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THIS PROPERTY (IS/IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0034G

DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,541 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:

Kevin C. & Ruth C. Huff

LOT 1	BLOCK D
Jamerson Forest	
PLAT BOOK 80	PAGE 107
LAND LOT 89	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Dec. 7, 2010	REVISED
SCALE: 1= 40	JOB NO. 10097

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122

**APPLICANT:** Kevin C. Huff and Ruth C. Huff      **PETITION NO.:** V-13  
**PHONE:** 770-591-0042      **DATE OF HEARING:** 02-09-11  
**REPRESENTATIVE:** Ruth C. Huff      **PRESENT ZONING:** R-20  
**PHONE:** 770-591-0042      **LAND LOT(S):** 89  
**PROPERTY LOCATION:** At the southwest      **DISTRICT:** 16  
intersection of Jamerson Forest Circle, south of      **SIZE OF TRACT:** 0.469 acre  
Jamerson Road (4791 Jamerson Forest Circle).      **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 19 feet on lot 1.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If variance is approved, a permit and applicable inspections will be required for the porch addition. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case 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.

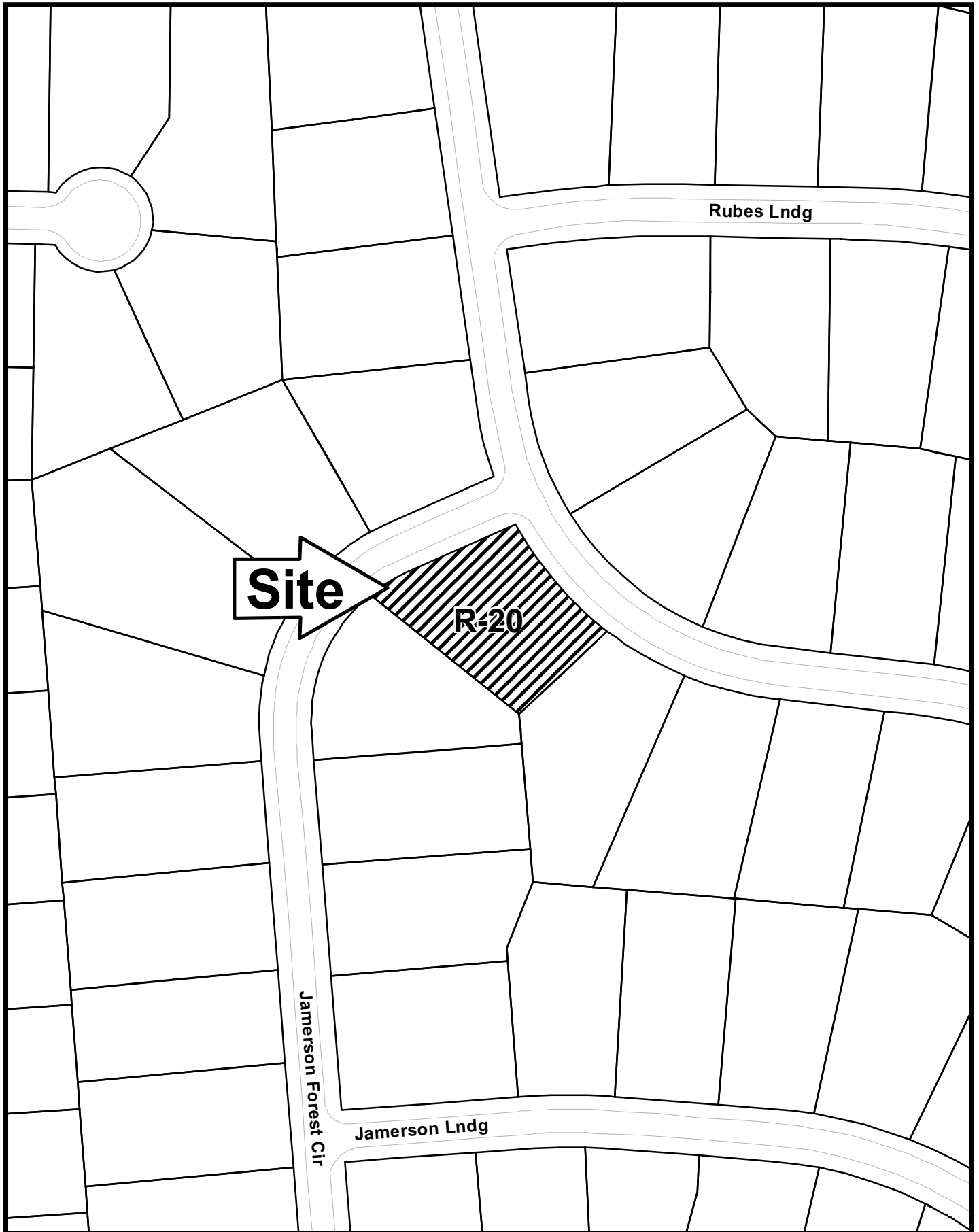
**SEWER:** No conflict.

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

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



# V-13



This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100 Feet



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. V-13  
Hearing Date: 2-9-11

Applicant Kevin C. & Ruth C. Huff Phone # 770.591.0042 E-mail rchuff@hotmail.com

Ruth C. Huff Address 4791 Jamerson Forest Cir., Marietta, 30066  
(representative's name, printed) (street, city, state and zip code)

Ruth C. Huff Phone # 770.591.0042 E-mail rchuff@hotmail.com  
(representative's signature)

My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of: Tina L. Ryan  
Notary Public

Titleholder Kevin C. & Ruth C. Huff Phone # 770.591.0042 E-mail rchuff@hotmail.com

Signature Kevin C. Huff Address: 4791 Jamerson Forest Cir., Marietta, 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Signature Ruth C. Huff Signed, sealed and delivered in presence of: Tina L. Ryan  
My commission expires: \_\_\_\_\_ Notary Public

Present Zoning of Property Residential R-20

Location 4791 Jamerson Forest Cir., Marietta, Cobb County, Ga. 30066  
(street address, if applicable, street intersection, etc.)

Land Lot(s) 89 District 16th 2nd Section Size of Tract \_\_\_\_\_ 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.

The house was not placed right and this porch addition would better anchor this end of the house.

List type of variance requested: WAIVE THE REAR SETBACK FROM REQUIRED 35 FT TO 19 FT ON LOT 1