

**SURVEY NOTES**

V-18  
(2011)

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER MAY HAVE BEEN PAVED OR COVERED OVER UNDERGROUND UTILITIES AS SHOWN HERE ABOVE GROUND STRUCTURES AND RECORD TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

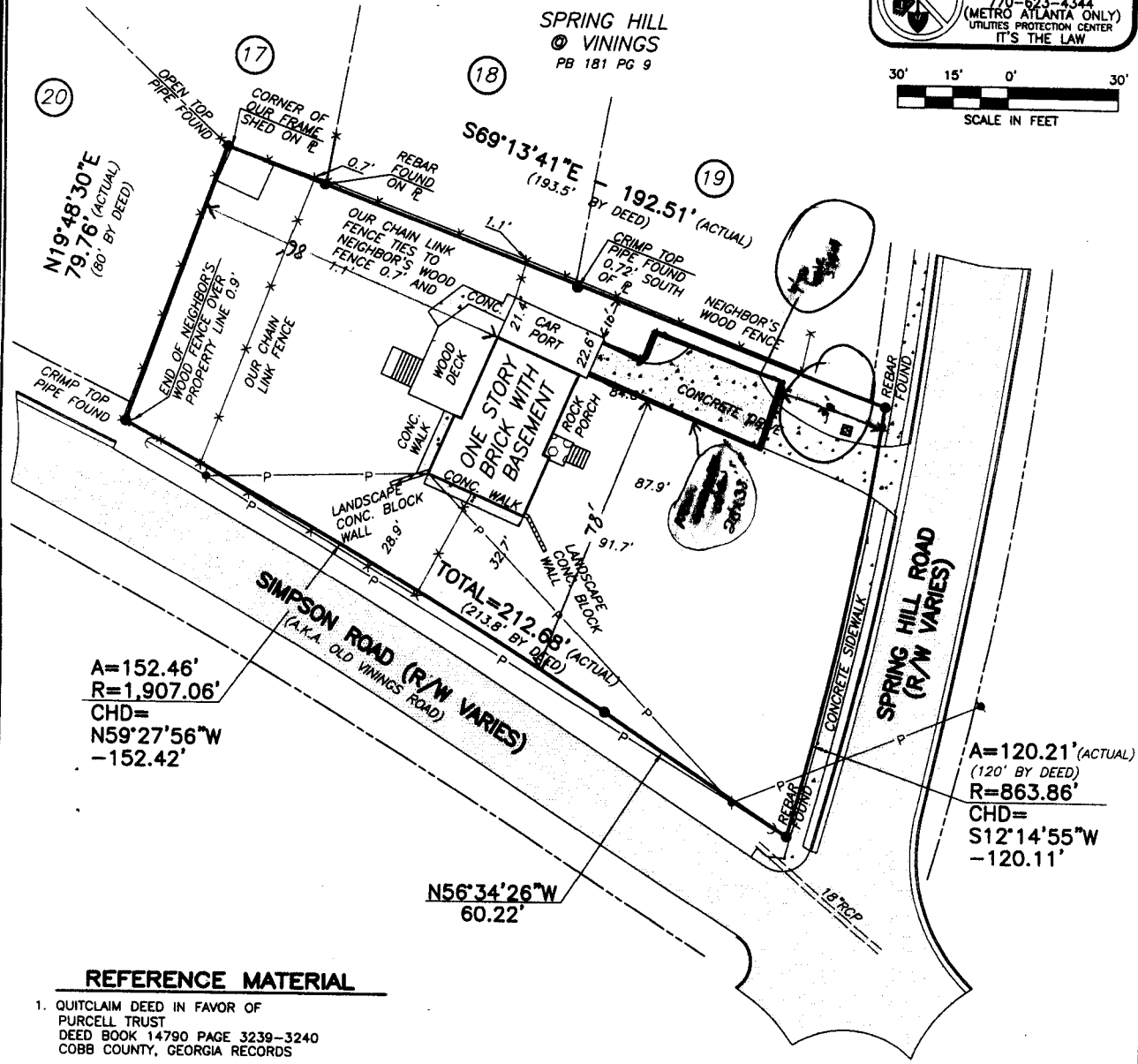
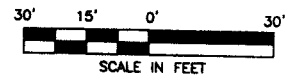
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT EXTENDS TO ANY UNNAMED PERSON, PERSONS, WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" 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. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PLAT NOT INTENDED FOR RECORDING.

THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITIES PROTECTION CENTER  
IT'S THE LAW



**REFERENCE MATERIAL**

- QUITCLAIM DEED IN FAVOR OF PURCELL TRUST  
DEED BOOK 14790 PAGE 3239-3240  
COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.448± ACRES  
OR 19,521± SQ. FT.

3684 SPRING HILL ROAD  
SMYRNA, GEORGIA

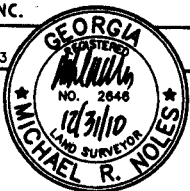
**McLUNG SURVEYING SERVICES, INC.**

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG  
JOB#229365

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

PROPERTY OF  
RONALD PURCELL  
CAROL PURCELL

LAND LOT 770  
DISTRICT 17TH. SECTION 2ND  
COUNTY COBB  
GEORGIA

PLAT PREPARED: 12-31-10  
FIELD: 12-30-10 SCALE: 1"=30'

DB  
DB  
PG

**APPLICANT:** Frank P. Pologruto **PETITION NO.:** V-18  
**PHONE:** 770-235-6929 **DATE OF HEARING:** 03-09-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 770  
**PROPERTY LOCATION:** At the northwest **DISTRICT:** 17  
intersection of Simpson Road and Spring Hill Road **SIZE OF TRACT:** 0.448 acre  
(3684 Spring Hill Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 30 feet; and 2) waive the side setback adjacent to the northern property line from the required 10 feet to 4 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If the variance is approved, any exterior wall less than 5 feet off of the property line must have a minimum one hour fire resistant rating on both sides. (Table R302.1). If this variance request is approved, a subdivision plat 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 adverse stormwater management impacts are anticipated. The proposed garage will be located over the existing driveway and will not result in any significant increase in runoff.

**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** \_\_\_\_\_

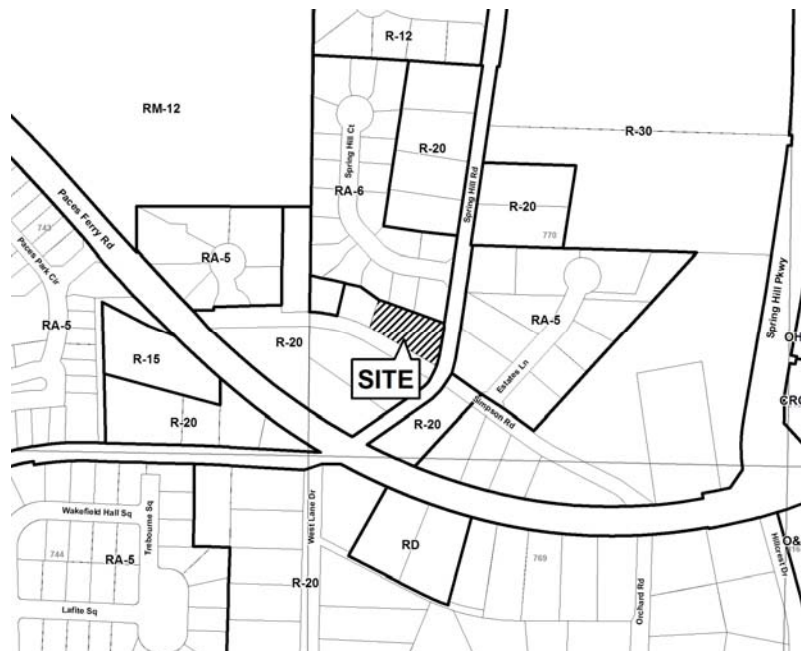
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

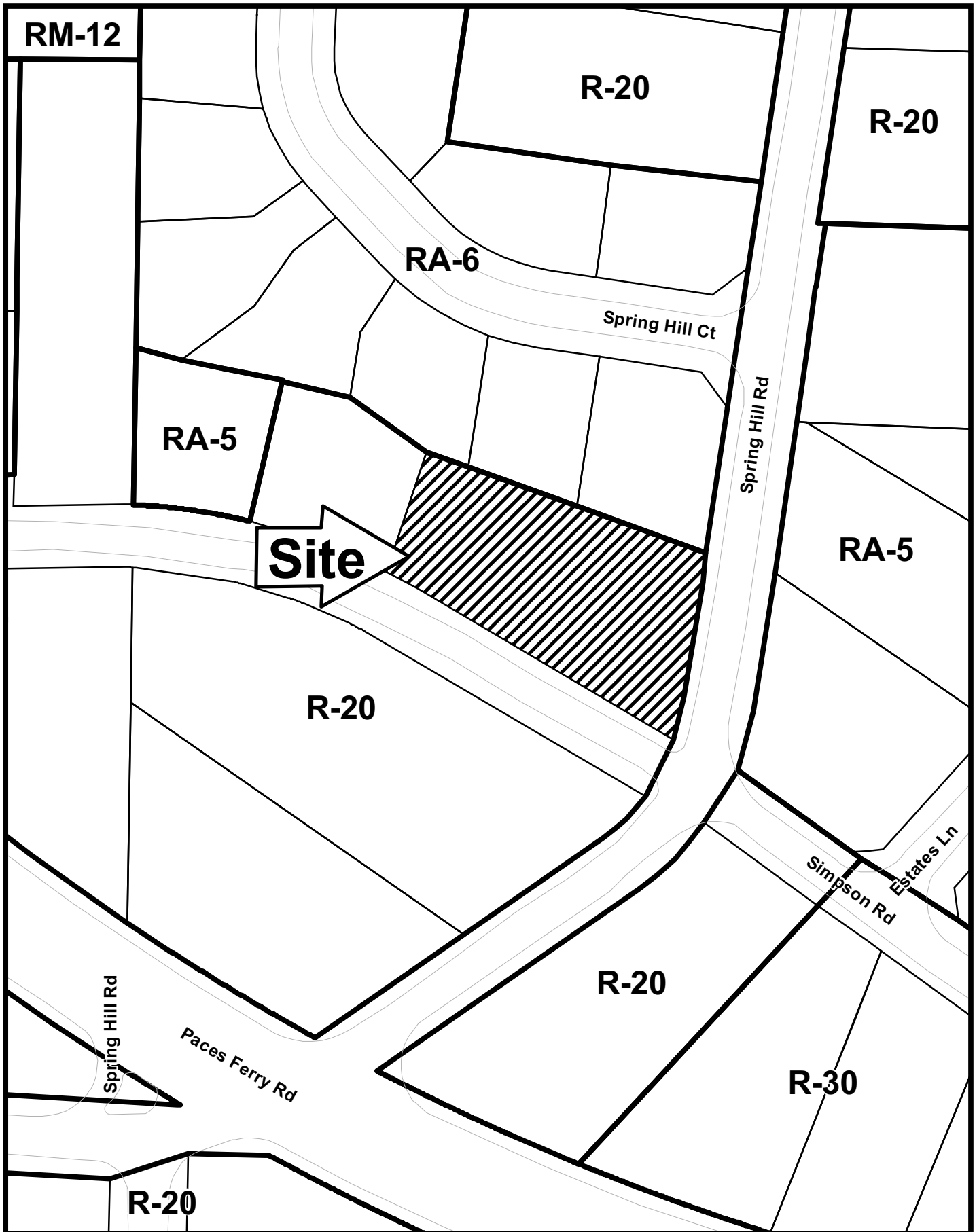
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

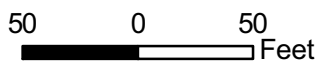
\_\_\_\_\_



# V-18



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-18

Hearing Date: 3-9-11

Applicant Frank P. Polograto Phone # 770 235-6929 E-mail FRANK@DecksANDmore.biz

FRANK POLOGRATO Address 1060 medlin STREET SMYRNA, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Frank P. Polograto Phone # 770 235-6929 E-mail FRANK@DecksANDmore.biz  
(representative's signature)

JOHN E. KAUFFMANN  
Notary Public  
Douglas County  
State of Georgia

My commission expires: My Commission Expires Mar 16, 2014

Signed, sealed and delivered in presence of:

John E. Kauffman  
Notary Public

Titleholder Ronald Purcell Phone # 678 293-5376 E-mail \_\_\_\_\_

Signature Ronald Purcell Address: 3684 SPRING HILL RD SMYRNA 30080  
(attach additional signatures) (street, city, state and zip code)

JOHN E. KAUFFMANN  
Notary Public  
Douglas County  
State of Georgia  
My Commission Expires Mar 16, 2014

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

John E. Kauffman  
Notary Public

Present Zoning of Property 3684 SPRING HILL ROAD R-20 SMYRNA GA

Location 3684 SPRING HILL RD NEAR (W. PACES FERRY RD) 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 770 District 17<sup>TH</sup> Size of Tract .448 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 .448 ACRES Shape of Property RECTANGULAR Topography of Property SLIGHT RISING FLAT 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.

WE WOULD LIKE TO BUILD A CARPORT  
SO THAT THE PURCELL'S COULD WALK FROM A COVER AREA  
ON THE DRIVEWAY AND BE PROTECTED FROM THE WEATHER ELEMENTS  
THEY ARE BOTH SENIOR CITIZENS.

List type of variance requested: WE ARE REQUESTING A REDUCTIONS  
IN THE SETBACKS FROM 10' TO 4' FEET ON ONE SIDE  
AND THE FRONT FROM 35' TO 30' TO BUILD A CARPORT

SEE EXHIBIT "A" AND "B"



V-18/2011  
Exhibit "A" NARI  
NATIONAL ASSOCIATION OF  
THE REMODELING INDUSTRY

Hello:  
Cobb County Board members  
Variance request Dept

Ron & Carol Purcell  
3684 Spring Hill Road  
Smyrna, GA 30080  
Land Lot 770, District 17<sup>th</sup>, Sect. 2nd  
**Sub-Div: Unknown**

## Letter of Intent

### Variance Request & Support

We would like to build a Carport on the right side of the Purcell's home. Unfortunately, the side building setback is line... **10 feet** and we would like to reduce this setback by 6' feet only. Therefore, the side setback would be **4 feet**. In addition, we are requesting reducing the **front setback from 35' feet to 30' feet**.

The size of the Carport will be 20' x 38' and 10' x 15' = 910 Sq ft. The Carport requires this size because we are planning to connect the house to the carport and make it a continuous structure. We are planning to make a beautiful front gable roof at the entrance.

In addition, the total size of **the lot is .448 acres**. Right, now the total lot coverage area is at **18.4% of the lot**, with approval of this variance and building of the carport the total lot coverage area will be **23% of the total area**.

We thank you very much for your consideration and support on this variance request. Finally, we would appreciate your support and approval of this simple variance request.

Sincerely,

Frank Pologruto President  
Decks & More, Inc.,  
770-235-6929 Cell

P.S. If you have any questions please me call I am always here to help.

1060 MEDLIN STREET • SMYRNA, GA 30080 • 770-235-6929 • WWW.DECKSANDMORE.BIZ

OUTDOOR KITCHENS • SCREENED-IN PORCHES • CUSTOM DECKS • ADDITIONS • SUNROOMS • BASEMENTS • BATHROOMS

V-18/2011  
Exhibit "B"

