

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF THE SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

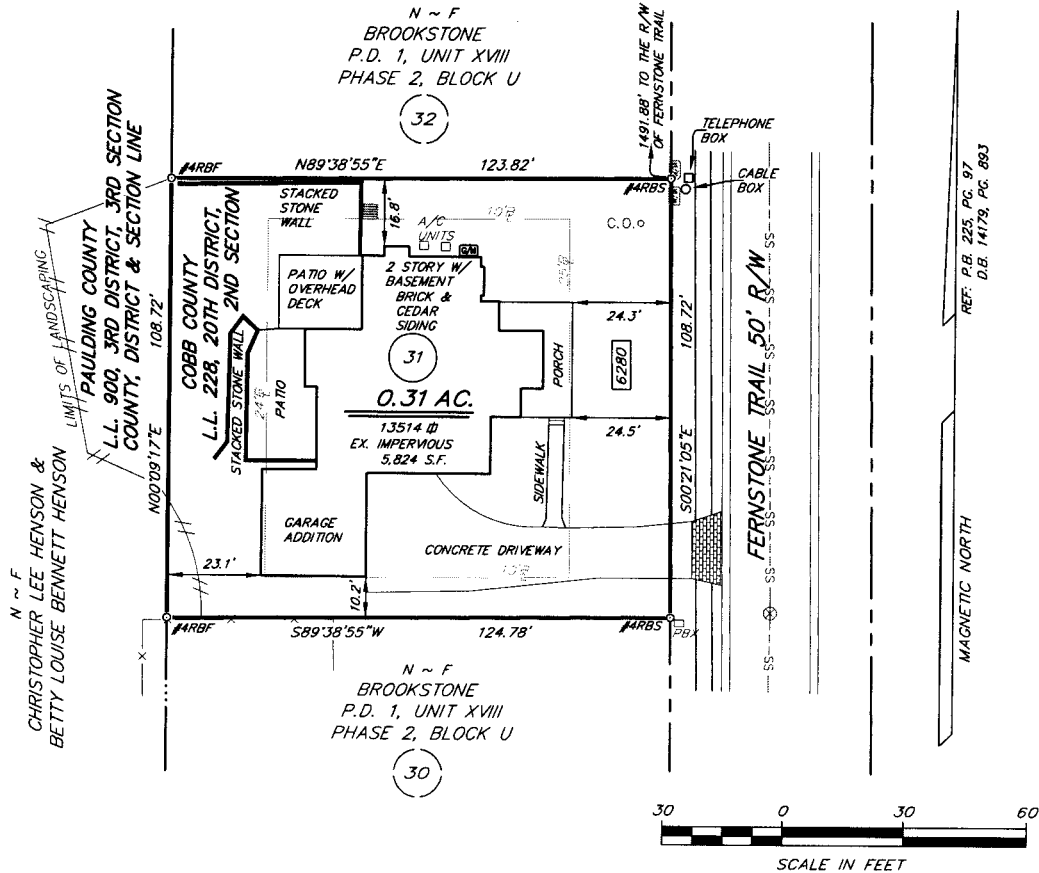
PREVIOUS VARIANCE NOTE:
REAR SETBACK WAS WAIVED FROM 30 FEET TO 24 FEET AS PER ZONING VARIANCE APPLICATION V-131, HEARING DATE OF 11-14-07 AND APPROVED UNANIMOUSLY.

**V-85
(2011)**

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0076 G DATED DECEMBER 16, 2008

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	S.C.O. - SEWER CLEAN OUT
	T.M. - TELEPHONE MANHOLE
	O.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	P.B. - POWERBOX
	234 - STREET ADDRESS
	W-W - WATER LINE
	---T--- - UNDERGROUND TELEPHONE LINE
	---G--- - GAS LINE
	---E--- - UNDERGROUND ELECTRICAL LINE

EXISTING IMPERVIOUS NOTE:
EXISTING IMPERVIOUS IS 5,824 SQUARE FEET.
MAXIMUM IMPERVIOUS FOR LOTS THIS SIZE ARE 35%
(35% OF 13,514 S.F. EQUALS 4,731 SQUARE FEET).
EXISTING IMPERVIOUS IS 43.1%.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 2" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/109,399. MATTERS OF TITLE ARE EXCEPTED.

DATE	REVISIONS
8-5-11	
SCALE : 1" = 30'	
DRAWN BY : MAN	
CHECKED BY : CAE	
FIELD BOOK : BS44	

SURVEY FOR:

CLAIRE BEAUCHEMIN
BROOKSTONE P.D. 1, UNIT XVIII
PHASE 2, BLOCK U
LOT 31

LOCATED IN L.L. 228
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168 Fax: (770) 424-7593

Drawing name: J:\1000\Brookstone PD1\Lot\BSFD\U18PH2\0131.dwg Plotted on: Aug 25, 2011 - 2:42pm

APPLICANT: Claire T. Beauchemin **PETITION NO.:** V-85
PHONE: 770-514-7241 **DATE OF HEARING:** 11-09-11
REPRESENTATIVE: same **PRESENT ZONING:** PD
PHONE: same **LAND LOT(S):** 228
PROPERTY LOCATION: On the west side of Fernstone Trail, west of Fernstone Terrace (6280 Fernstone Trail). **DISTRICT:** 20
SIZE OF TRACT: 0.31 acre
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the rear setback from the required 24 feet (per V-131 of 2007) to 23 feet; and 2) waive the impervious surface from a maximum allowable of 35% to 43.1%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 6/22/11, during inspection, the inspector requested a survey of the as built foundation to confirm the garage is constructed within approved 24 feet setback on permit 2011-004546. If the variance is approved, the permit will need to be revised with the new setbacks and the new plat will need to be recorded. 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. Also, if the walls shown on the plan are retaining walls, they may require permits in addition to the building permits.

STORMWATER MANAGEMENT: No significant adverse stormwater impacts are anticipated. The garage addition is located over the original driveway and results in a reduction of impervious coverage of 110 square feet.

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.

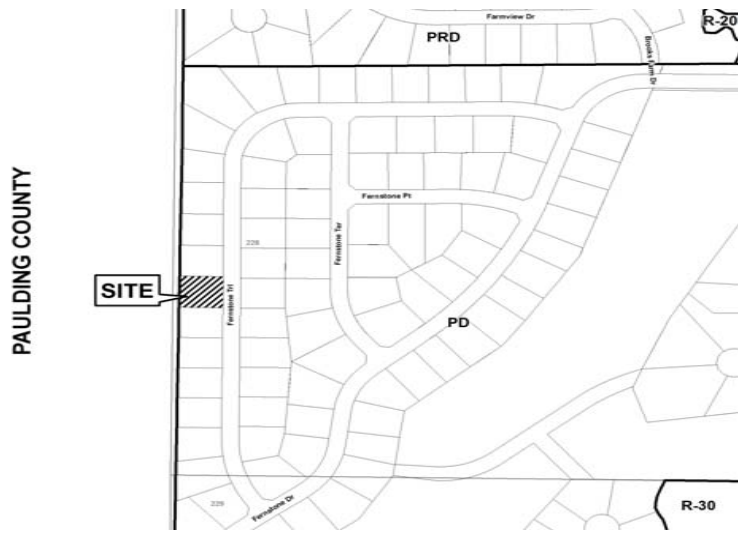
CEMETERY PRESERVATION: No comment.

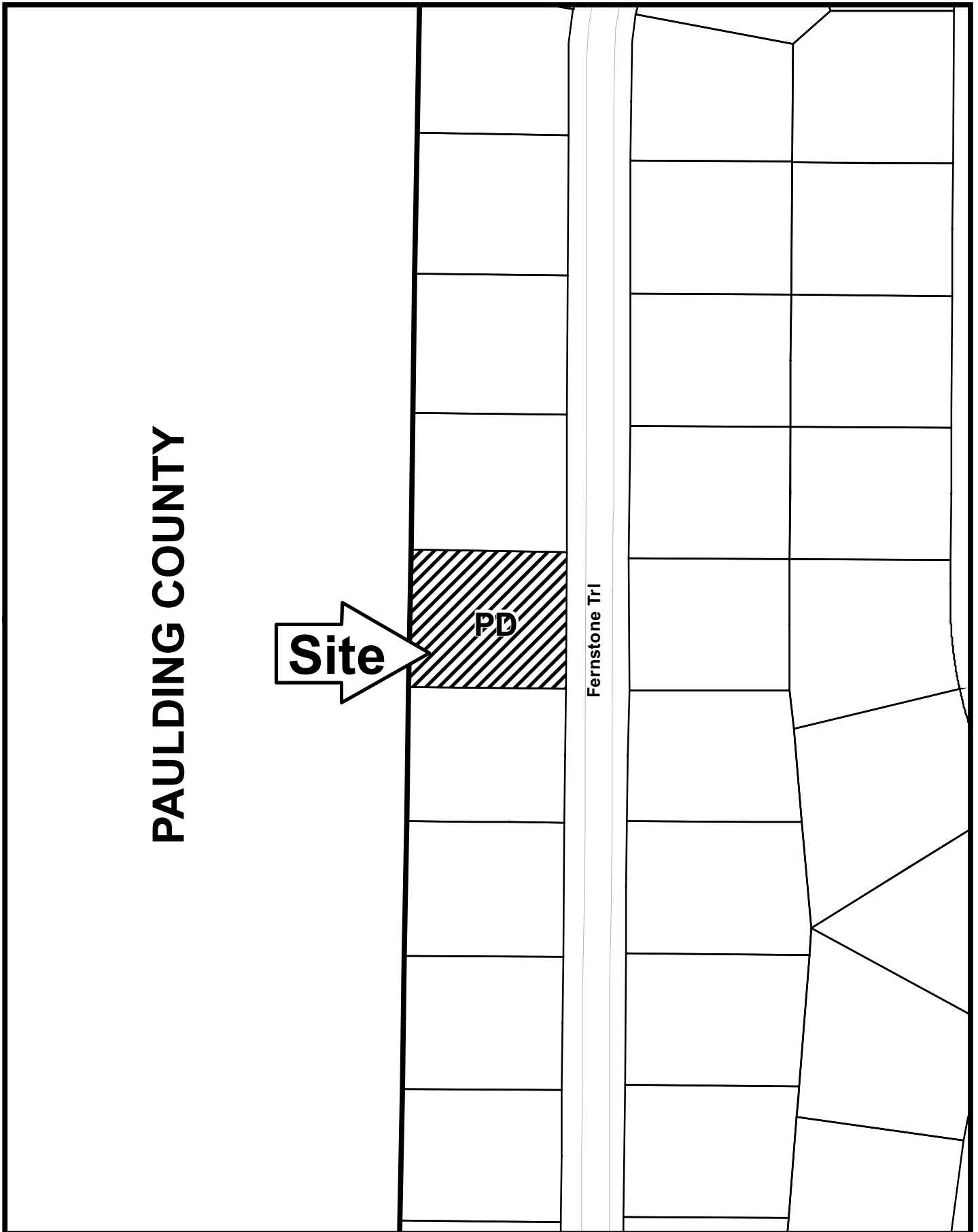
WATER: No conflict.

SEWER: No conflict.

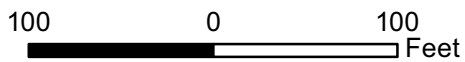
OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**



BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





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-85

Hearing Date: 11-9-11

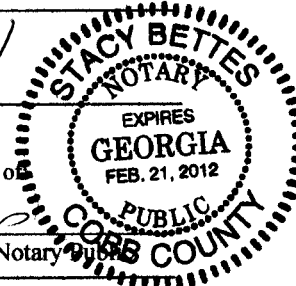
Applicant Claire T. Beauchemin Phone # 585-734-3432 E-mail our5bears@aol.com

Claire T. Beauchemin Address 770-514-7241
6280 Fernstone Trail Acworth GA
(representative's name, printed) (street, city, state and zip code) 30101

Claire Beauchemin Phone # 585-734-3432 E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of

Stacy Bettes
Notary Public



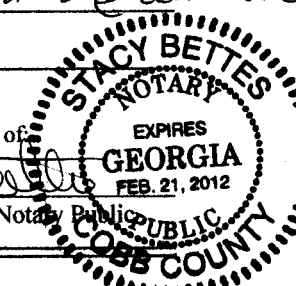
My commission expires: 2-21-12

Titleholder Claire T. Beauchemin Phone # 585-734-3432 E-mail our5bears@aol.com

Signature Claire Beauchemin Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

Stacy Bettes
Notary Public



My commission expires: 2-21-12

Present Zoning of Property Single Family Home PD

Location 6280 Fernstone Trail NW Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 20th Size of Tract .31 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 Rectangle 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.

Application No V-131 unanimously approved 11-14-07 waiving the rear set back from 30 ft to 24 ft on Lot 31. to build an attached garage. An error in calculations by the builder/mason placed this slab/garage 11" past the Building Line.

List type of variance requested: We request the building line to be adjusted to 23 feet from the originally approved 24 foot to cover the built garage structure.
WAIVE THE IMPERVIOUS SURFACE