

V-65  
(2011)

NOTES:

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, ZONING ORDINANCES, COVENANTS, RIGHT OF WAYS AND ALL MATTERS OF TITLE.

THIS SURVEY WAS DONE BASED ON THE PLAT RECORDED IN PLAT BOOK 56 PAGE 140. THERE WAS NO TITLE SEARCH REQUESTED BY CLIENT.

A TITLE SEARCH SHOULD BE DONE TO OBTAIN INFORMATION SUCH AS EASEMENTS, RIGHT OF WAYS, OR OTHER DOCUMENTS THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT CERTIFY OR GUARANTEE THE TITLE TO THIS PROPERTY. THIS FIRM ACCEPTS NO LIABILITY IN REGARDS TO ANY TITLE ISSUES FOR THIS PROPERTY.

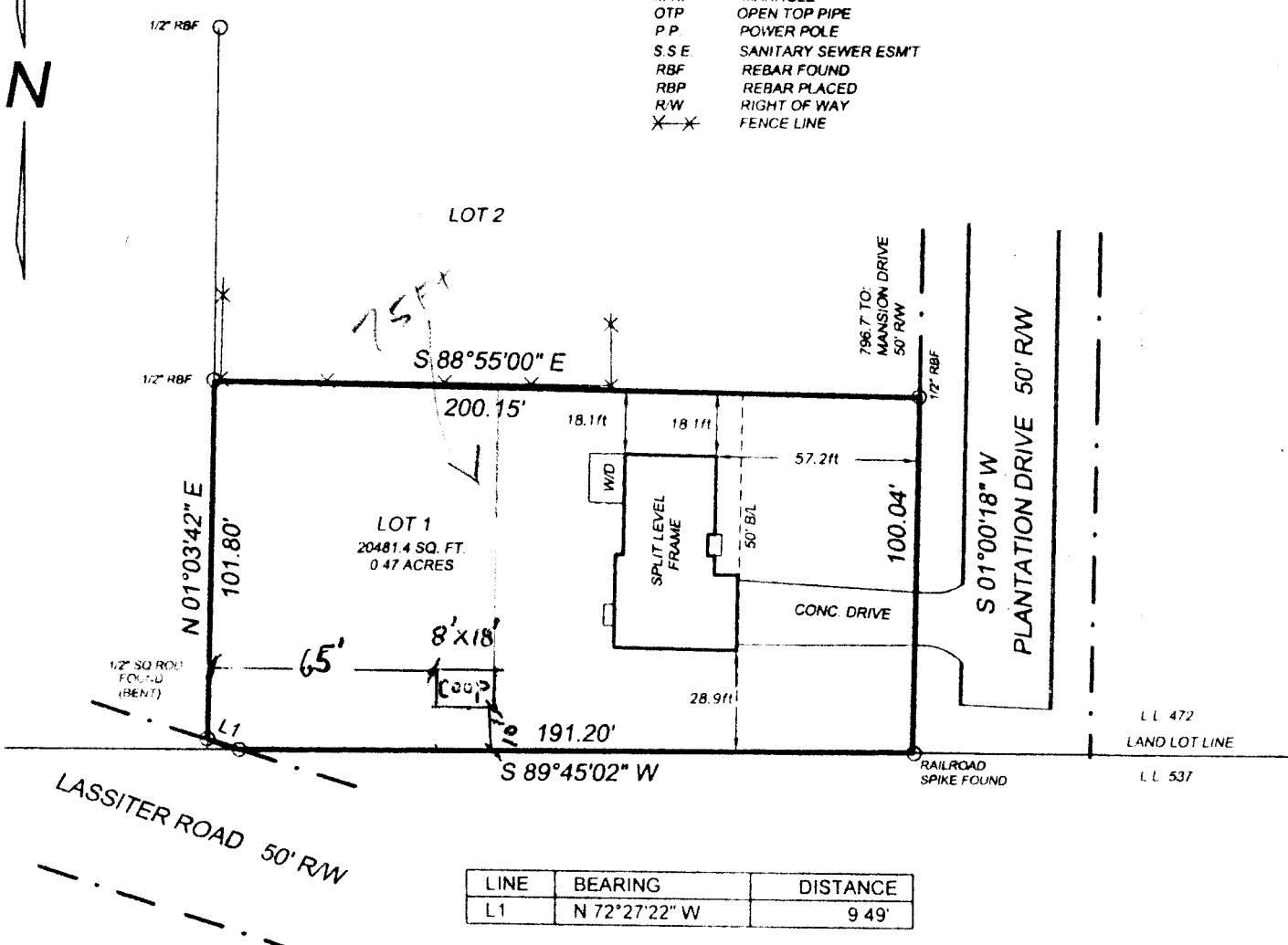
UNDERGROUND UTILITIES, STRUCTURES OR DEBRIS, IF ANY EXIST, WAS NOT FIELD LOCATED DUE TO GROUND COVERAGE.

1/2" REBAR PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.

HOUSE TIES SHOWN SHOULD NOT BE USED TO DETERMINE PROPERTY LINES FOR CONSTRUCTING FENCES, WALLS, DRIVEWAYS, LANDSCAPING OR ANY OTHER STRUCTURE

LEGEND

- B/L BUILDING LINE
- CTF CRIMP TOP FOUND
- D.E. DRAINAGE ESMT
- M.H. MANHOLE
- OTP OPEN TOP PIPE
- P.P. POWER POLE
- S.S.E. SANITARY SEWER ESMT
- RBF REBAR FOUND
- RBP REBAR PLACED
- R/W RIGHT OF WAY
- X-X FENCE LINE



LINE	BEARING	DISTANCE
L1	N 72°27'22" W	9.49'

GRAPHIC SCALE -- SCALE: 1"=50' THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000± FEET AND AN ANGULAR ERROR OF ±3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT - NIKON DTM 300

DRAWING # 06-EP0440 JOB# 06-0440

SURVEY PREPARED FOR:

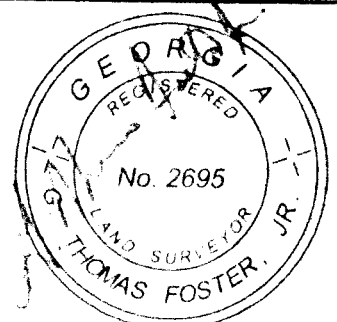
ELIZABETH J. POND  
JOSEPH T. POND  
4112 PLANTATION DRIVE  
LOT NUMBER 1 BLOCK "F"  
MAR-LANTA UNIT TWO  
LAND LOT 472  
DISTRICT 16TH - SECTION 2ND  
COBB COUNTY, GEORGIA  
DATE: 10-10-06

ALL MATTERS OF TITLE EXCEPTED

SURVEY PREPARED BY:

**FOSTER SURVEYING, INC.**  
SURVEYING - LAND PLANNING  
1007 WEATHERSTONE PKWY SUITE 130  
WOODSTOCK, GEORGIA 30188  
770-592-4145 FAX 770-592-2472

THIS PROPERTY IS NOT IN A FEDERAL FLOOD AREA AS INDICATED GRAPHICALLY BY OFFICIAL FLOOD HAZARD MAPS.  
COMM. PANEL NO.: 10367C0035F  
DATED: 08-18-1992



G. THOMAS FOSTER, JR.  
R.L.S. #2695

**+APPLICANT:** Joseph Pond **PETITION NO.:** V-65  
**PHONE:** 770-649-8052 **DATE OF HEARING:** 09-14-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 472  
**PROPERTY LOCATION:** On the west side of **DISTRICT:** 16  
Plantation Drive, north of Lassiter Road **SIZE OF TRACT:** 0.47 acre  
(4112 Plantation Drive). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow livestock (chickens) to be on a lot with less than 2 acres; 2) waive the setback for a building associated with the animals from the required 100 feet to 10 feet adjacent to the southern property line, 65 feet adjacent to the western property line and 75 feet adjacent to the northern property line; and 3) allow animals to be maintained up to the property line.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**STORMWATER MANAGEMENT:** A portion of the existing coop is not covered and subject to rainfall and runoff. This area discharges to a drainageway within less than 50 feet. If allowed to remain, a bioretention area should be constructed downslope from and adjacent to the coop to provide water quality treatment of runoff from the enclosure.

**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**       

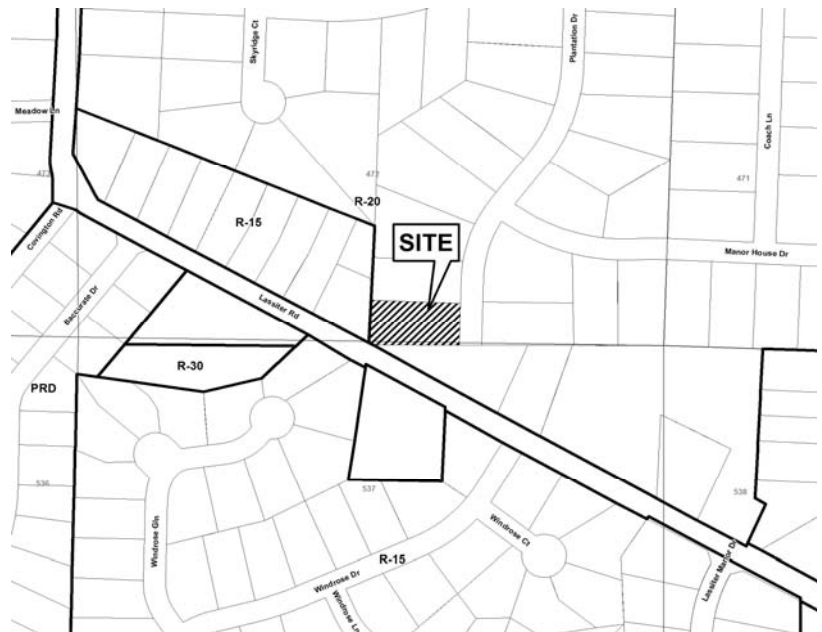
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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# **Cobb County Fire and Emergency Services**

## Fire Marshal Comments

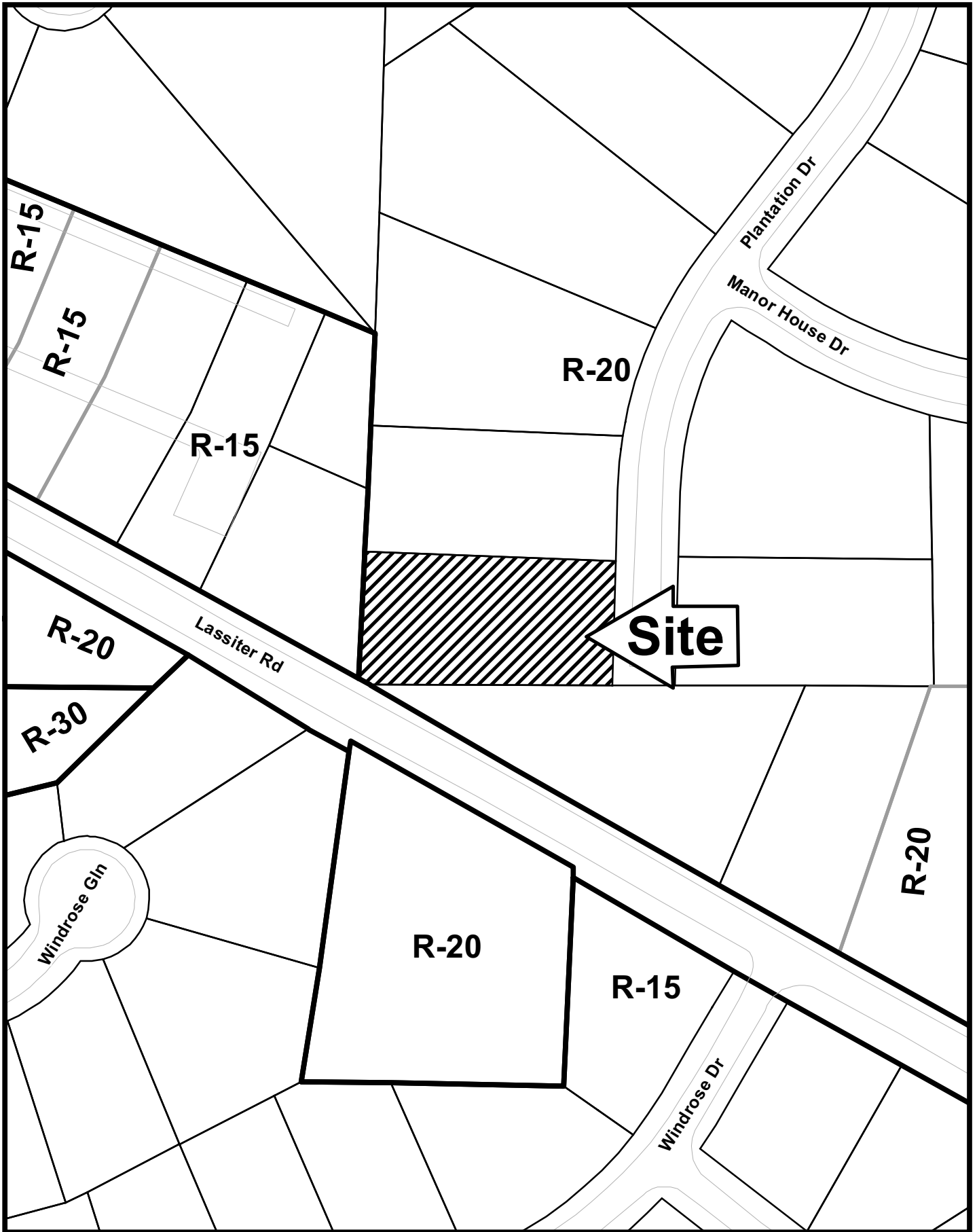
Applicant Name: **Joseph Pond**

Petition Number: V-65

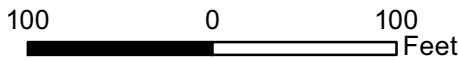
Date: 8/30/2011



**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-65



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-65

Hearing Date: 9-14-11

Applicant Joseph Pond

Phone # 770-649-8052

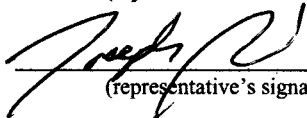
E-mail Submam@Bellsouth.net

Joseph Pond

(representative's name, printed)

Address Plantation DR, Marietta, 30062

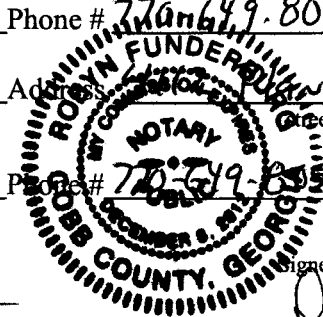
(street, city, state and zip code)



(representative's signature)

Phone # 770-649-8052

E-mail Submam@Bellsouth.net



Signed, sealed and delivered in presence of:

My commission expires: 12/8/2012

Robyn Funderburg  
Notary Public

Titleholder Joseph + Elizabeth Pond

Phone # 770-649-8052

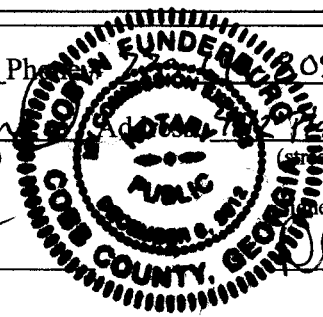
E-mail Submam@Bellsouth.net

Signature: 

(attach additional signatures, if needed)

Address Plantation DR, Marietta, GA 30062

(street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: 12/8/2012

Robyn Funderburg  
Notary Public

Present Zoning of Property R-20

Location 4112 Plantation Drive, Marietta, GA 30062

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 472

District 16th - Section 2nd

Size of Tract 0.47 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 0.47 ACRES 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.

In order to follow the terms, we would have to get rid of our pet chickens. Our family, especially the children, have grown very fond of them as a result of raising them from babies. They are wonderful, easy pets, and are a great teaching tool. We have invested a great deal of time, manpower, and money into this experience for the children and it would be a heartbreak to lose them.

List type of variance requested: We would like a VARIANCE of CHAPTER 134-197 (2) d. LAND 2 which requires chickens (poultry) to be on a 2 acres lot or larger and a setback of not less 100 ft from any property line. MAINTAIN ANIMALS UP TO PROP. LINE.