

JUN 15 2012

LL 1021 LL 1020



N/F KATHRYN EDGERLY

N/F DONALD RICHARDS

POB 1.380' TO THE RW OF OGLESBY RD

100' GEORGIA POWER EASEMENT

100' GEORGIA POWER EASEMENT

IPF 2" OTP 2.53' NORTH
IPF 1/2" REBAR 2.37' SOUTH

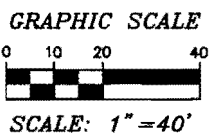
Arc=29.10'
Rad. 179.08
Ch.=29.06
S84°42'45"E

METAL POLE

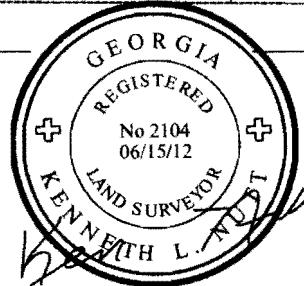
FRANK AIKEN ROAD
(50' RIGHT-OF-WAY)

LEGEND

- ⊙ PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- PL = Property Line
- ⊗ WM = Water Meter
- RW = Right of Way
- BL = Building Setback Line



AREA
44,338 Square Feet Total
(1.02 Acres)



Job #: 003712

- All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 121,052 feet.
 - This plat subject to all easements public and private.
 - This plat may be based on a recorded plat from Iron pins referenced on said plat for closure tie in.
 - According to F.I.R.M. Community Panel # 13067C0181G, dated 12/16/08 this property is not located in an area having special flood hazards.

**Boundary Survey / Proposed Pool location for:
WILLIAM WAYNE PEEK, JR. & JANICE M. PEEK**

TAX ID: 19102100070 - Zoned R-20
4485 Frank Aiken Road
Land Lot 1021 19th District 2nd Section
Cobb County, Georgia

Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: JF
 Date Surveyed: 5/18/12
 Date Drawn: 6/15/12

Computed by: JF
 Drawn by: JF
 Checked by: KN

REFERENCES
 Plat Bk: Pg.
 Deed Bk. 14895 Pg. 3033

APPLICANT: William Peek

PETITION No.: V-62

PHONE: 770-633-7241

DATE OF HEARING: 08-08-12

REPRESENTATIVE: Scot Cantrell

PRESENT ZONING: R-20

PHONE: _____

LAND LOT(S): 1021

TITLEHOLDER: Janice M. Peek and William Wayne Peek, Jr.

DISTRICT: 19

PROPERTY LOCATION: On the north side of Frank Aiken Road, west of Smith Drive (4485 Frank Aiken Road).

SIZE OF TRACT: 1.02 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 18 x 43 foot pool) to be located to the side of the primary structure; 2) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot metal building #1) from the required 35 feet to 5 feet; 3) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot metal building #1) from the required 10 feet to 5 feet; and 4) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot metal building #2) from the required 35 feet to 20 feet.

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

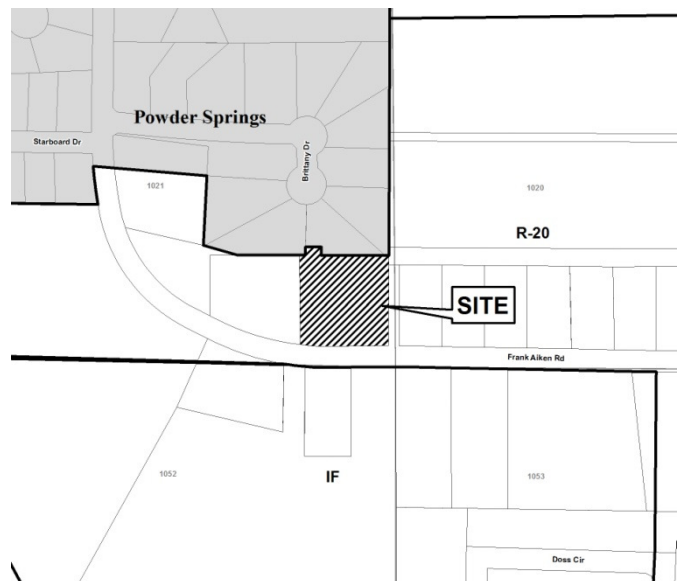
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: William Peek **PETITION No.:** V-62

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permits are required for storage buildings. Any wall closer than 5 feet to the property line will require a 1-hour fire rating.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management issues 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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

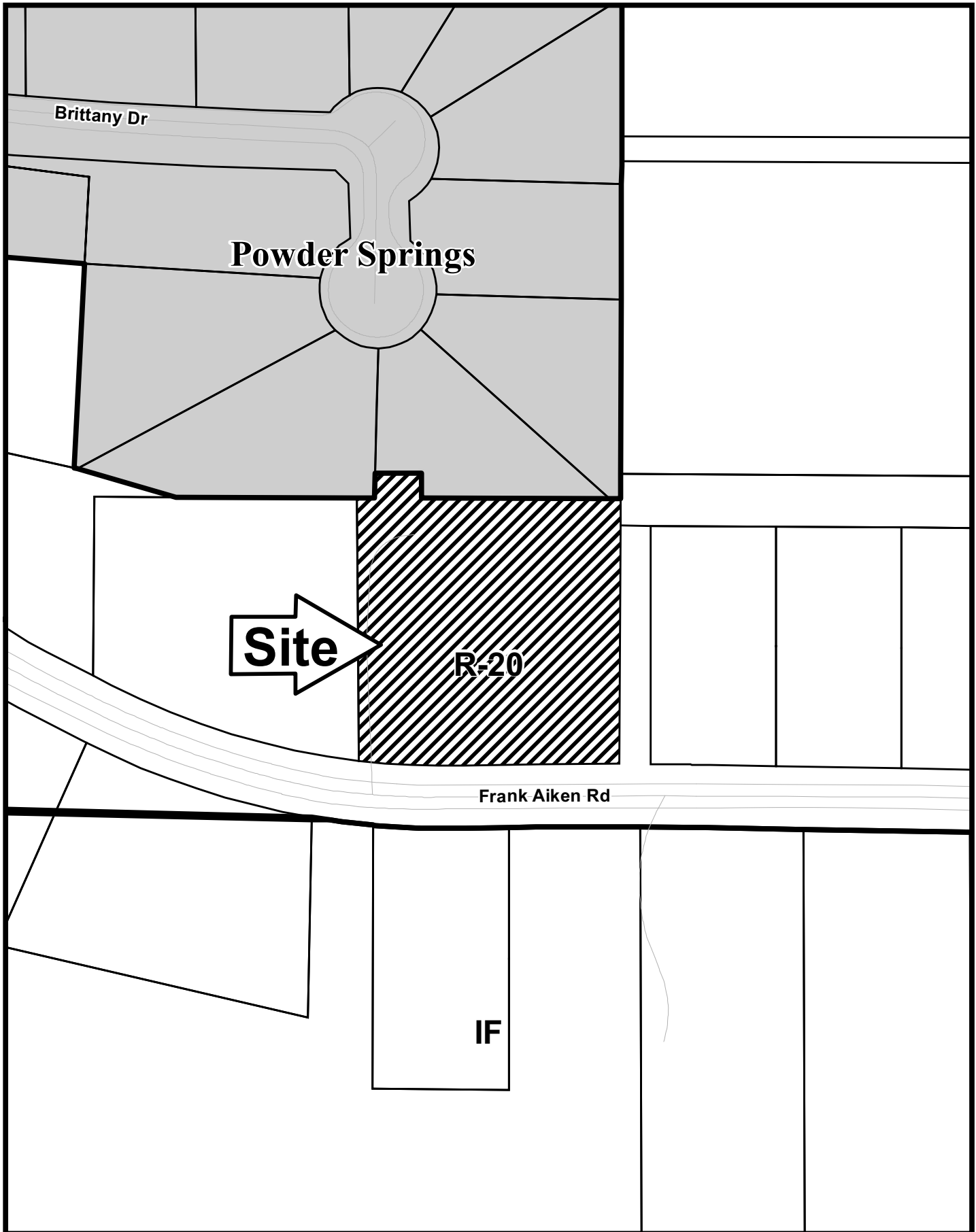
WATER: No conflict (Powder Springs Water Service Area).

SEWER: No conflict (Powder Springs Sewer Service Area).

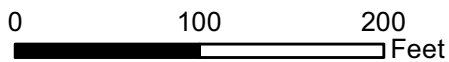
APPLICANT: William Peek **PETITION No.:** V-62

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-62



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 14 2012

(type or print clearly)

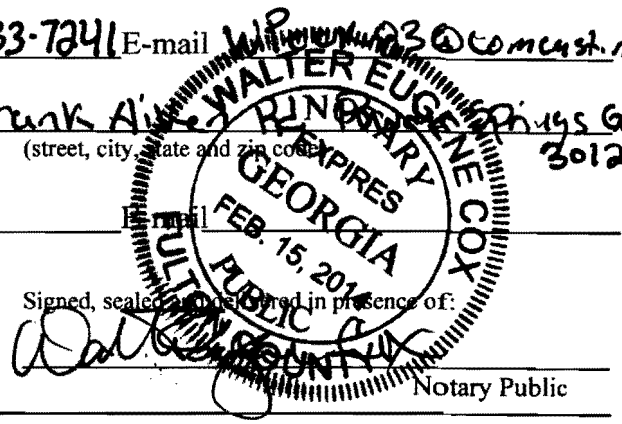
Application No. V-62
Hearing Date: 8-8-12

Applicant William W. Peek Phone # 770-633-7241 E-mail williamwpeek@a30comcast.net

William W. Peek Address 4485 Frank Aiken Rd. Marietta GA 30127
(representative's name, printed) (street, city, state and zip code)

Scott Cantrell Phone # _____ E-mail _____
(representative's signature)

My commission expires: 2/15/14

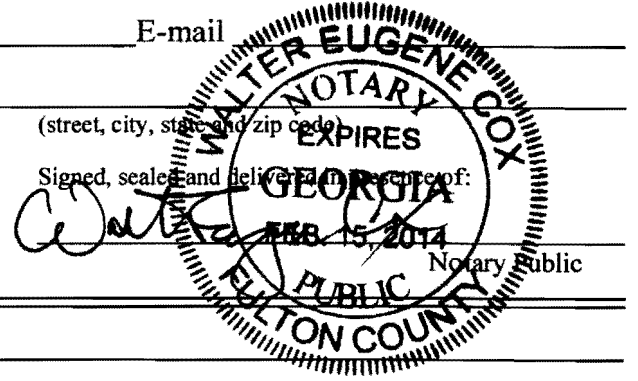


Signed, sealed and delivered in presence of:
Walter Eugene Cox
Notary Public

Titleholder _____ Phone # _____ E-mail _____

Signature William W. Peek Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/15/14



Signed, sealed and delivered in presence of:
Walter Eugene Cox
Notary Public

Present Zoning of Property R-20

Location 4485 FRANK Aiken Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1021 District 19th 2nd section Size of Tract 1.02 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 44,338 sq ft Shape of Property Square 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.

Install swimming pool in side yard of home with 6' privacy fence. Landscaping to match existing home. BACK of home has rain water flow during rain and is a natural run off area.

List type of variance requested: _____

