

V-89
(2011)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN N/A FEET, AN ANGULAR ERROR OF N/A 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.

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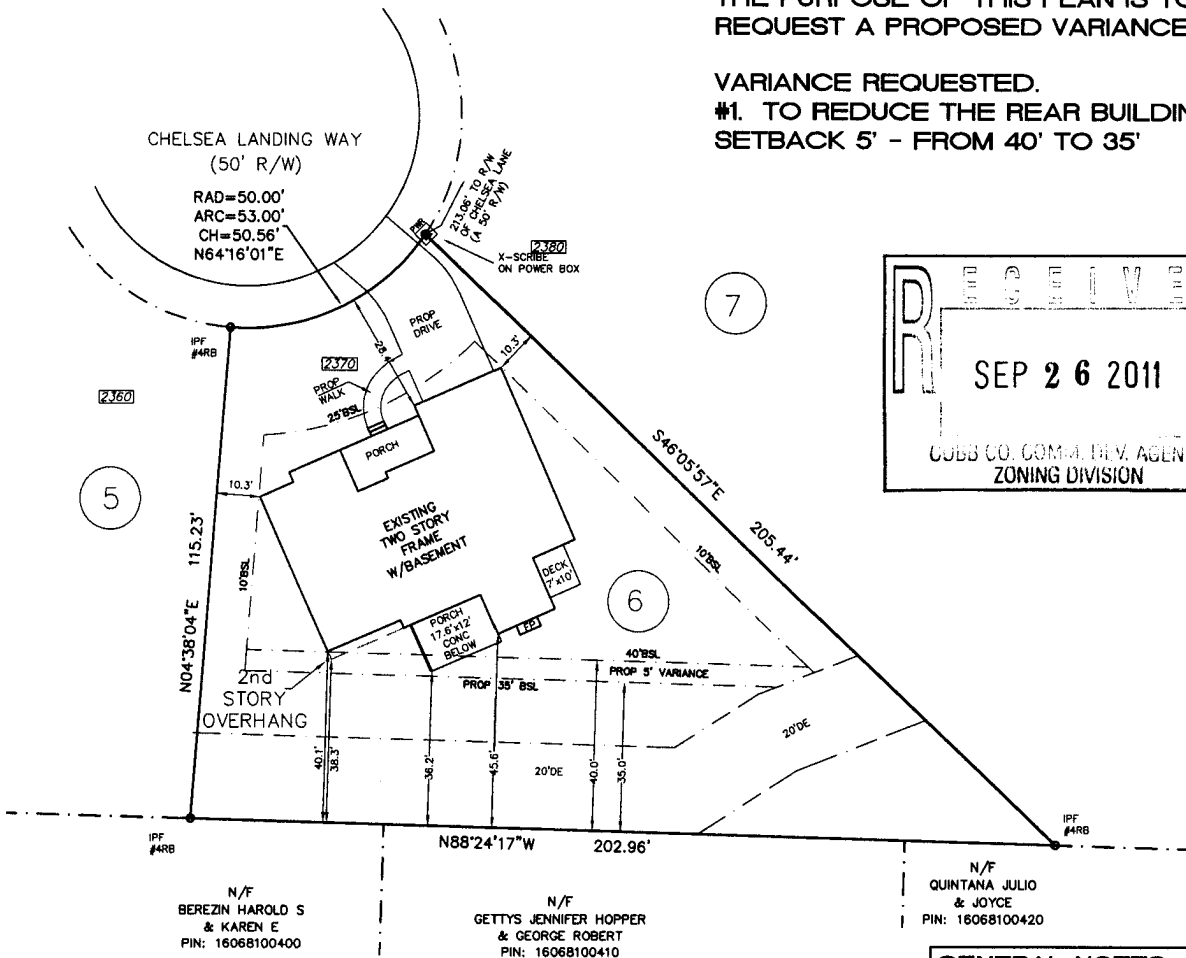
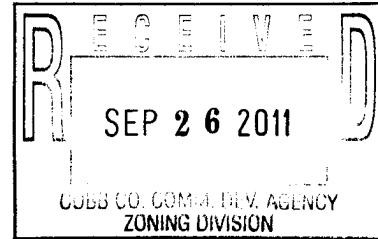
LEGEND:

IPS	IRON PIN SET	⊙	BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	-Z-	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	DWCB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LLL	LAND LOT	HW	HEAD WALL
CONC	CONCRETE	CMF	CORRUGATED METAL PIPE
PP	POWER POLE	CPP	CORRUGATED PLASTIC PIPE
LP	LAMP POLE	RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER	FH	FIRE HYDRANT
FC	FENCE CORNER	DE	DRAINAGE EASEMENT
F	FENCE	WV	WATER VALVE
AE	ACCESS EASEMENT	WM	WATER METER
PROP	PROPOSED	CO	SANITARY SEWER CLEANOUT
AC	AIR-CONDITIONER	POB	POINT OF BEGINNING
NTS	NOT TO SCALE	SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

LOT 6
2370 CHELSEA LANDING WAY, NE
16,311 SQ FT
0.37 ACRES
IMPERVIOUS AREA 4078 Sq.Ft. OR 25% (INCLUDES PROP DRIVE & WALK)

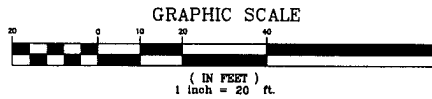
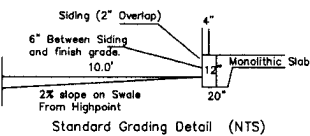
THE PURPOSE OF THIS PLAN IS TO REQUEST A PROPOSED VARIANCE

VARIANCE REQUESTED.
#1. TO REDUCE THE REAR BUILDING SETBACK 5' - FROM 40' TO 35'



GENERAL NOTES:

- INFORMATION REGARDING THE REPUTED 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.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- 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.
- 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 "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.



BOUNDARY INFORMATION TAKEN FROM REFERENCE PLAT BOOK 265, PAGE 72 & 73



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

www.frontlinesurveying.com

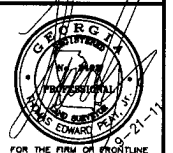
VARIANCE PLAN FOR:

BARC HOLDINGS, LLC,

DATE 09/19/11

SCALE 1" = 20'

LAND LOT 681	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
LOT 6	BLOCK	UNIT 2C	REVISION BY: DATE:
SUBDIVISION Chelsea Landing	PHASE		
PB 265 PC 72&73	I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		
DB _____ PC _____	MAP ID 13067C0035F	EFFECTIVE DATE: 8-18-92	



FOR THE FIRM OF FRONTLINE SURVEYING & MAPPING, INC.

JOB # 45266

APPLICANT: BARC Holdings, LLC **PETITION NO.:** V-89
PHONE: 770-241-8389 **DATE OF HEARING:** 12-14-11
REPRESENTATIVE: Garvis L. Sams, Jr. **PRESENT ZONING:** R-15
PHONE: 770-422-7016 **LAND LOT(S):** 681
PROPERTY LOCATION: On the south side of **DISTRICT:** 16
Chelsea Landing Way, east of Johnson Ferry Road **SIZE OF TRACT:** 0.37 acre
(2370 Chelsea Landing Way). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the rear setback on lot 6 from the required 40 feet to 35 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 10/3/11, inspector noted during inspection a covered porch was built into the rear setback. A notice of violation was left on the site. If the variance is approved, permit 2010-008381 will need to be revised to reflect the current construction of the covered porch. 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 significant adverse stormwater impacts are anticipated. The rear yard drains to a 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.

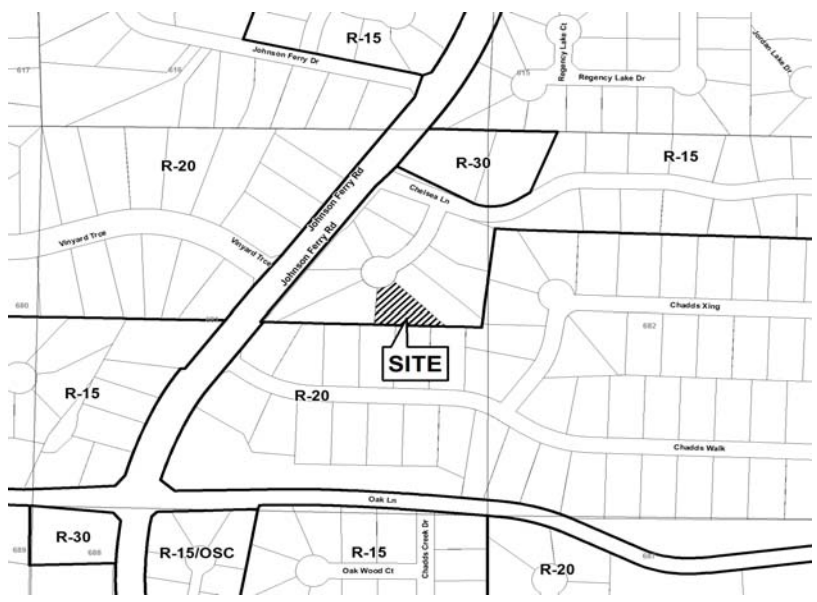
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

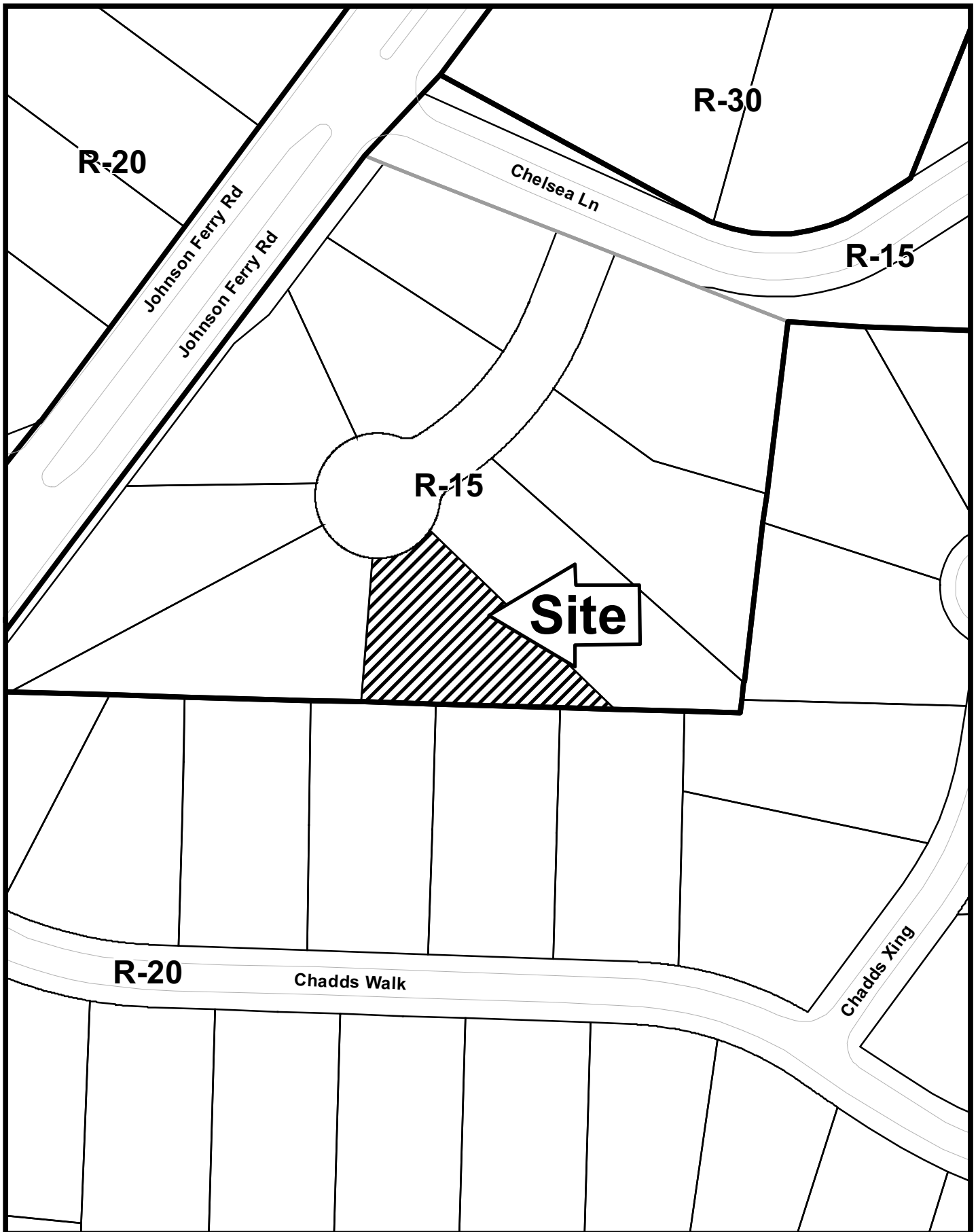
SEWER: No conflict.

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

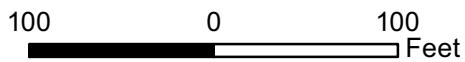
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



V-89



This map is provided for display and planning purposes only. It is not meant to be a legal description.



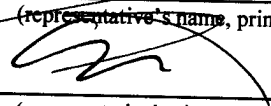
- City Boundary
- Zoning Boundary

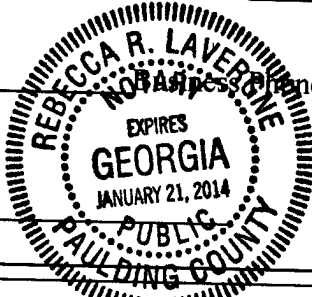
Application for Variance Cobb County

(type or print clearly)

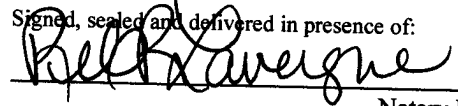
Application No. V- 89
Hearing Date: 12/14/11

Applicant BARC Holdings, LLC Business Phone (770) 241-8389 E-mail: bbabcock@babcockrealtygroup.com
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

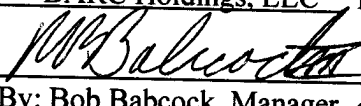

(representative's signature)



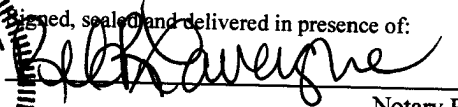
Business Phone (770) 422-7016 E-mail: gsams@samslarkinbuff.com

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Titleholder BARC Holdings, LLC Phone (770) 241-8389 E-mail: bbabcock@babcockrealtygroup.com
Signature  Address: 2993 Sandy Plains Road, Suite 225
By: Bob Babcock, Manager Marietta, GA 30066
(street, city, state and zip code)



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property R-15
Location 2370 Chelsea Landing Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 681 District 16 Size of Tract 0.37 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 X 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.

A literal interpretation and/or enforcement of Cobb County Zoning Ordinance provisions creates an unnecessary hardship and precludes the ability to complete construction of the home located on the subject property.

List type of variance requested: A waiver of the rear building setback from forty (40) feet to Thirty-five (35) feet.