

V-60 (2012)

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1: 100,000 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

200.0° TO NW CORNER OF LAND LOT 731

8' WOOD FENCE N/F CATHLEEN FERLAND & RICHARD GOODRUM

S85°24'47"E 97.12'

KURTZ ROAD

S72°07'10"E 68.80'

N/F CATHLEEN FERLAND & RICHARD GOODRUM

N04°49'02"E

109.04'

RELOCATE EXIST. STRUCT. CMU WALL W/ NEW 36" FENCE AT TOP OF WALL

RELOCATE CAZEBO

NEW GATE

WOOD DECK

CARPORIT OVER GRAVEL

WOODEN FOOT BRIDGE OVER BRANCH

2 STORY FRAME HOUSE W/ BASEMENT

CONCRETE DRIVEWAY

NEW 48" W.D. FENCE

EXIST. UPPER POND

EXIST. POND

NEW GATE

EXIST. 8' W.D. FENCE

NEW CONC. DECK

10' BL

35' BL

10' BL

10' BL

100 YR. FLOODPLAIN

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

10' BL

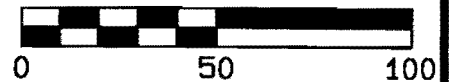
10' BL

10' BL

10' BL

1"=50'

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N07°37'02"W	21.59'
L2	N54°11'48"E	27.73'
L3	N31°10'18"W	31.19'
L4	N73°27'58"W	31.34'
L5	N50°40'05"W	21.44'
L6	N22°55'56"W	39.90'
L7	N06°47'15"E	33.18'
L8	N81°17'52"W	40.00'
L9	N04°10'35"E	42.14'

AREA  
35466 SQ. FT.  
0.81 ACRES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	37.67'	1009.28'	2°08'18"	37.66'	S71°03'01"E

JUN 13 2012

630 KURTZ ROAD  
MARIETTA, GA 30066

SURVEY FOR:

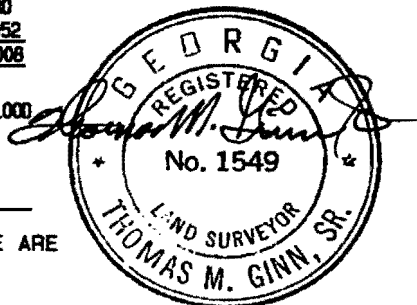
**CRAIG C. CLINE**

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130052  
PAGE 436 DATED 12/18/2008  
SHOWS THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ALL MATTERS OF TITLE ARE EXCEPTED.

SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7759



LOT 2, KURTZ CREEK SUBDIVISION	
LAND LOTS- 710 & 731	
DISTRICT- 16	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 6-12-12	SCALE 1"= 50'
REVISED-	A KR13-12

**APPLICANT:** Craig Cline  
**PHONE:** 678-410-2170  
**REPRESENTATIVE:** Craig Cline  
**PHONE:** 678-410-2170  
**TITLEHOLDER:** Craig C. Cline  
**PROPERTY LOCATION:** On the south side of Kurtz Road, west of Sylvan Drive (630 Kurtz Road).

**PETITION No.:** V-60  
**DATE OF HEARING:** 08-08-12  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 710, 731  
**DISTRICT:** 16  
**SIZE OF TRACT:** 0.81 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory structure (12 x 39 foot lap pool and concrete deck) to the side of the primary structure.

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

**BOARD OF APPEALS DECISION**

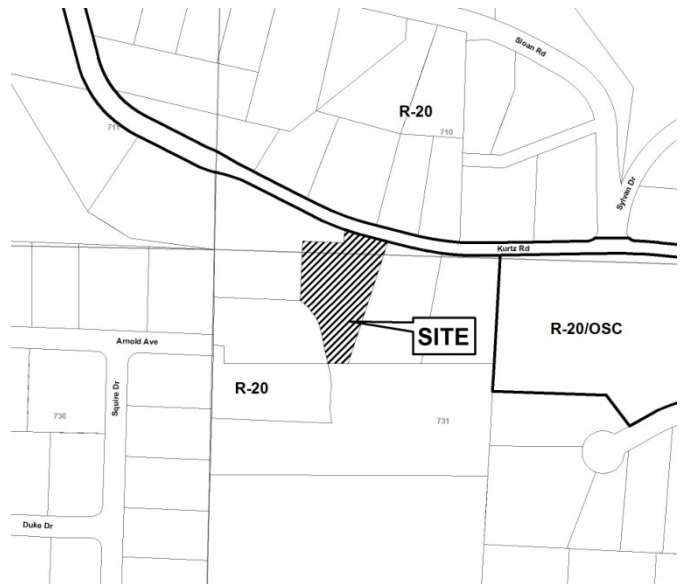
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Craig Cline

**PETITION No.:** V-60

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** The existing topography and significant floodplain to the rear of this lot make the proposed location the only suitable area for the pool. This area is well-screened from the road and adjacent residences.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

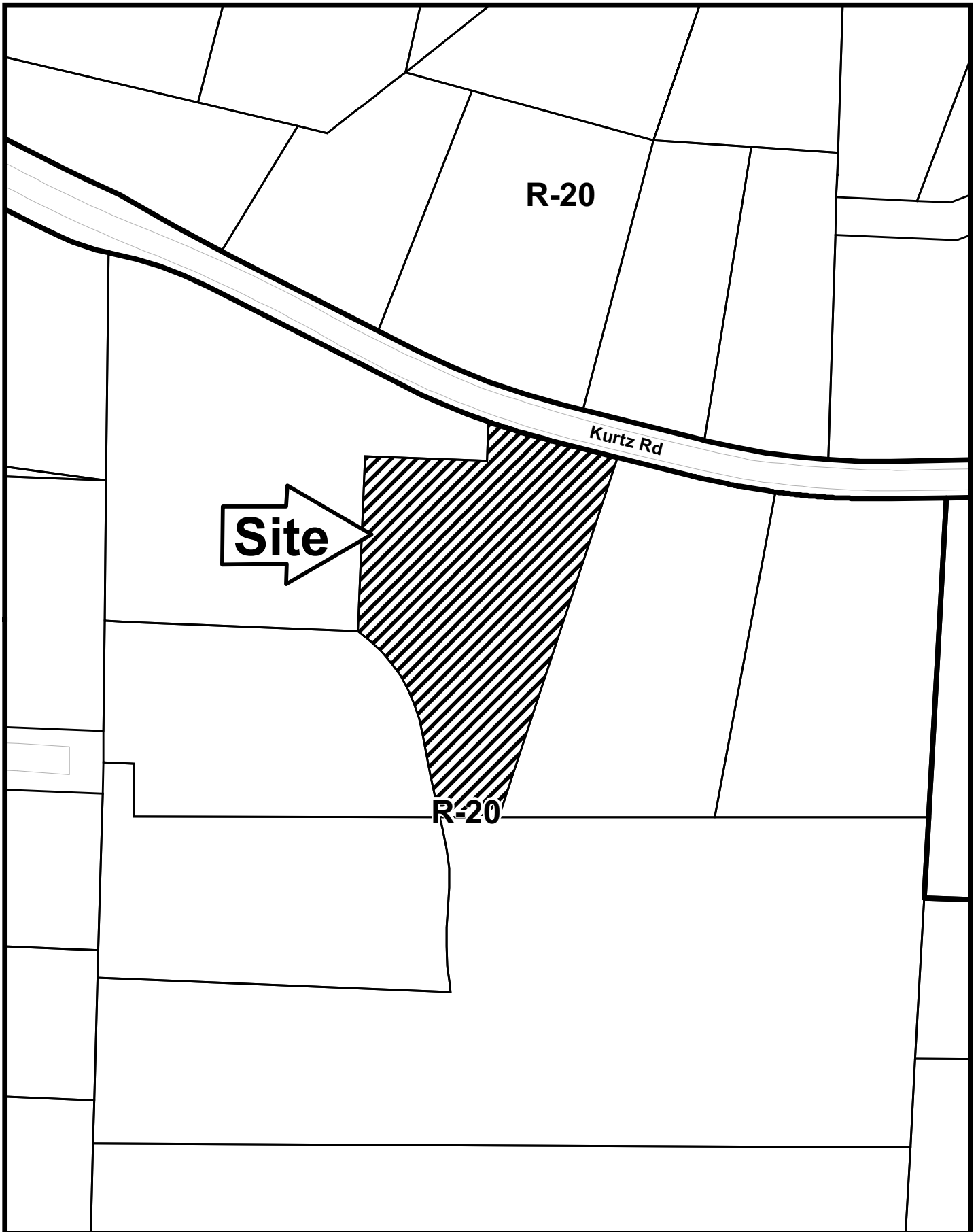
**SEWER:** No conflict. Pool as located is of adequate distance from sewer easement.

**APPLICANT:** Craig Cline **PETITION No.:** V-60

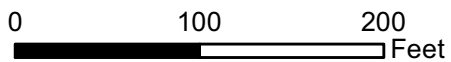
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-60



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

JUN 13 2012

(type or print clearly)

Application No. V-60  
Hearing Date: 08-08-12

Applicant CRAIG CLINE Phone # 678.410.2170 E-mail clinearts@gmail.com  
CRAIG CLINE Address 630 KURTZ RD MARIETTA, GA 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.410.2170 E-mail clinearts@gmail.com  
(representative's signature)

My commission expires: \_\_\_\_\_  
Notary Public, Douglas County, Georgia  
My Commission Expires June 22, 2012

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder CRAIG CLINE Phone # 678.410.2170 E-mail clinearts@gmail.com  
Signature [Signature] Address: 630 KURTZ RD MARIETTA GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
Notary Public, Douglas County, Georgia  
My Commission Expires June 22, 2012

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property ~~R-20~~ R-20

Location 630 KURTZ RD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 710 731 District 16<sup>TH</sup> Size of Tract 0.81 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.

CANNOT PLACE PROPOSED SWIMMING POOL  
BEHIND HOUSE DUE TO POTENTIAL FLOODING  
OF CREEK

List type of variance requested: PERMISSION TO PLACE POOL  
IN SIDEYARD. EXISTING 8' SOLID WOOD FENCE  
SHIELDS VIEW FROM NEIGHBORS