

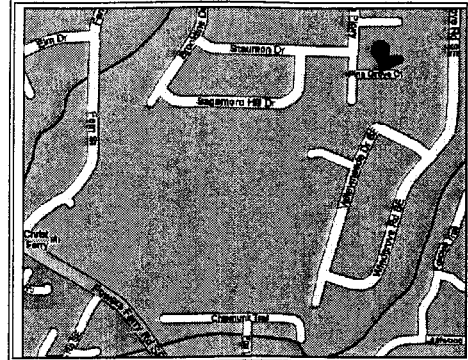
V-75
(2011)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 02" 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 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PROPERTY, THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2008 FRONTLINE SURVEYING AND MAPPING, INC.

LEGEND:			
IPS	IRON PIN SET	○	BOLLARD
IPF	IRON PIN FOUND	⊗	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	⊠	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	⊡	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	⊞	CATCH BASIN
C	CENTERLINE	⊟	JUNCTION BOX
R/W	RIGHT-OF-WAY	⊠	DROP INLET
LLL	LAND LOT	⊡	HEAD WALL
CCNC	CONCRETE	⊡	CORRUGATED METAL PIPE
PP	POWER POLE	⊡	CORRUGATED PLASTIC PIPE
LP	LAMP POLE	⊡	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER	⊡	SANITARY SEWER EASEMENT
FC	FENCE CORNER	⊡	FIRE HYDRANT
AE	ACCESS EASEMENT	⊡	DRAINAGE EASEMENT
PROP	PROPOSED	⊡	WATER VALVE
NTS	NOT TO SCALE	⊡	WATER METER
		⊡	SANITARY SEWER CLEANOUT
		⊡	POINT OF BEGINNING
		⊡	SINGLE WING CATCH BASIN
		⊡	UTILITY EASEMENT

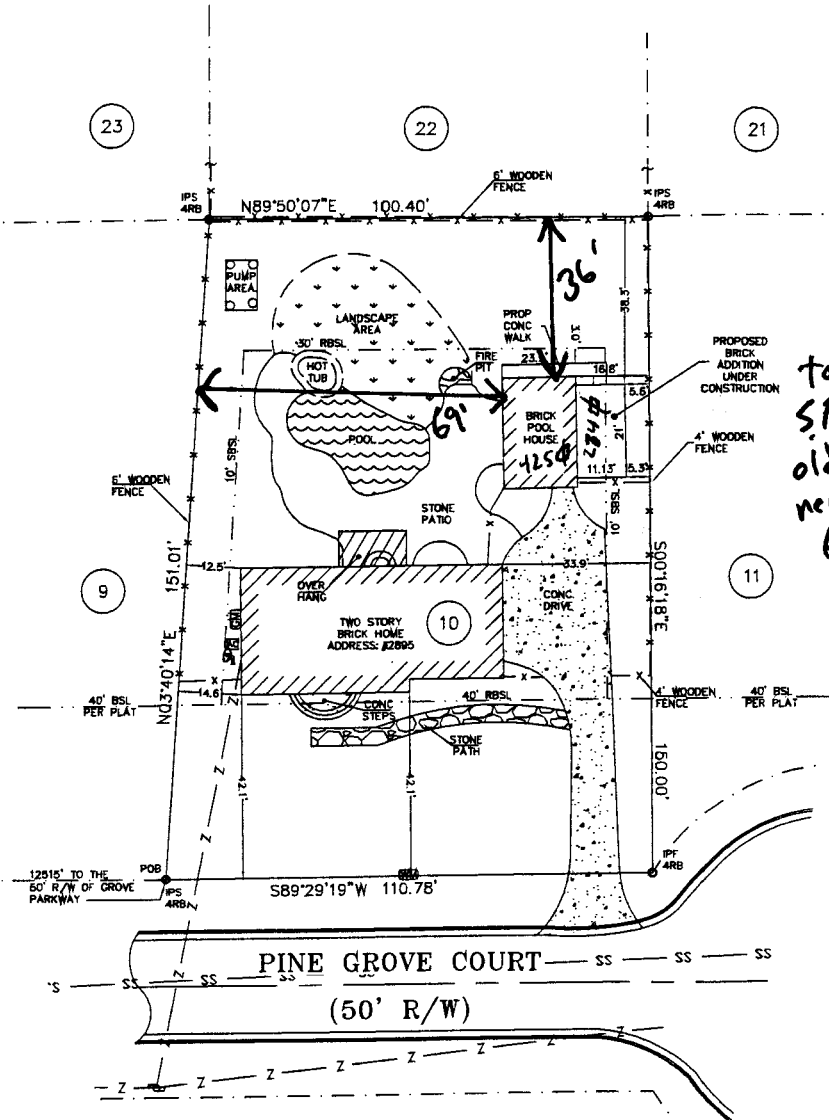
RESIDENTIAL BOUNDARY SURVEY FOR:
EASY STREET BUILDERS
 LAND LOT 928, 17th DISTRICT
 COBB COUNTY, GEORGIA
 2895 PINE GROVE CT
 15,872 SQ FT
 0.36 ACRES



VICINITY MAP (N.T.S.)

GENERAL NOTES:

1. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETTIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.



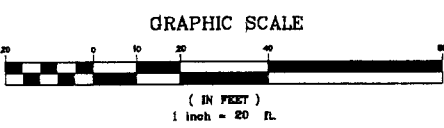
total S.F. of old and new is 659 sq ft.



COBB COUNTY ZONING

CURRENT ZONING:
R-15

FRONT SETBACK = 35' or 40'
 SIDE SETBACK = 10'
 MAJOR SIDE SETBACK = 25' or 35'
 REAR SETBACK = 30'



FRONTLINE SURVEYING & MAPPING, INC.

3595 Canton Road
 A-9, PMB 272
 Marietta, GA 30066
 Ph. (678) 355-9905
 Fax (678) 355-9805

www.frontlinesurveying.com

RESIDENTIAL BOUNDARY SURVEY FOR: EASY STREET BUILDERS		DATE 04/23/11
LAND LOT 928 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		SCALE 1" = 20'
LOT 10 BLOCK B UNIT A	REVISION	BY: DATE:
SUBDIVISION GROVEMEADE PHASE	RELOCATED PROP ADDITION	CAM 08/10/11
PB 53 PG 32	I HAVE THIS DATE EXAMINED THE "TA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE	
14396-1-8-8782	RM 64009 C0137G	EFFECTIVE DATE: 12/16/08

FOR THE FIRM OF FRONTLINE SURVEYING & MAPPING, INC.

JOB # 45040

APPLICANT: Fiona Harris **PETITION NO.:** V-75
PHONE: 678-576-2933 **DATE OF HEARING:** 10-12-11
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 928
PROPERTY LOCATION: On the north side of **DISTRICT:** 17
Pine Grove Court, east of Grove Parkway **SIZE OF TRACT:** 0.36 acre
(2895 Pine Grove Court). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (659 square-foot pool house) from the required 100 feet adjacent to any property line to 5 feet adjacent to the eastern property line, 36 feet adjacent to the north property line, and 69 feet adjacent to the west property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 7/21/11, the building division issued a Stop Work Order on the property for building without a permit. If the variance is approved, all necessary permits and inspections will be required for the structure. 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.

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.

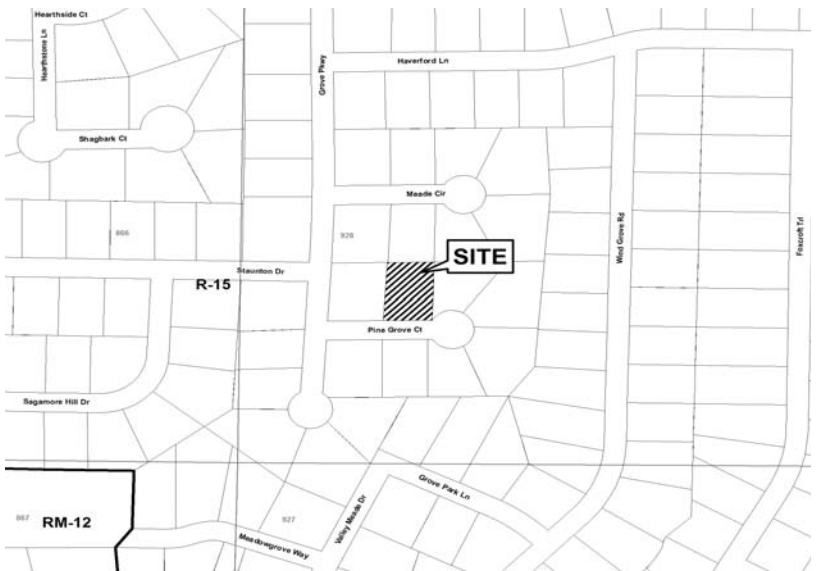
CEMETERY PRESERVATION: No comment.

WATER: No conflict per City of Marietta (Marietta Service Area).

SEWER: No conflict per City of Marietta (Marietta Service Area).

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

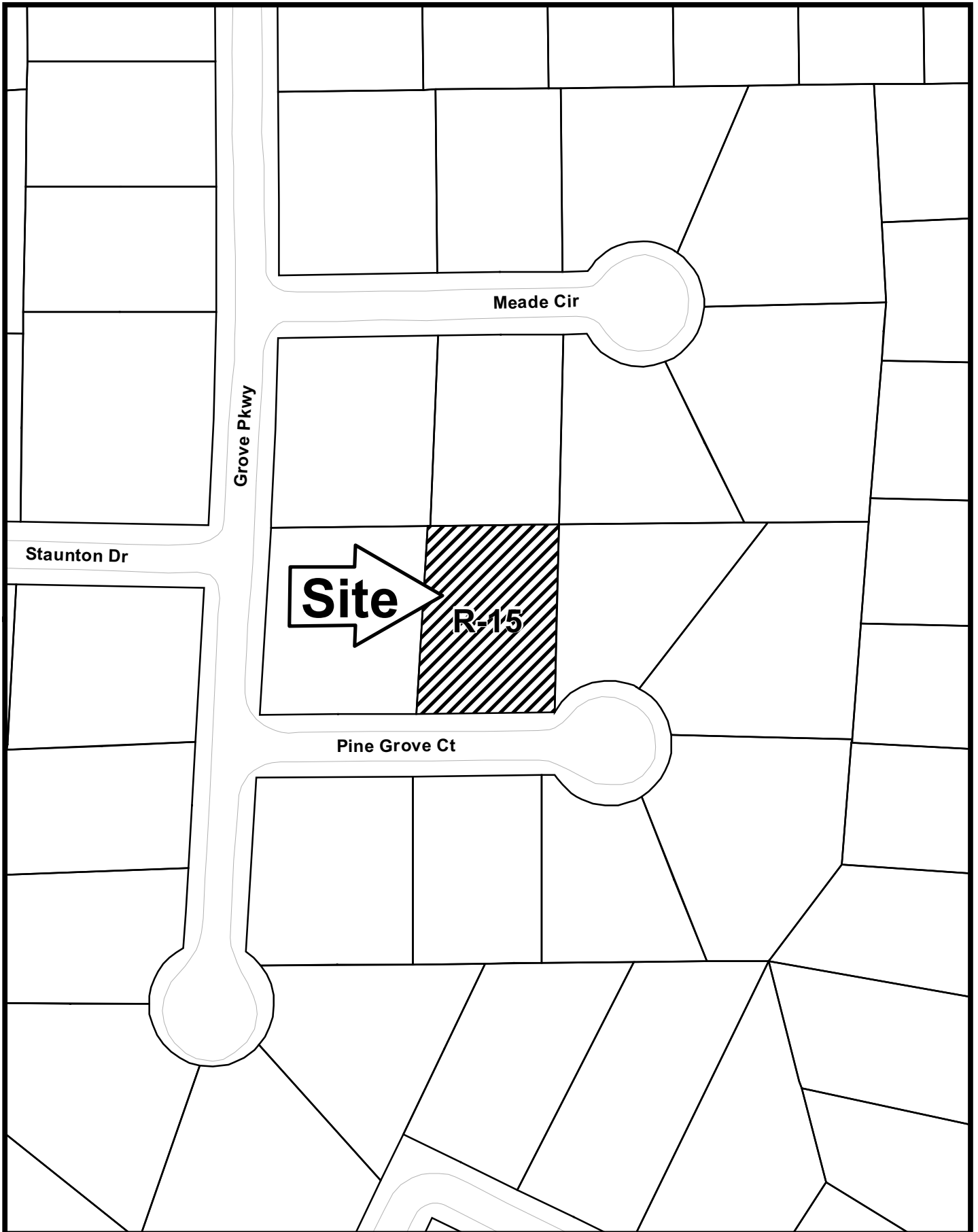
Applicant Name: **Fiona Harris**

Petition Number: V-75

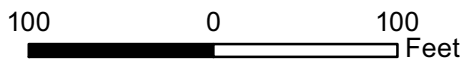
Date: 9/19/2011



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-75



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)

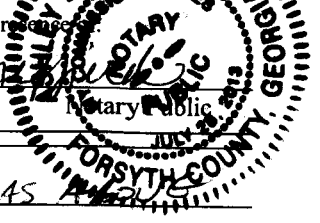
Application No. V-75
Hearing Date: 10-12-11

Applicant FIONA HARRIS Phone # 678 576 2933 E-mail FIONA.HARRIS@REDPRAIRIE.COM

Address 2895 PINE GROVE CRT, MARIETTA, GA, 30067
(street, city, state and zip code)

(representative's name, printed)
[Signature] Phone # 678 576 2933 E-mail FIONA.HARRIS@REDPRAIRIE.COM
(representative's signature)

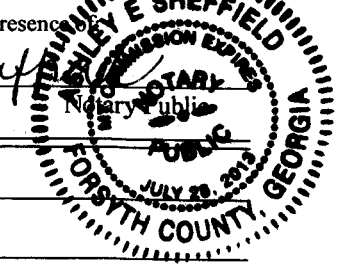
My commission expires: July 28, 2013

Signed, sealed and delivered in presence of Ashley E. Amy


Titleholder FIONA HARRIS Phone # 678 576 2933 E-mail SAME AS ABOVE

Signature [Signature] Address: 2895 PINE GROVE CRT, MARIETTA, 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 28, 2013

Signed, sealed and delivered in presence of Ashley E. Amy


Present Zoning of Property R-15

Location 2895 PINE GROVE COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 928 District 17 Size of Tract 0.38 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.

I CURRENTLY THERE IS NO ROOF ON THE ADDITION AND RAIN DAMAGE IS CAUSING ADDITIONAL ISSUES WHICH MAY/COULD CAUSE ADDITIONAL DAMAGE TO THE STRUCTURE.

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