

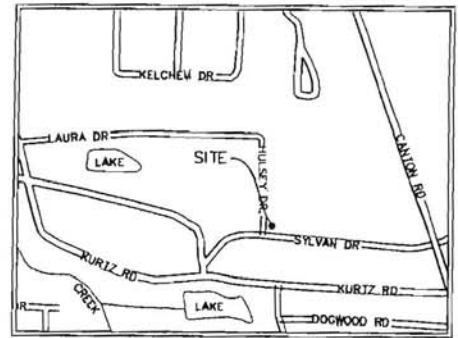
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 58,797 FEET. AN ANGULAR ERROR OF 2.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.

NO N.C.S. MONUMENT WAS FOUND WITHIN 300 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. WITH THE EXCEPTED AREAS AND EASEMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR PRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2012 FRONTLINE SURVEYING & MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

V-12 (2013)

VARIANCE PLAN FOR

4035 CANTON ROAD LLC
 776 SYLVAN ROAD
 LAND LOT 709, 16TH DISTRICT, 2ND SECTION
 OF COBB COUNTY, GEORGIA



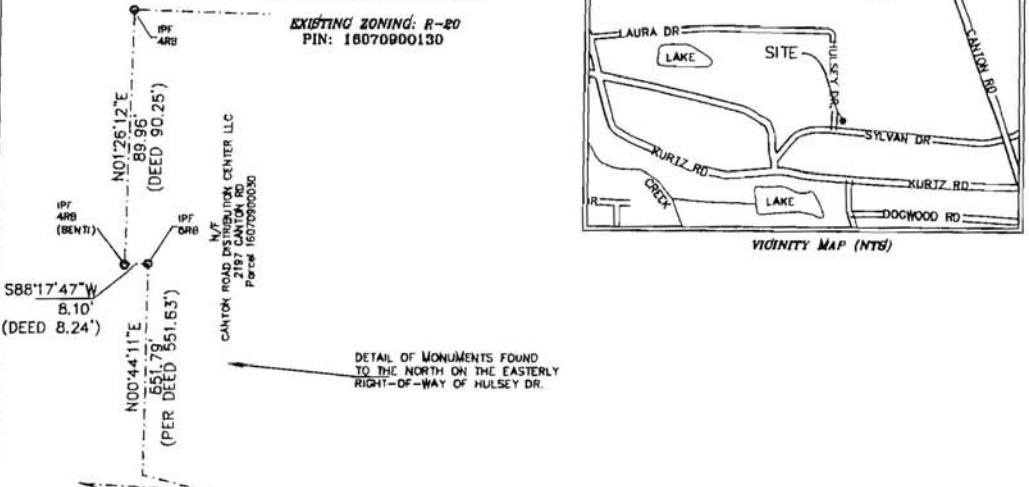
LEGEND:

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OH	OVERHEAD UTILITY LINE(S)
DT	DIRTY TOP PIN	SMH	SANITARY SEWER MAN HOLE
CT	CRIMP TOP PIN	CB	CATCH BASIN
RB	REINFORCING BAR	JB	JUNCTION BOX
CL	CENTERLINE	HW	HEAD WALL
R/W	RIGHT-OF-WAY	CM	CORRUGATED METAL PIPE
LL	LAND LOT	CP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE	RCPC	REINFORCED CONCRETE PIPE
PP	POWER POLE	SH	SINGLE HOSE CATCH BASIN
LP	LAMP POLE	SE	SANITARY SEWER EASEMENT
SS	SANITARY SEWER	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	WM	WATER METER
AE	ACCESS EASEMENT	WV	WATER VALVE
PRO	PROPOSED	CO C/O	SANITARY SEWER CLEANOUT
AC	AIR-CONDITIONER	POB	POINT OF BEGINNING
NTS	NOT TO SCALE	SMCB	SINGLE HOSE CATCH BASIN
		UE	UTILITY EASEMENT

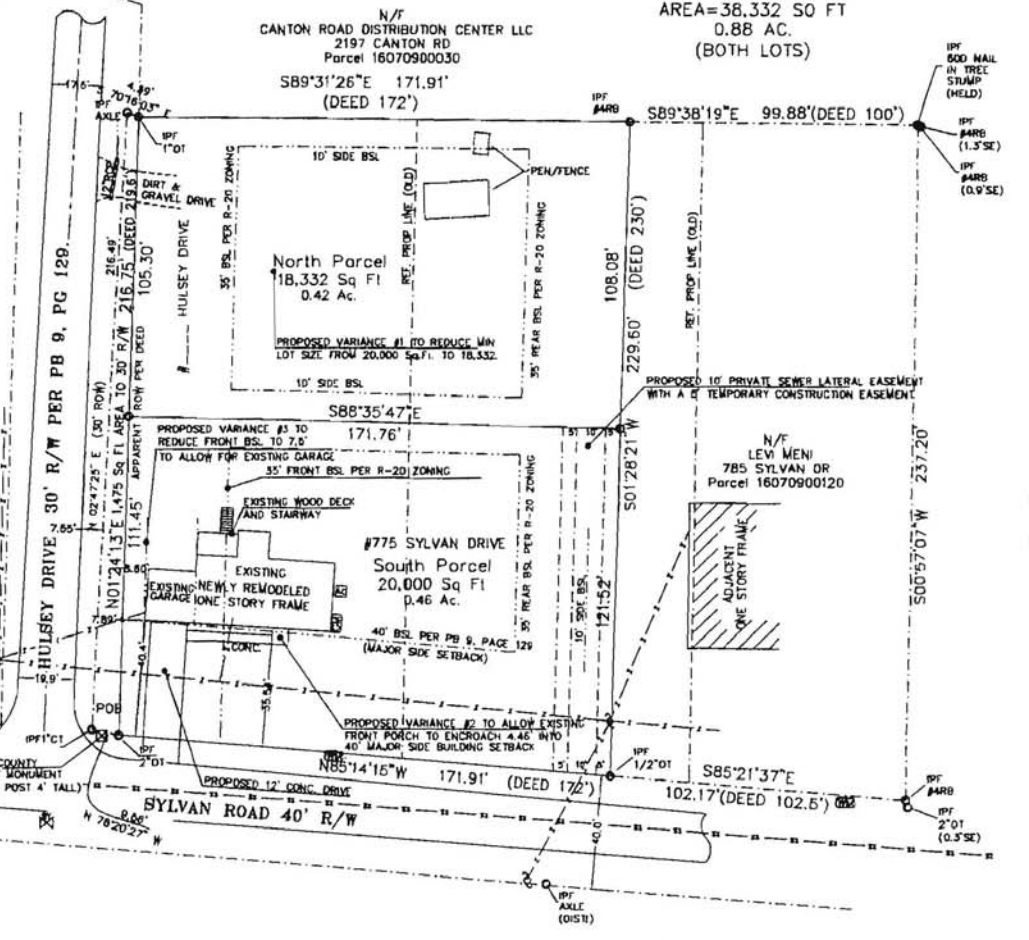
GENERAL NOTES:

- 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 DISCOVERED. 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 180-8.09 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 PLAN 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, WIDE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLOBAL" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA BEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

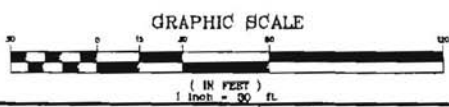
GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:
 A PORTION OF THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND HARN (HPGN) GEORGIA STATE PLANES, WEST ZONE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5500 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR AND A CELL PHONE MODEL A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE WAS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.



COBB COUNTY GEORGIA
FILED IN
2012 NOV 27 PM 12:17
COBB COUNTY ZONING DIVISION



CURRENT ZONING:
 R-20
 FRONT SETBACK = 35'
 SIDE SETBACK = 10'
 MAJOR SIDE SETBACK = 25'/35'
 REAR SETBACK = 35'



FRONTLINE SURVEYING & MAPPING, INC.
 3595 Canton Road
 A-9, PMB 272
 Marietta, GA 30066
 Ph. (678) 355-9905
 Fax (678) 355-9805
 www.frontlinesurveying.com

VARIANCE PLAN FOR		4035 CANTON ROAD, LLC		DATE	11-6-12
LAND LOT 709		16TH DISTRICT 2ND SECTION		SCALE	1" = 30'
LOT 13 AND PART 12 BLOCK A		COBB COUNTY, GEORGIA		REVISION	BY: DATE
SUBDIVISION SYLVAN HILLS		COUNTY STAFF COMMENTS		TEP	11-26
PG 9	PC 120	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL IS (S) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
DB 14825	PC 4338	MAP ID 13057C0044G		EFFECTIVE DATE: 12-16-08	

FOR THE FIRM
FRONTLINE SURVEYING & MAPPING, INC.
 JOB # 45875-1

APPLICANT: Shanki Itum

PETITION No.: V-12

PHONE: 678-823-1528, 404-406-3331

DATE OF HEARING: 01-09-13

REPRESENTATIVE: Thomas E. Peay, Jr.

PRESENT ZONING: R-20

PHONE: 678-355-9905

LAND LOT(S): 709

TITLEHOLDER: 4035 Canton Road, LLC

DISTRICT: 16

PROPERTY LOCATION: On the northeast corner of
Sylvan Road and Hulsey Drive
(775 Sylvan Drive).

SIZE OF TRACT: 0.88 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 square feet to 18,332 square feet for the proposed north parcel; and 2) waive the front setback from the required 35 feet to 7.5 feet on the western side (existing) for the south parcel.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Shanki Itum

PETITION No.: V-12

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: 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 adverse stormwater management impacts are anticipated from this setback encroachment. The structure location will actually shorten length of required driveway.

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.

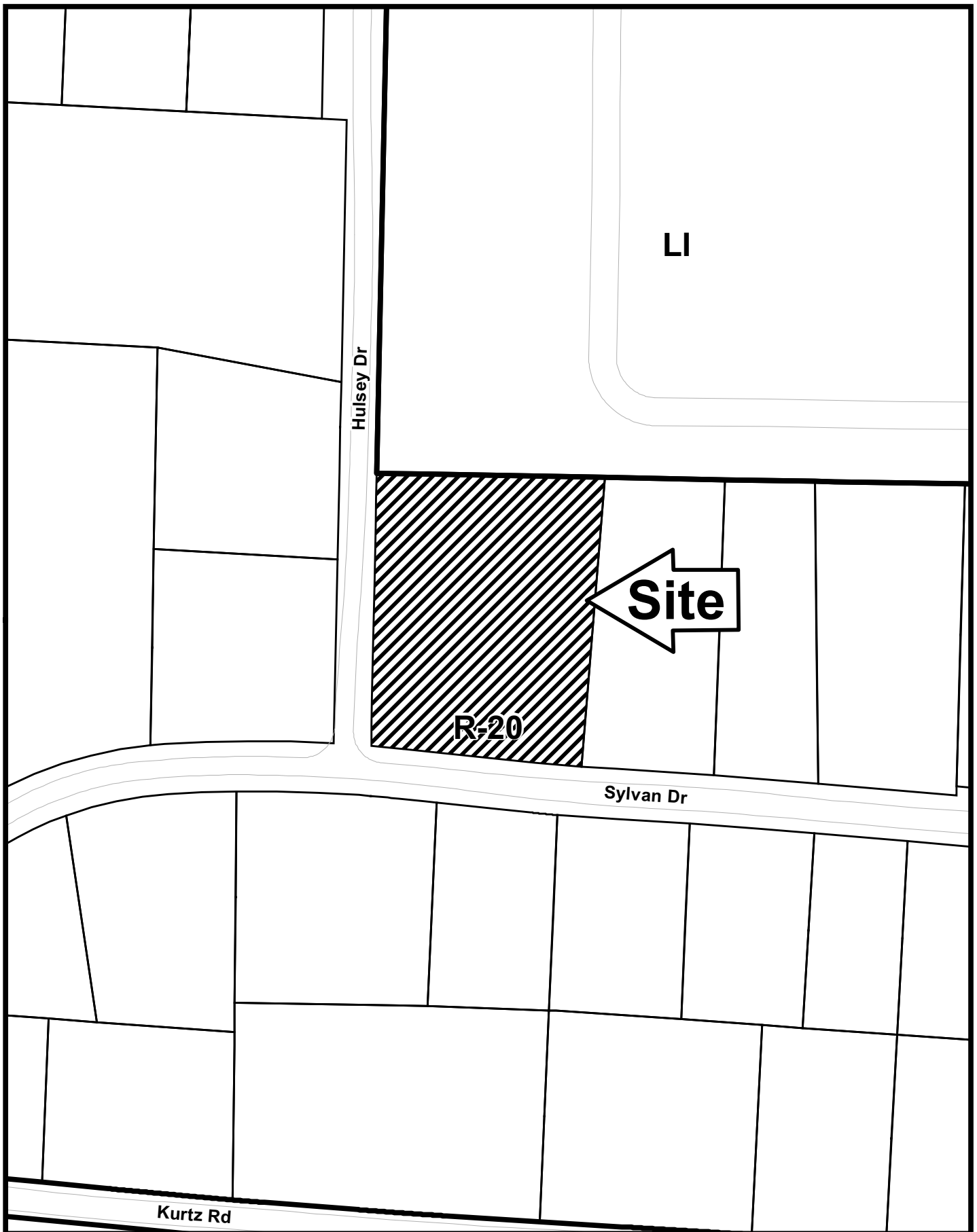
WATER: No conflict.

SEWER: Sewer must be made available to north parcel.

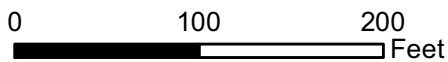
APPLICANT: Shanki Itum **PETITION No.:** V-12



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.

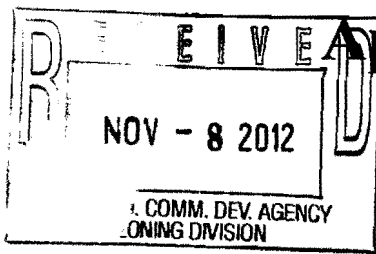
V-12



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



-  City Boundary
-  Zoning Boundary



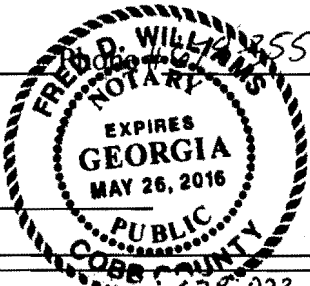
Application for Variance Cobb County

(type or print clearly)

Application No. V-12
Hearing Date: 1/9/13

Applicant Shawnki Ifum Phone # 678-823-1528 E-mail TAHER Ifum @ Gmail . com
Thomas E Peay JR Address 812 Pine MANOR Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

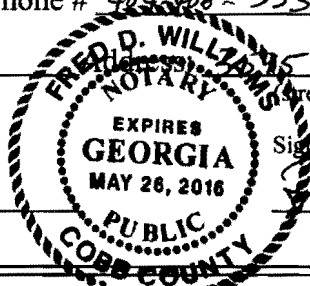
[Signature] E-mail Tom@FrontlineSurveying.com
(representative's signature)



Signed, sealed and delivered in presence of:
Fred D. Williams
Notary Public

My commission expires: 5-26-16

Titleholder 4035 Canton RD LLC Phone # 678-823-1528 E-mail TAHER Ifum @ Gmail . com
[Signature] Address 4035 Canton Rd Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Fred D. Williams
Notary Public

My commission expires: 5-26-16

Present Zoning of Property R-20
Location Northeast CORNER OF SYLVAN ROAD & HULSEY DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 709 District 16 Size of Tract 0.88 AC. 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.

#1 - Fronting lot on HULSEY gives a much better BUILDING
#2 SITE FOR New Lot AND would be less intrusive to
#3 NICBOR HOOD. ALSO EXISTING house already fronts
SYLVAN ROAD so it would not make any sense having
it front small side or HULSEY DRIVE.

List type of variance requested: 1. Reduce min Sq. FT From 20,000 to 18,332.
2. Front EXISTING Dwelling To Front of LONG SIDE OF LOT.
3. Reduce major SIDE SETBACK From 25' To 7.5' To
ACCOMODATE EXISTING NON-CONFORMING GARAGE.