

SURVEY

**V-73
(2011)**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED 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.

FOR THE EXCLUSIVE USE OF THE NAMED HEREON. THIS PLAT IS THE PROPERTY OF THE SURVEYOR. NO PART OF THIS PLAT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. 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.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PLAT NOT INTENDED FOR RECORDING.

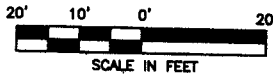


THROUGH OUT GEORGIA 1-800-282-7411

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.

REFERENCE MATERIAL

- 1. WARRANTY DEED IN FAVOR OF GERALD F. DREILING AND MARY KATHRYN DREILING DEED BOOK 14486 PAGE 988-989 COBB COUNTY, GEORGIA RECORDS



8

71

A=14.31', R=188.00'
CHD=N89°38'14"E
-14.31'

DECLAIRE WAY (50' R/W)

228.29' TO S.E. R/W OF SOLOGNE COURT (50' R/W)

REBAR FOUND

S88°10'54"E
37.47'

REBAR FOUND

53.07'

REBAR FOUND 0.5' N.W.

REBAR FOUND

50.00'

116.76' N00°27'42"W - 116.76'

22 "A"

TWO STORY STUCCO

27 "A"

APPROXIMATE LAND LOT LINE

119.79' S10°04'45"E - 119.79'

20 "A"

REVISED

AUG 11 2011

COBBS CO. COMM. DEV. AGENCY ZONING DIVISION

3240

10' DRAINAGE EASEMENT

END OF ARCHITECT'S WOOD FENCE OVER 10' 0.4'

COVERED CONC. PORCH

40' 0"

END OF OLD WOOD FENCE OVER 10' 0"

10' MAINTENANCE ACCESS AND WALL EASEMENT

SUBDIVISION BRICK WALL

N88°10'54"W - 71.82'

REBAR SET 1.69' N.E.

TOTAL AREA= 0.166± ACRES OR 7,219± SQ. FT.

318 DECLAIRE WAY MARIETTA, GEORGIA

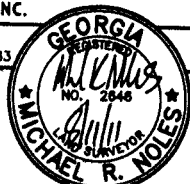
McLUNG SURVEYING SERVICES, INC.

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#230467

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 GERRY DREILING KATHY DREILING

LOT 21, BLOCK "A" LAFAYETTE SQUARE SUBDIVISION

LAND LOTS 8 AND 71 DISTRICT 1ST. SECTION 2ND COUNTY COBB GEORGIA

PLAT PREPARED: 8-11-11 FIELD: 8-10-11 SCALE: 1"=20'

PB 159 PG 36 DB 10

APPLICANT: Gerard F. Dreiling **PETITION NO.:** V-73
PHONE: 770-565-6880 **DATE OF HEARING:** 10-12-11
REPRESENTATIVE: Gerard F. Dreiling and **PRESENT ZONING:** RA-4
PHONE: Frank L. Pritchard 404-597-4120 **LAND LOT(S):** 8, 71
PROPERTY LOCATION: On the south side of **DISTRICT:** 1
Declaire Way, east of Woodlawn Drive **SIZE OF TRACT:** 0.166 acre
(318 Declaire Way). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 26 feet on lot 21; and 2) waive the side setbacks from the required 5 feet to 4.9 feet adjacent to the east and west property lines.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: 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 adverse stormwater impacts are anticipated. The porch foundation is outside of the recorded drainage easement.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

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

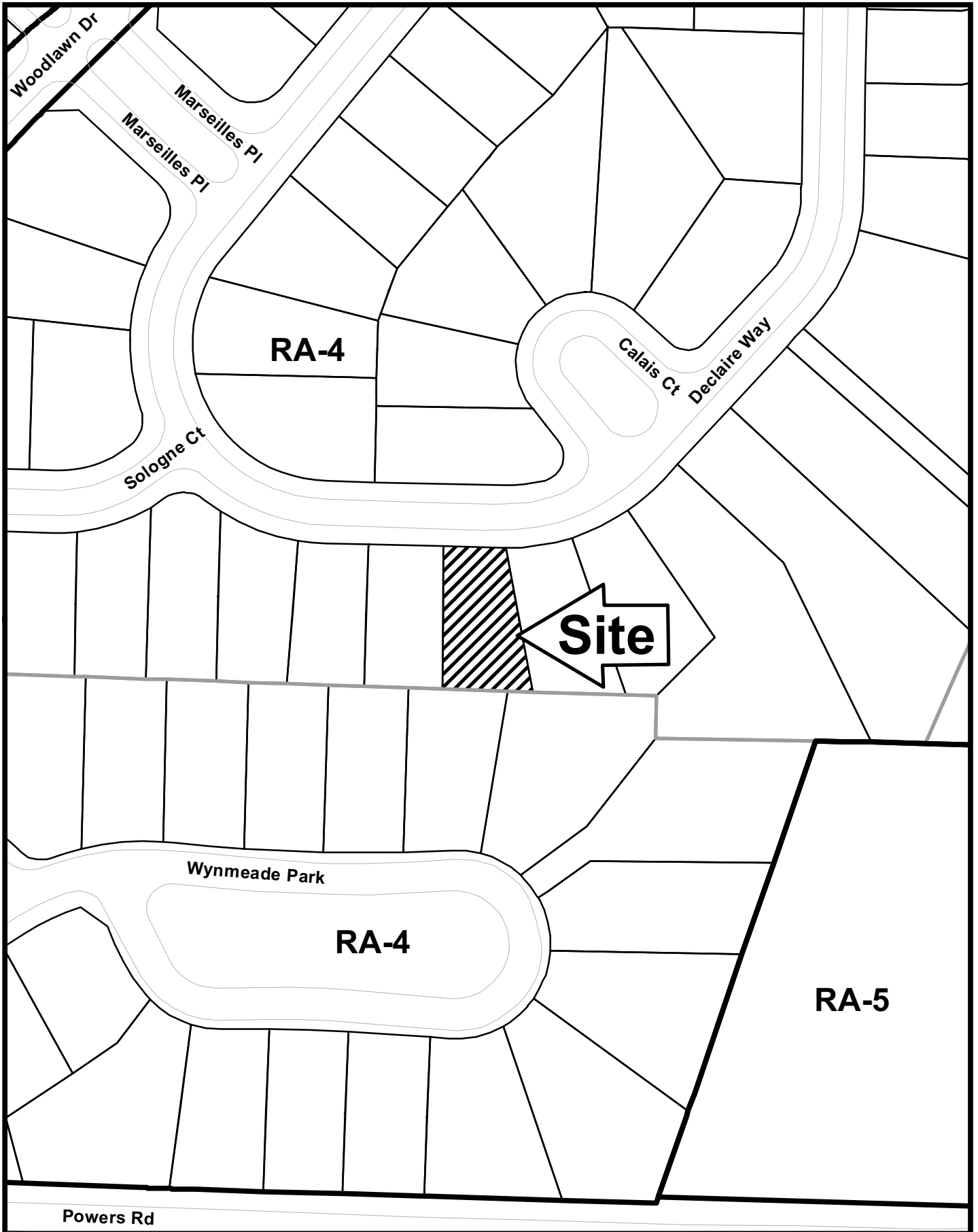
Applicant Name: **Gerard F. & Frank L. Dreiling**

Petition Number: V-73

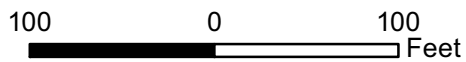
Date: 9/19/2011



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-73



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

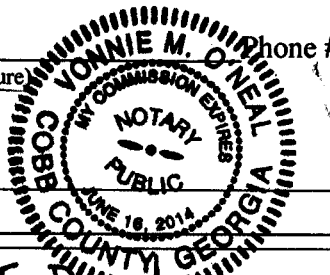
(type or print clearly)

Application No. V-73
Hearing Date: 10-12-11

Applicant Gerard F. Dreiling Phone # 770-565-6880 E-mail gerrydreiling@comcast.net
GERARD F. DREILING
FRANK L. PRITCHARD Address 318 DeClaire Way Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

Gerald Dreiling Phone # 404-597-4128 E-mail Frank@pritchardbrothers.com
(representative's signature) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:

Vonnie M. O'Neal
Notary Public

Titleholder Gerard F. Dreiling Phone # 770-565-6880 E-mail gerrydreiling@comcast.net
Signature Gerald F. Dreiling Address: 318 DeClaire Way Marietta Ga 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: X

My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jasmin Campbell
Notary Public

Present Zoning of Property RA-4

Location 318 DeClaire Way Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 8471 District 1st 2nd Section 120x52x117x72 Size of Tract .16 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 X 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.

X We are replacing an AWNING that was DAMAGED ON APRIL 15 Hail Storm. This NEW COVERING will be A Permanent Roof. At PRESENT WE ARE UNABLE TO USE Patio AS IT HAS NO COVERING.

List type of variance requested: Reduce rear setback from 40' to 26.5'.

See Exhibit "A" for architectural renderings.

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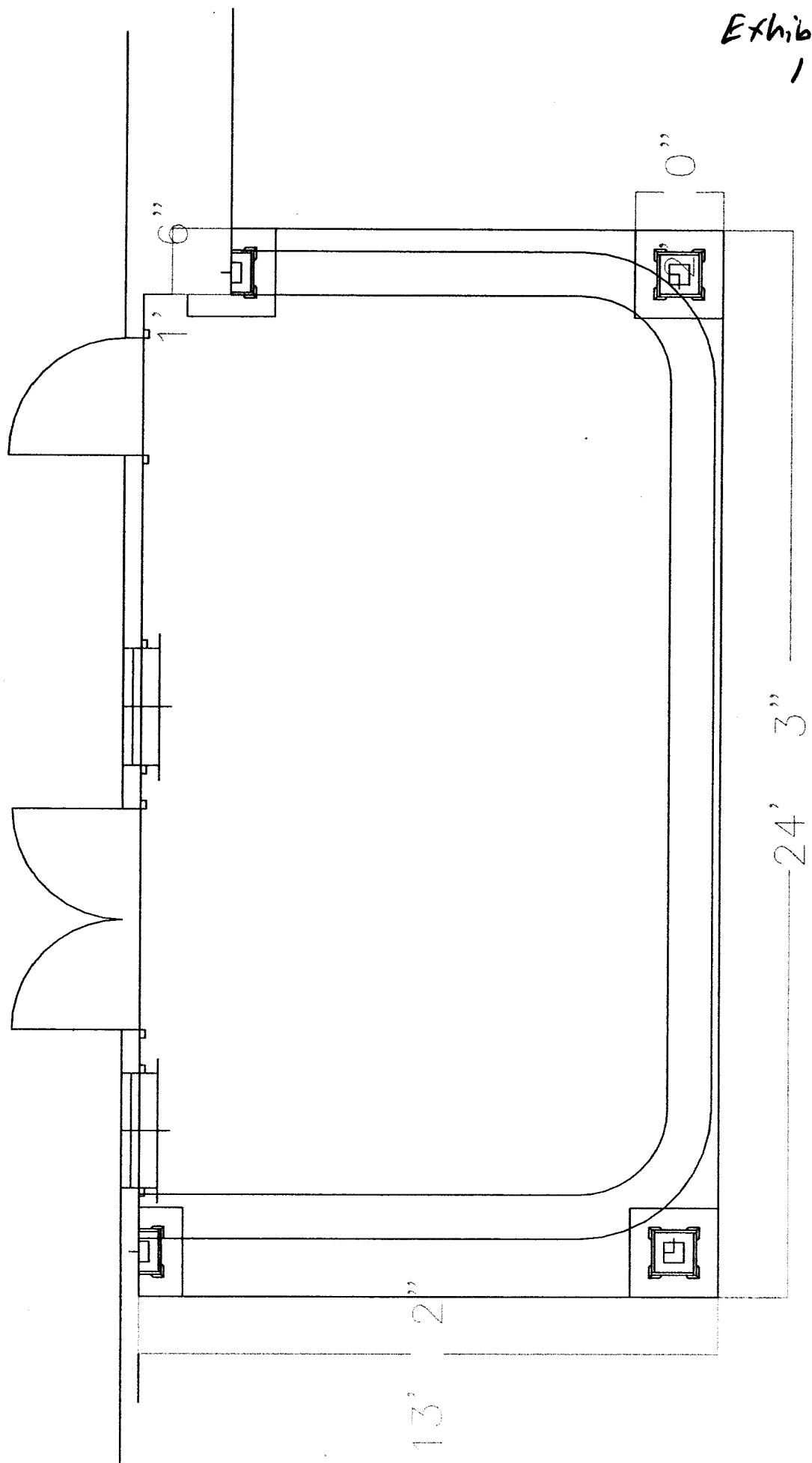
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V-73/2011

Exhibit A

1 of 3



V-73/2011

Exhibit A
2 of 3

