESTATES	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		

PLOTTED BY:

PLAT PREPARED FOR :

PLAT BOOK 249 PAGE 64  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**APPLICANT:** Frank A. Gonzales **PETITION NO.:** V-70  
**PHONE:** 770-975-5710 **DATE OF HEARING:** 10-13-10  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 349  
**PROPERTY LOCATION:** Located on the east side of Dew Place, south of Friendship Church Road (1675 Dew Place). **DISTRICT:** 19  
**SIZE OF TRACT:** .5 acre  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed swimming pool) to the side of the primary structure on lot 2; 2) waive the front setback from the required 35 feet to 34 feet (existing); and 3) waive the rear setback from the required 35 feet to 32 feet (existing).

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If variance is approved, a Permit and Inspections will be required for the pool. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion for the pool showing all improvements on the lot and referencing the variance case conditions in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No comments.

**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.

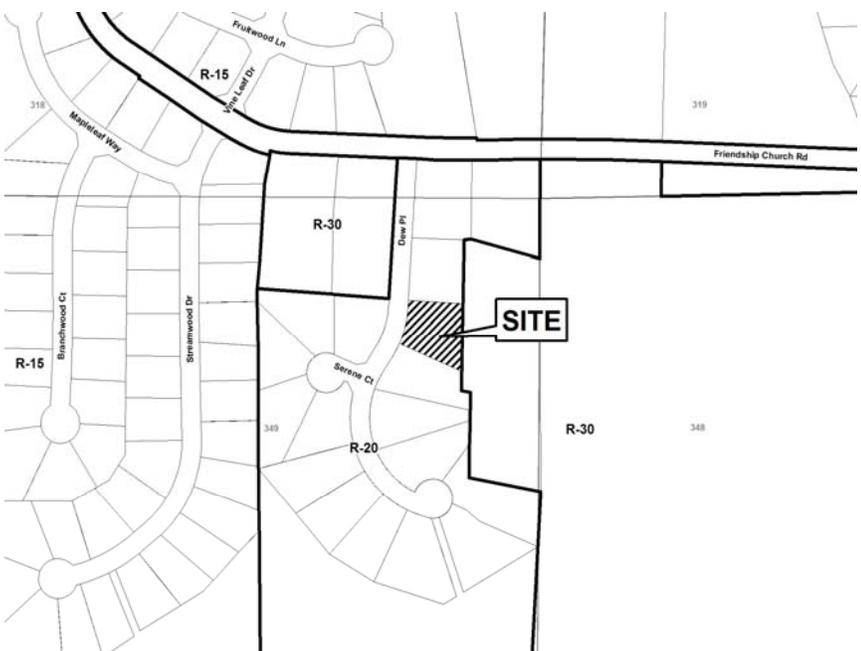
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

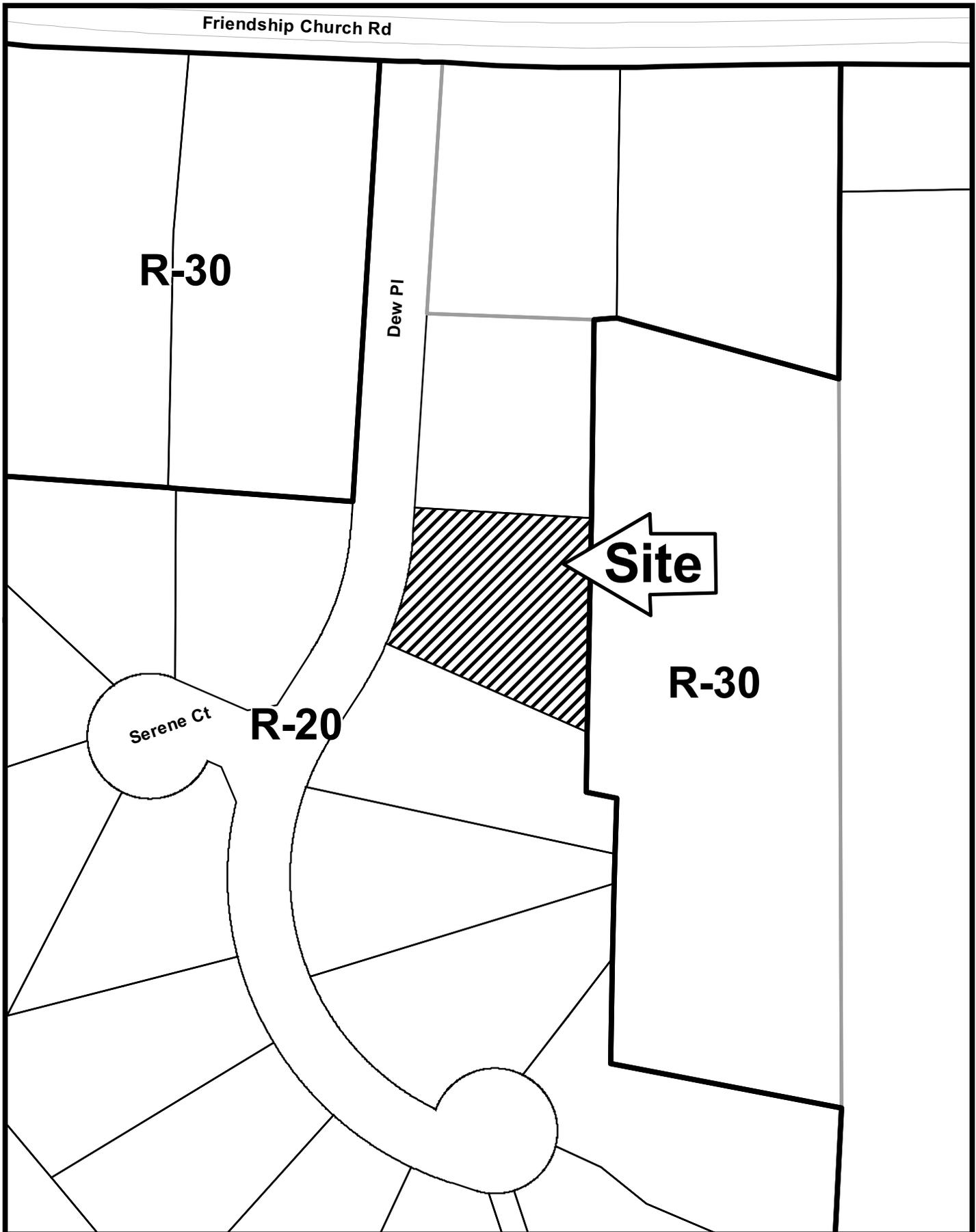
**SEWER:** No conflict.

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

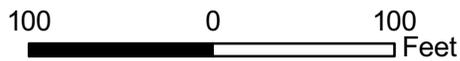
**BOARD OF APPEALS DECISION**  
 APPROVED          MOTION BY           
 REJECTED          SECONDED           
 HELD          CARRIED           
**STIPULATIONS:**           
          
        



# V-70



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-70  
Hearing Date: 10-13-2010

Applicant FRANK A. GONZALES Business Phone 770 975 5710 Home Phone \_\_\_\_\_

Frank A. Gonzales Address 1748 BENTRIDGE KENNESAW GA 30144  
(representative's name, printed) (street, city, state and zip code)

Frank A. Gonzales Business Phone 770 975 5710 Cell Phone 404 628 2849  
(representative's signature)

Signed, sealed and delivered in presence of:

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

Jon Bowen

Notary Public

Titleholder Scott K. Kuhns Business Phone +317-460-4381 Home Phone 678-369-4944

Signature Scott K. Kuhns Address: 1675 DEW PLACE, MARIETTA, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 1  
**LISA B HARRIS**  
Notary Public  
Cobb County  
State of Georgia  
My Commission Expires Sep 29, 2013

Lisa B. Harris

Notary Public

Present Zoning of Property R-20

Location 1675 DEW PLACE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 349 District 19 Size of Tract .5 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.

\* NOT ENOUGH ROOM FOR SWIMMING POOL IN BACKYARD

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO THE SIDE OF THE PRIMARY