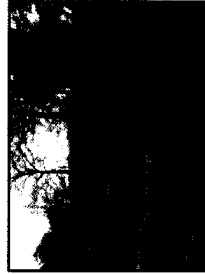


LEGEND

- STANDARD ABBREVIATIONS**
- AC AIR CONDITIONER
 - CI CURB INLET
 - CM CORRUGATED METAL PIPE
 - CO CONCRETE MONUMENT FND
 - CO SANITARY CLEANOUT
 - CPD COMMUNICATION PEDESTAL
 - CTP CONCRETE TOP PIPE
 - DIP DROP INLET
 - DWCB DOUBLE WING CATCH BASIN
 - FNC FENCE
 - IRD IRON REINFORCING BAR
 - MH MANHOLE
 - OTP OPEN TOP PIPE
 - PM POWER METER
 - POB POINT OF BEGINNING
 - RCB REINFORCED CONCRETE PIPE
 - RBR IRON REINFORCING BAR
 - RBS 5/8" RBR SET
 - SS SANITARY SEWER
 - CB CATCH BASIN

- STANDARD SYMBOLS**
- POWER POLE
 - GUY WIRE
 - POWER LINE
 - LIGHT POLE
 - ELECTRIC TRANSFORMER
 - GAS VALVE
 - GAS METER
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - PHOTO POSITION INDICATOR
 - TREE POSITION INDICATOR

SITE PHOTOGRAPH



SITE AREA
0.429 Acres
18,707 sf

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1308700113G, AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE FINAL PLAT OF AUSTIC VILLAGE SUBDIVISION, RECORDED IN PLAT BOOK 34, PAGE 96, COBB COUNTY, GEORGIA RECORDS. SAID FINAL PLAT WAS PREPARED BY R. DAN LORD DATED MAY 6, 1965.

THE SITE IS ZONED "R-15" (SINGLE-FAMILY RESIDENTIAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET FROM A ARTERIAL AND COLLECTOR AND 35 FEET FROM A LOCAL STREET; SIDE - 10 FEET ON INTERIOR OR 25 FEET ON A SIDE STREET; AND REAR - 30 FEET.

MINIMUM LOT WIDTH AT FRONT SETBACK IS 75'

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED, AND BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION.

V-26
(2011)

SURVEY REFERENCES

1> FINAL PLAT OF RUSTIC VILLAGE SUBDIVISION, RECORDED IN PLAT BOOK 34, PAGE 96, COBB COUNTY, GEORGIA RECORDS. SAID FINAL PLAT WAS PREPARED BY R. DAN LORD DATED MAY 6, 1965.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,681. AND WAS ADJUSTED USING THE SLOTTED LEVEL AND TYPICAL TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 83,632 FEET. CAL. INT.

BOUNDARY SURVEY OF

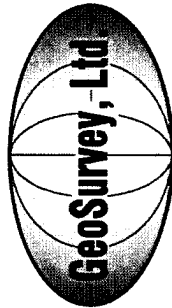
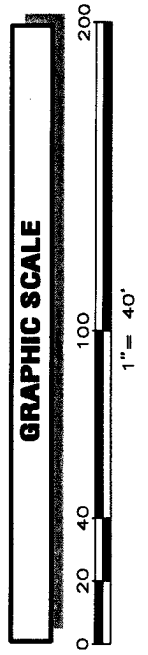
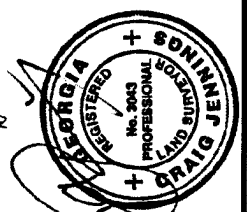
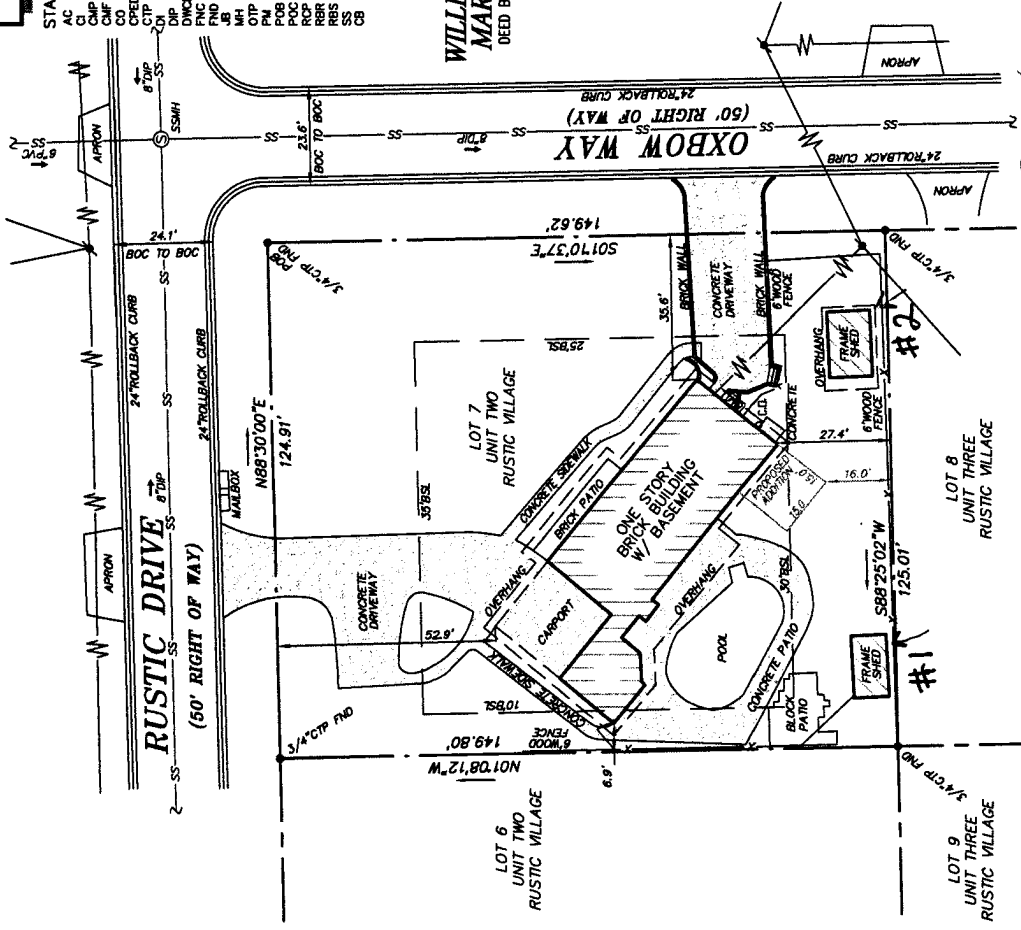
1677 Rustic Drive
Lot 7, Unit Two, Rustic Village

FOR

William C. Honiker
Mary H. Honiker

CS JOB NO:	20114056	DRAWING SCALE:	1" = 30'	SURVEY DATE:	01-18-2011
FIELD WORK:	JG	STATE:	GEORGIA	REVISIONS	
PROJ MGR:	CAJ	COUNTY:	COBB	No.	Date
REVIEWED:	JRC	LAND LOT:	561	Description	
DWG FILE:	20114056.dwg	DISTRICT:	19th		

N/E PROPERTY OF
WILLIAM C. HONIKER
MARY H. HONIKER
DEED BOOK 14116 / PAGE 2810
ZONED R-15



Land Surveying & Mapping
1170 Atlanta Industrial Drive
Marietta, Georgia 30066
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com

APPLICANT: William C. Honiker **PETITION NO.:** V-26
PHONE: 678-354-3124 **DATE OF HEARING:** 04-13-11
REPRESENTATIVE: William C. Honiker **PRESENT ZONING:** R-15
PHONE: 770-231-8802 **LAND LOT(S):** 561
PROPERTY LOCATION: At the southwest **DISTRICT:** 19
intersection of Rustic Drive and Oxbow Way **SIZE OF TRACT:** 0.429 acre
(1677 Rustic Drive). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the rear setback on lot 7 from the required 30 feet to 16 feet; 2) waive the side setback from the required 10 feet to 6 feet adjacent to the west property line; 3) waive the rear setback for an accessory structure over 144 square-feet (existing 240 square-foot shed #1) from the required 35 feet to 2 feet; 4) waive the rear setback for an accessory structure over 144 square-feet (existing 308 square-foot shed #2) from the required 35 feet to 5 feet; and 5) allow an accessory structure closer to the side street than the primary structure for shed #2.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved all necessary permits will need to be obtained prior to commencing construction. In addition any existing structures less than 5 feet from the property line will require a one hour fire rating with exposure from both sides on the portion of the structure as required in Section R302.1. 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: The existing lot is just under the 35% allowable coverage limit for this zoning category. The proposed 15'x15' addition will result in a total coverage of 6695 square feet which increases the coverage to 35.8%, an overage of 148 square feet. The new addition cannot be approved without an impervious coverage variance. However, there are several opportunities for removal of existing impervious area(s) to accommodate the new addition.

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: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: **William C. Honiker**

Petition Number: V-26

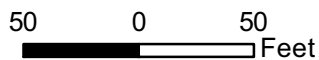
Date: 3/25/2011

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-26



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-26
Hearing Date: 7-13-11

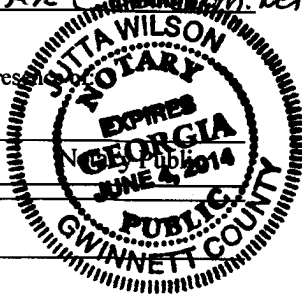
Applicant William C Howken Phone # 678-354-3124 E-mail bhowken@bell.net

William C Howken Address 1677 Rustic Dr Marietta GA 30008
(representative's name, printed) (street, city, state and zip code)

William C Howken Phone # 770-231-8802 E-mail bhowken@bell.net
(representative's signature)

My commission expires: June 4, 2014

Signed, sealed and delivered in presence of Jutta Wilson
02/10/2011

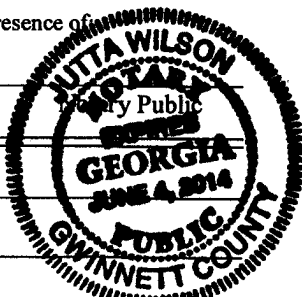


Titleholder Mary W. Howken Phone # _____ E-mail _____

Signature Mary W. Howken Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

WILLIAM HOWKEN
William C Howken

Signed, sealed and delivered in presence of Jutta Wilson
02/10/2011



My commission expires: June 4, 2014

Present Zoning of Property R-15

Location 1677 RUSTIC DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 501 District 19 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.

ADDITION BATHROOM Shown in most sensible place.

List type of variance requested: WAIVE THE REAR SETBACK ON LOT 7 FROM REQUIRED 30 FT TO 16 FT