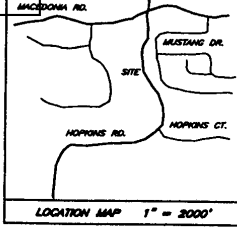


V-36 (2012)

GENERAL PLAT NOTES:

1. THE FIELD DATA DATED 2-27-12 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 112,079 FEET AND AN ANGULAR ERROR OF 3-SECONDS-PER-ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 228,530 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13087C0181G DATED DECEMBER 16, 2008.
3. THE 100-YEAR FLOOD LINE WAS SCALED FROM F.E.M.A. (F.I.A.) COMMUNITY PANEL #13087C0181G DATED DECEMBER 16, 2008, AND IS NOT MEANT TO BE EXACTING IN LOCATION.
4. TO REACH THE RECORD TIE FROM THE P.O.B. PROCEED 1100.91' ALONG THE WESTERLY R/W TO THE INTERSECTION OF THE WESTERLY R/W OF HOPKINS RD. AND THE SOUTHERLY R/W OF MACEDONIA RD. (RECORD TIE)



REFERENCES:
P.B. 57, PG. 86

TERRACE PROPERTY GROUP
PIN: 19072100190

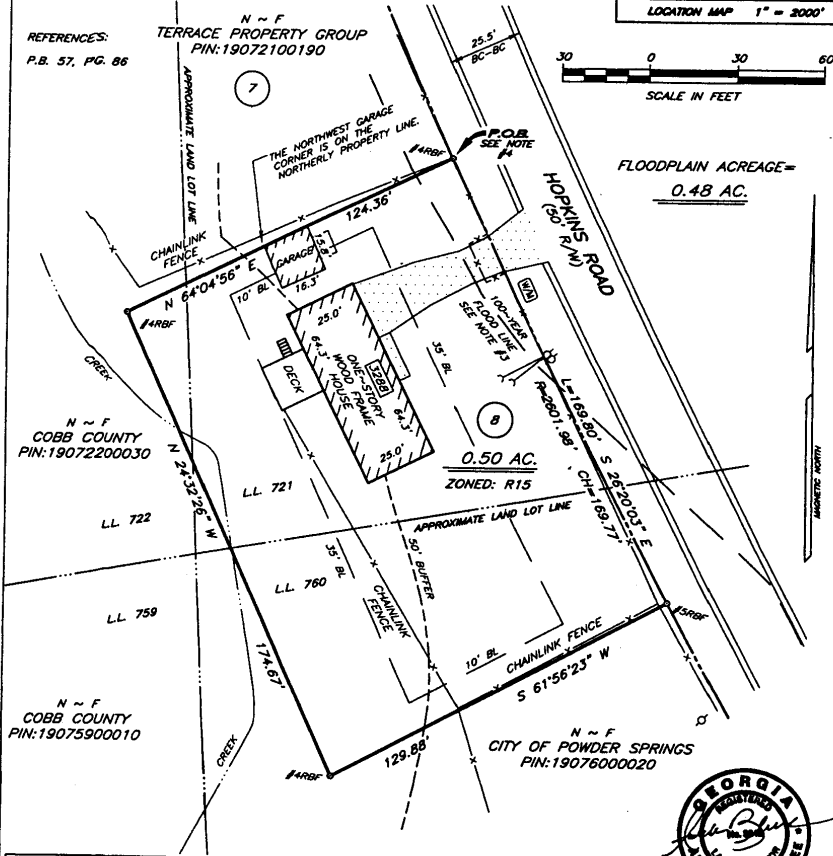
N ~ F
COBB COUNTY
PIN: 19072200030

N ~ F
COBB COUNTY
PIN: 19075900010

N ~ F
CITY OF POWDER SPRINGS
PIN: 19076000020



FLOODPLAIN ACREAGE =
0.48 AC.



LEGEND	
⊙	P.P. - POWER POLE
(WM)	W.M. - WATER METER
○	RBF - REINFORCING BAR FOUND
-X-	TYPE OF FENCE
BL	BUILDING LINE



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

PRISTINE
LAND SERVICES
Land Surveys • Landscapes • Environmental
4128 Hollingsworth Dr.
Marietta, Georgia 30068
Phone 770-423-0141
www.pristineland.com

LOT SURVEY FOR:
DATE: 2-28-12
SCALE: 1"=30'
DRAWN BY: EMB
JOB NUMBER: 2012008
HOPKINS/DWG

JIM & PAT HARBUCK
BEING LOT 8, ALLYSON PARK S/O
UNIT 8, SECTION 8
LAND LOTS 721, 722 & 780
18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

REVISED

V-36/2012
APR - 5 2012

Jim
4-5-12

APPLICANT: James Harbuck

PETITION No.: V-36

PHONE: 770-943-9528

DATE OF HEARING: 05-09-12

REPRESENTATIVE: James Harbuck

PRESENT ZONING: R-15

PHONE: 770-943-9528

LAND LOT(S): 721, 722, 760

TITLEHOLDER: James E. Harbuck

DISTRICT: 19

PROPERTY LOCATION: On the western side of Hopkins Road (3288 Hopkins Road).

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (existing approximately 257 square foot garage) to the side of the principal building; and 2) waive the side setback for an accessory structure from the required 10 feet to zero feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

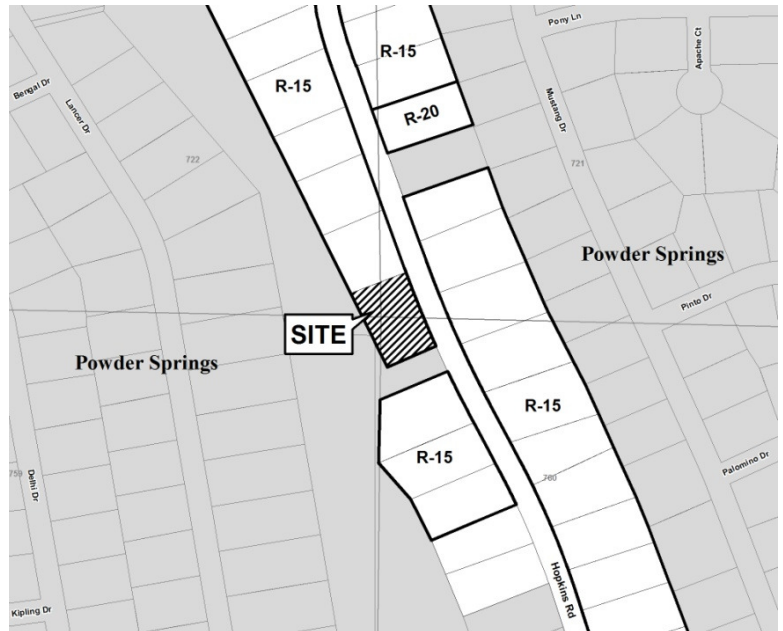
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Permit is required and wall parallel to the property line must be 1-hour fire rated if it remains closer than 5 feet to the property line.

STORMWATER MANAGEMENT: This structure is located within the 100-year floodplain and is subject to the County's Flood Damage Prevention Ordinance. The garage will need to have adequate flood venting installed to meet requirements.

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 comments.

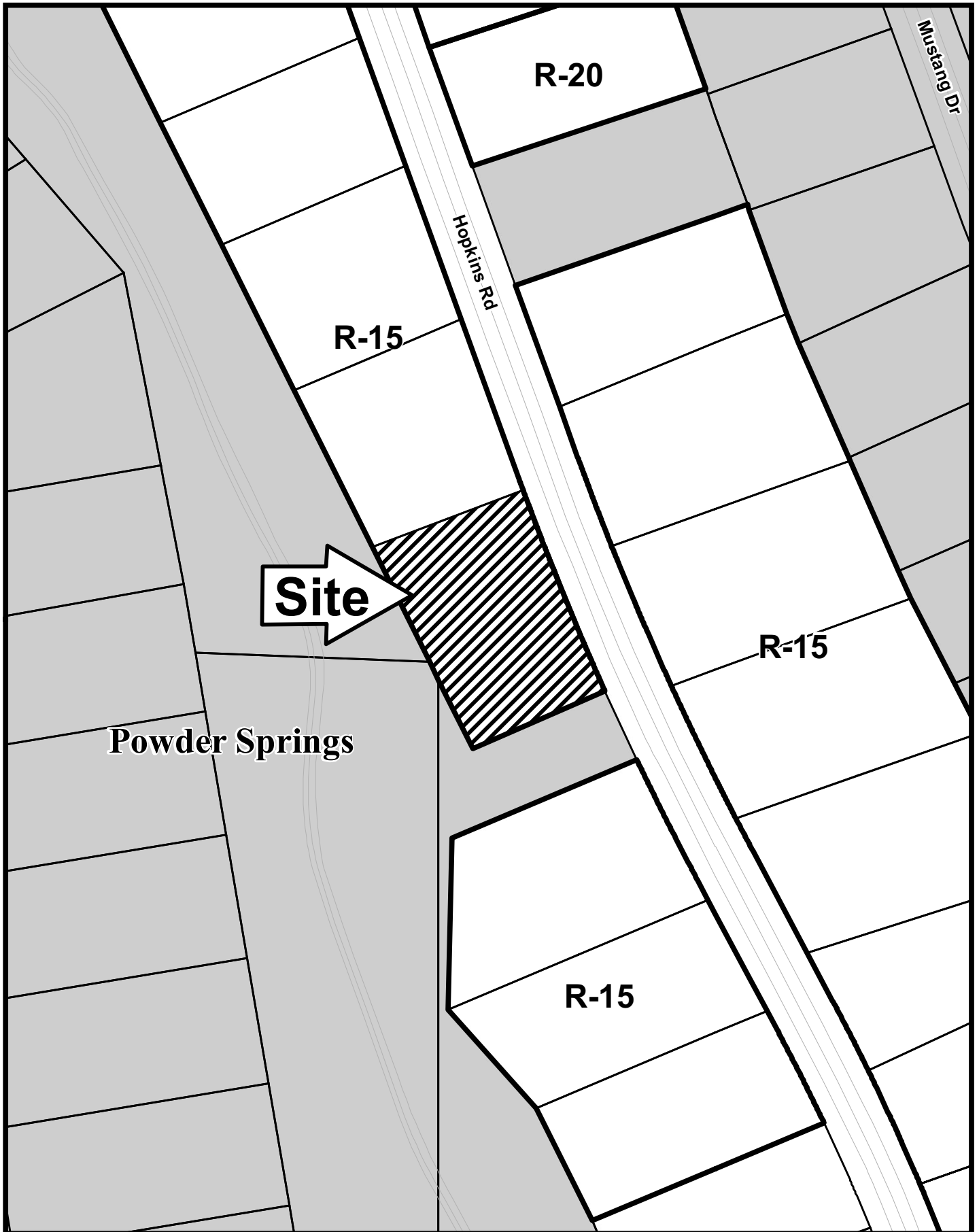
SEWER: No comments.

APPLICANT: James Harbuck

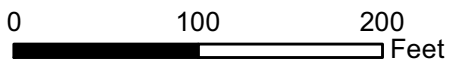
PETITION No.: V-36



FIRE DEPARTMENT: 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-36



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)

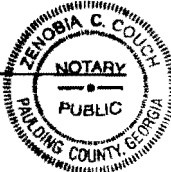
Application No. V-36

Hearing Date: 5-9-12

Applicant JAMES HARBUCK Phone # 770 943-9538 E-mail JIMBUCK46GGMA.L.COM

Address _____
(representative's name, printed) (street, city, state and zip code)

+ James E Harbuck Phone # _____ E-mail _____
(representative's signature)



My commission expires: + 06-30-2014

Signed, sealed and delivered in presence of:

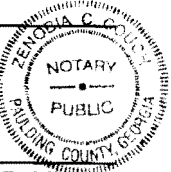
Lenobia C. Conert

My Commission Expires
June 30, 2014

Notary Public

Titleholder + JAMES E. HARBUCK Phone # _____ E-mail _____

Signature James E. Harbuck Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: + 06-30-2014

Signed, sealed and delivered in presence of:

Lenobia C. Conert

Notary Public My Commission Expires
June 30, 2014

Present Zoning of Property R-15

Location 3288 HOPKINS ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 721, 722, 760 District 19 Size of Tract .48 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.

+ This building was built here due to Flood Plain Issue.

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO THE SIDE OF THE MUNICIPAL BUILDING. WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE FROM REQUIRED 10FT TO ZERO FT.