

V-45
(2011)

MAGNETIC

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECOMMENDED. FEENCES SHOULD NOT BE PLACED UNLESS THE DIMENSIONS FROM HOUSE, ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

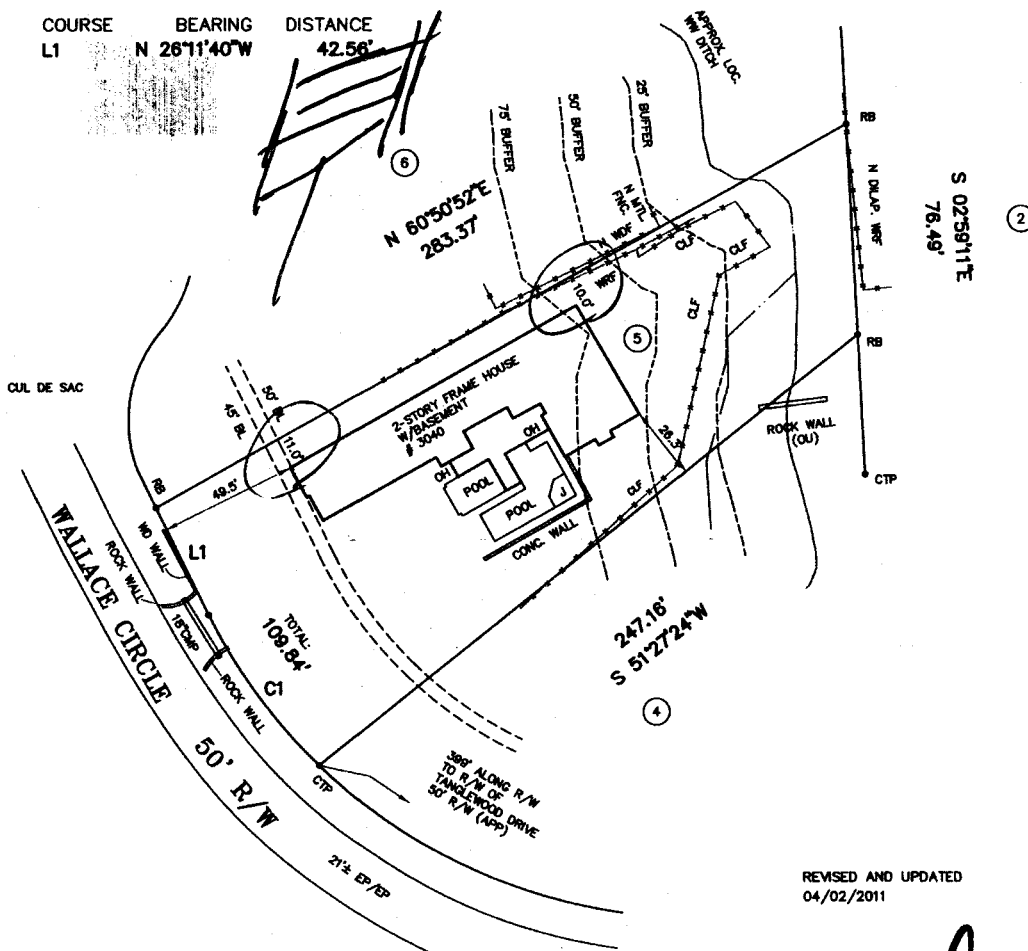
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	196.45'	67.28'	66.95'	N 36°00'19"W

COURSE	BEARING	DISTANCE
L1	N 26°11'40"W	42.56'

* LEGEND *

- | | | | |
|------|-----------------------|-----|-----------------------|
| IP | IRON PIN FOUND | POB | POINT OF BEGINNING |
| IFS | IRON PIN SET | LLL | LAND LOT LINE |
| OTF | OPEN TOP PIPE FOUND | MH | MAN HOLE |
| CTP | CRIMP TOP PIPE FOUND | SSL | SANITARY SEWER LINE |
| RB | REINFORCING BAR FOUND | CB | CATCH BASIN |
| RBS | REINFORCING BAR SET | JB | JUNCTION BOX |
| MAG | MAGNETIC READING IP | DI | DRAINAGE INLET |
| AI | ANGLE IRON FOUND | YI | YARD INLET |
| CP | CALCULATED POINT | HW | HEAD WALL |
| -X-X | FENCE | PP | POWER POLE |
| CLF | CHAIN LINK FENCE | PW | POWER LINE |
| WDF | WOOD FENCE | SSE | SANITARY SEWER ESMT. |
| WFF | WIRE FENCE | DE | DRAINAGE EASEMENT |
| FC | FENCE CORNER | UE | UTILITY EASEMENT |
| BL | BUILDING LINE | AE | ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY | TB | TOP OF BANK |
| PL | PROPERTY LINE | CMP | CORRUGATED METAL PIPE |
| PC | PROPERTY CORNER | RCP | REINFORCED CONC. PIPE |
| CL | CENTER LINE | APP | AS PER PLAT |
| OPT | CARPORT | APD | AS PER DEED |
| BR | BRICK | APR | AS PER RECORD |
| FR | FRAME | APF | AS PER FIELD |
| WD | WOOD | BC | BACK OF CURB |
| P | PLAT | EP | EDGE OF PAVEMENT |
| D | DEED | OH | OVERHANG |
| R | RECORD | OU | OWNERSHIP UNCLEAR |
| F | FIELD | N | NBORS. |



REVISED AND UPDATED
04/02/2011

PROPERTY ADDRESS:
3040 WALLACE CIR.
VININGS, GA

LAND AREA:
0.539 AC

0 40
SCALE 1" = 40'

PLAT PREPARED FOR:
CHRIS GOMERSALL

LOT 5	BLOCK A	UNIT ONE	SECTION 2
SUBDIVISION PACES FERRY HEIGHTS			
LAND LOT 908		17TH DISTRICT 2ND SECTION	
COBB COUNTY, GEORGIA		DATE 09/24/2009	
PLAT BOOK 13	PAGE 26	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGE W. GIBSON
REGISTERED PROFESSIONAL SURVEYOR
STATE OF GEORGIA
04-07-11

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 LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANGULAR ERROR OF 05 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 1/1000TH OF AN INCH. AN ELECTRONIC TOTAL STATION AND A 1/2" CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC.
16A LENOX POINTE
ATLANTA, GA. 30324
JOB NUMBER 4-50298FLOOR

SURVEYSYSTEMS@GMAIL.COM
FAX (404)780-0011
PHONE (404)780-0010

10 ft
12 ft

APPLICANT: Christopher R. Gomersall **PETITION NO.:** V-45
PHONE: 404-394-9964 **DATE OF HEARING:** 06-08-11
REPRESENTATIVE: Christopher Gomersall **PRESENT ZONING:** R-30
PHONE: 404-394-9964 **LAND LOT(S):** 908
PROPERTY LOCATION: On the east side of Wallace Circle, south of New Paces Ferry Road (3040 Wallace Circle). **DISTRICT:** 17
SIZE OF TRACT: 0.539 acre
COMMISSION DISTRICT: 2

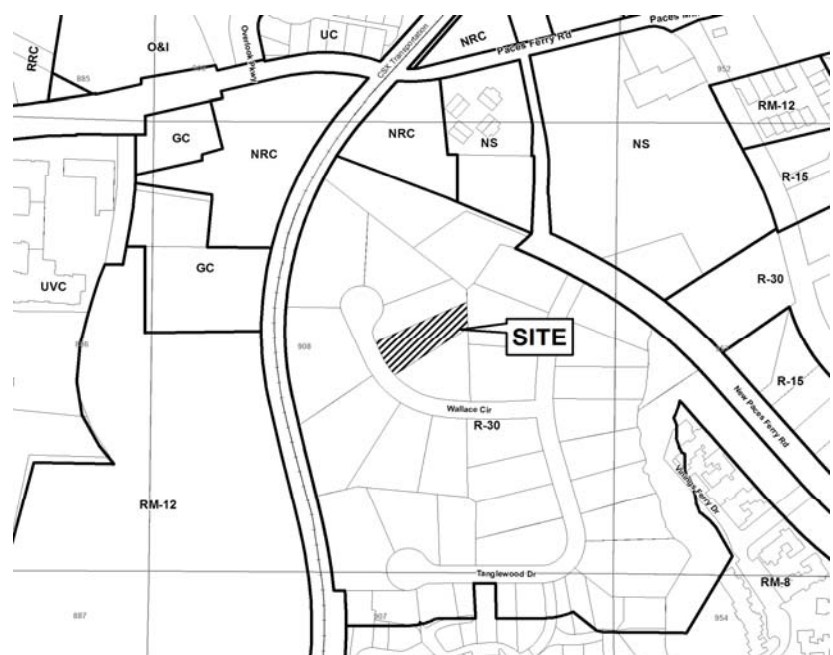
TYPE OF VARIANCE: 1) Waive the side setback on lot 5 from the required 12 feet to 10 feet adjacent to the northern property line; and 2) allow an accessory structure (pool) to the side of the primary structure.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: On 3/28/11 the building inspector failed the requested Zoning Compliance inspection for possible encroachment into the setbacks. A violation notice was left on the job site requesting an as built survey of the foundation location on the property. On 4/29/11 a Stop Work Order was issued on the project when we identified a variance filed on the property with a current survey which confirmed encroachment into the left property setback. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion 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 objection to side setback variance. However, the location of the pool creates a steep slope that will likely cause runoff and/or erosion problems for the adjacent property owner.
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

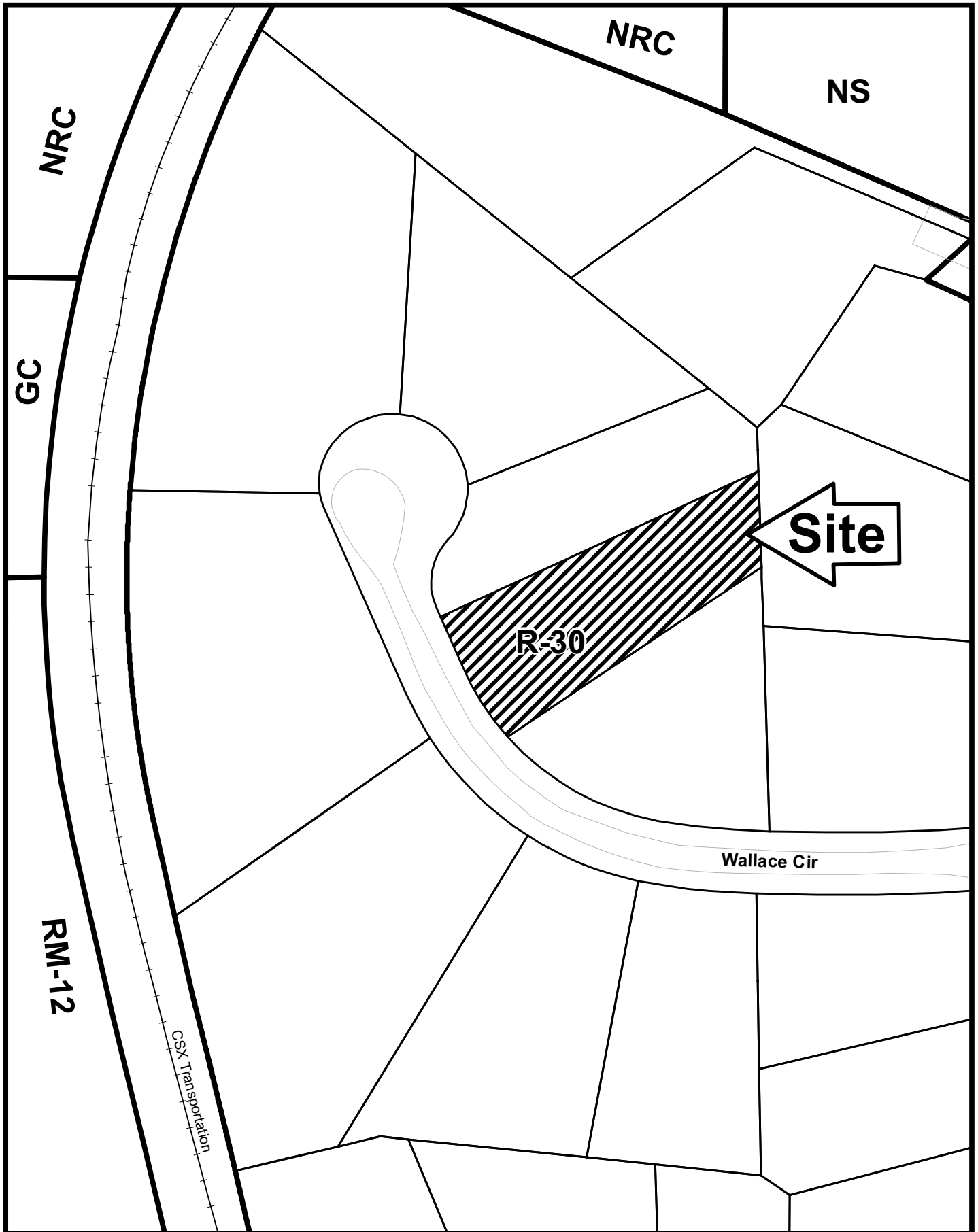
Applicant Name: **Christopher Gomersall**

Petition Number: V-45

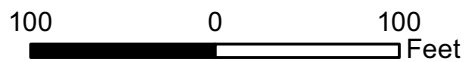
Date: 5/24/2011



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-45



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

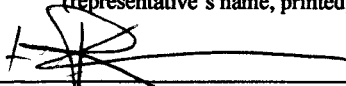
(type or print clearly)

Application No. V-45

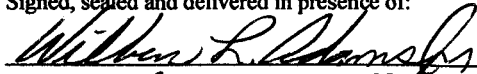
Hearing Date: 6-8-11

Applicant CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

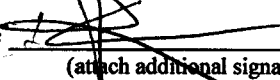
CHRISTOPHER GOMERSALL Address 361 17th St NW # 2519 ATLANTA, GA 30363
(representative's name, printed) (street, city, state and zip code)

 Phone # 404.394.9964 E-mail chrisgomersall@me.com
(representative's signature)

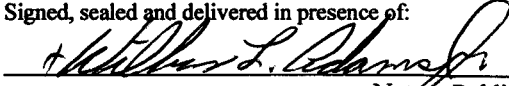
My commission expires: WILBUR L ADAMS JR
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:

15TH APR 2011 Notary Public

Titleholder CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

Signature  Address: 361 17th St NW # 2519 ATLANTA, GA 30363
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: WILBUR L ADAMS JR
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:

15TH APR 2011 Notary Public

Present Zoning of Property R-30

Location 3040 WALLACE CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908 District 17 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.

* An accidental hardship where our house was positioned such that it resulted in the home being built over the build line. We'd have to tear down the house to be compliant. It was not intentional nor does it benefit us in any way. If ~~we~~ the strict zoning rules apply we'd have no options.

List type of variance requested:
WAIVE THE SIDE SETBACK ON LOT 5 FROM REQUIRED 12 FT TO 10 FT