

V-20 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC 11 PM 12:45

COBB COUNTY ZONING DIVISION

PLAT OF SURVEY FOR

THOMAS FERBRACHE DEBORAH FERBRACHE

LOCATED IN LAND LOT 324, 17TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

56.75 NORTH ALLEN ROAD

AREA = 4.810 ACRES
209,526 SQ. FT.

SURVEY REVISIONS:

ORIGINAL RECORDING DEED REFERENCE: JAMES DANIEL BULLI AND SARA LEE TAMERMAN / ACTING BY AND THROUGH ESTATE RECOVERIES, LLC AND BBO RECOVERIES, LLC DEED 14871 RECORDED IN D.B. 14857, PG. 548.
PLAT OF SURVEY PREPARED BY LARRY D. WELLS FOR STATE RECOVERIES, LLC, DATED 7/15/11.
PLAT OF SURVEY FOR THIS PLAT PREPARED BY PATRICK J. HERRING, DATED 11/06/10, RECORDED IN P.B. 218, PG. 34.
FINAL ORDER OF THE SUPERIOR COURT OF COBB COUNTY FOR DPL ACTION FILED AND 10-1-11888A RECORDED IN DEED BOOK 14824, PG. 374K.



SURVEY NOTES:

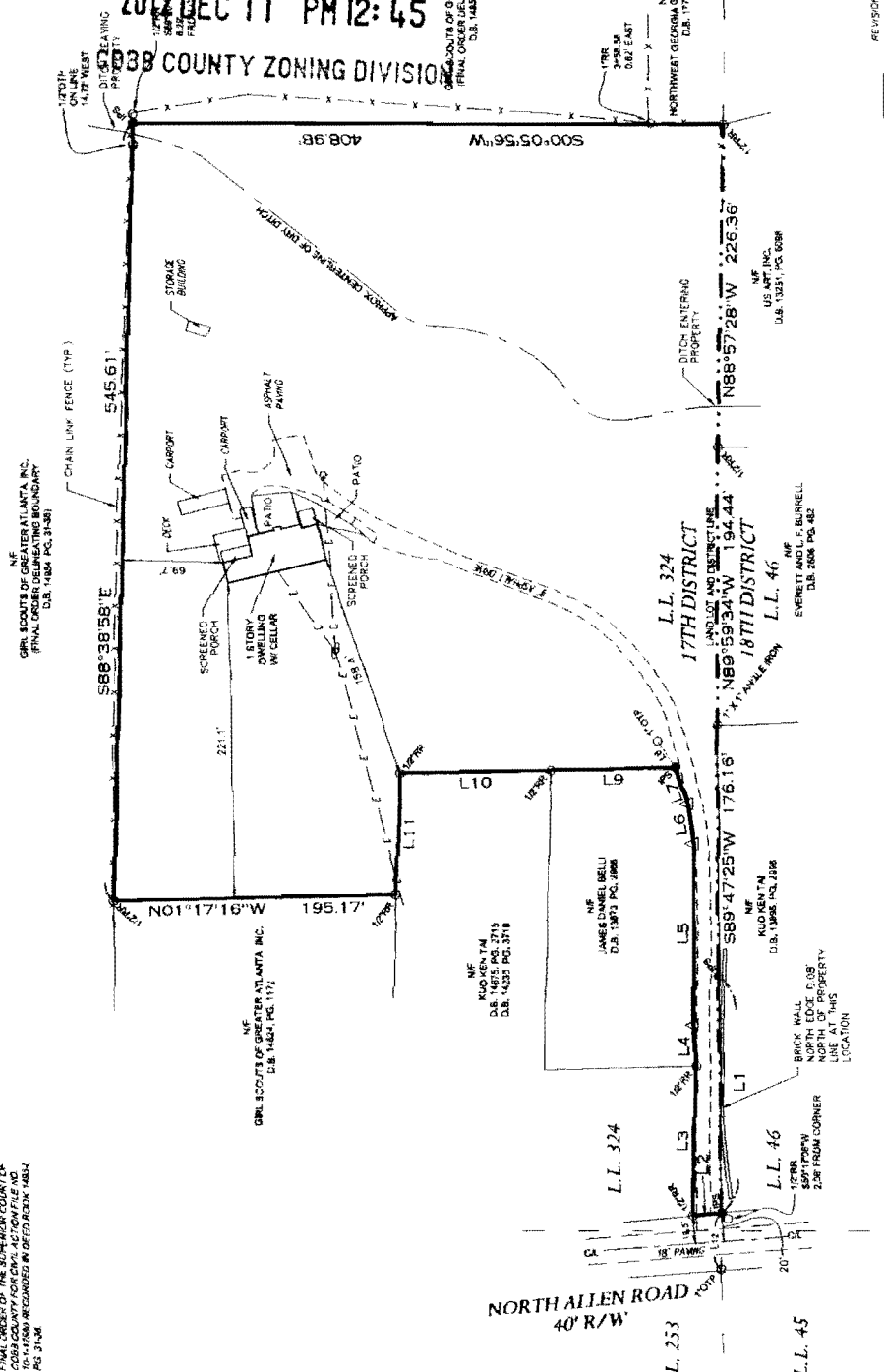
THERE IS A 5' NON-DISTURBANCE BUFFER FROM WATER STREAMS AND A 5' NON-DISTURBANCE BUFFER FROM A 5' BUFFER FROM THE CENTERLINE OF THE BODY OF WATER HIGHLIGHTED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COBB COUNTY. AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY INSTURANCE NEAR THESE AREAS.
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED THEREIN. THIS PLAT ORGANIZATION HAS AGREED TO WAIVE THE PERMISSION OF THE SURVEYOR.
ORIGINAL PLAT NOTES AND OTHER RECORDING INFORMATION, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.
BUILDING DETAILS ARE NOT NEARLY A COMPLETE RECORD OF THE RECORDS BY COBB COUNTY. ZONING REGULATIONS SHOULD BE OBTAINED BEFORE ANY PLANNING OR NEW PERMITTING.
THERE MAY BE OTHER UTILITIES BEARING ON THE PROPERTY THAT ARE NOT SHOWN.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1487202000 EFFECTIVE DATE: DECEMBER 16, 2008 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY AS BEING IN FLOOD ZONE 177-A. THE CHARACTERISTICS OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD ZONE.

LEGEND

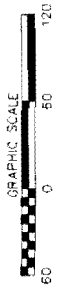
- CORNER MONUMENTATION WITH 1" X 1" STEEL
- REINFORCED CONCRETE
- CORNER FOUND
- UNCALIBRATED CORNER
- CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X - X - X - FENCE LINE
- RR = STEEL REINFORCED ROD
- OTF = OPEN TRENCH FOR WATER PIPE
- CP = POWER POLE
- CA = CENTERLINE
- BL = BUILDING LINE
- LL = LAND LOT LINE
- WATER MARKS
- OVERHEAD POWER LINES
- NE = NORTH OR FORMERLY OWNED BY
- NSW = NAIL SET AT BASE
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- AN MON = CONCRETE RIGHT OF WAY MONUMENT



REVISIONS

DATE	DESCRIPTION

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
1701 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30067
(770) 842-3863
FAX (770) 842-3863
E-MAIL: RUSSELLE@RUSSELLE.COM



TECHNICAL DATA
TRAVERSE METHOD: SIGHT
ANGLE MEASUREMENT: 1/100.215
ANGLE ERROR: 6 SEC. PER ANG
CURVE ADJUSTMENT: LEAST SQUARES
EARTH CURVATURE: 1/200,000
PLAT PRECISION: 1/200,000

12/7/12

APPLICANT: Thomas Ferbrache **PETITION No.:** V-20
PHONE: 678-255-7481 **DATE OF HEARING:** 02-13-13
REPRESENTATIVE: Thomas Ferbrache **PRESENT ZONING:** R-20
PHONE: 678-255-7481 **LAND LOT(S):** 324
TITLEHOLDER: Thomas and Deborah Ferbrache **DISTRICT:** 17
PROPERTY LOCATION: On the east side of North **SIZE OF TRACT:** 4.810 acres
Allen Road, north of Veterans Memorial Highway **COMMISSION DISTRICT:** 4
(5675 North Allen Road).

TYPE OF VARIANCE: Waive the minimum frontage of a residential lot from the required 75 feet along a public street to 19 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Thomas Fertrache

PETITION No.: V-20

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: No comment.

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.

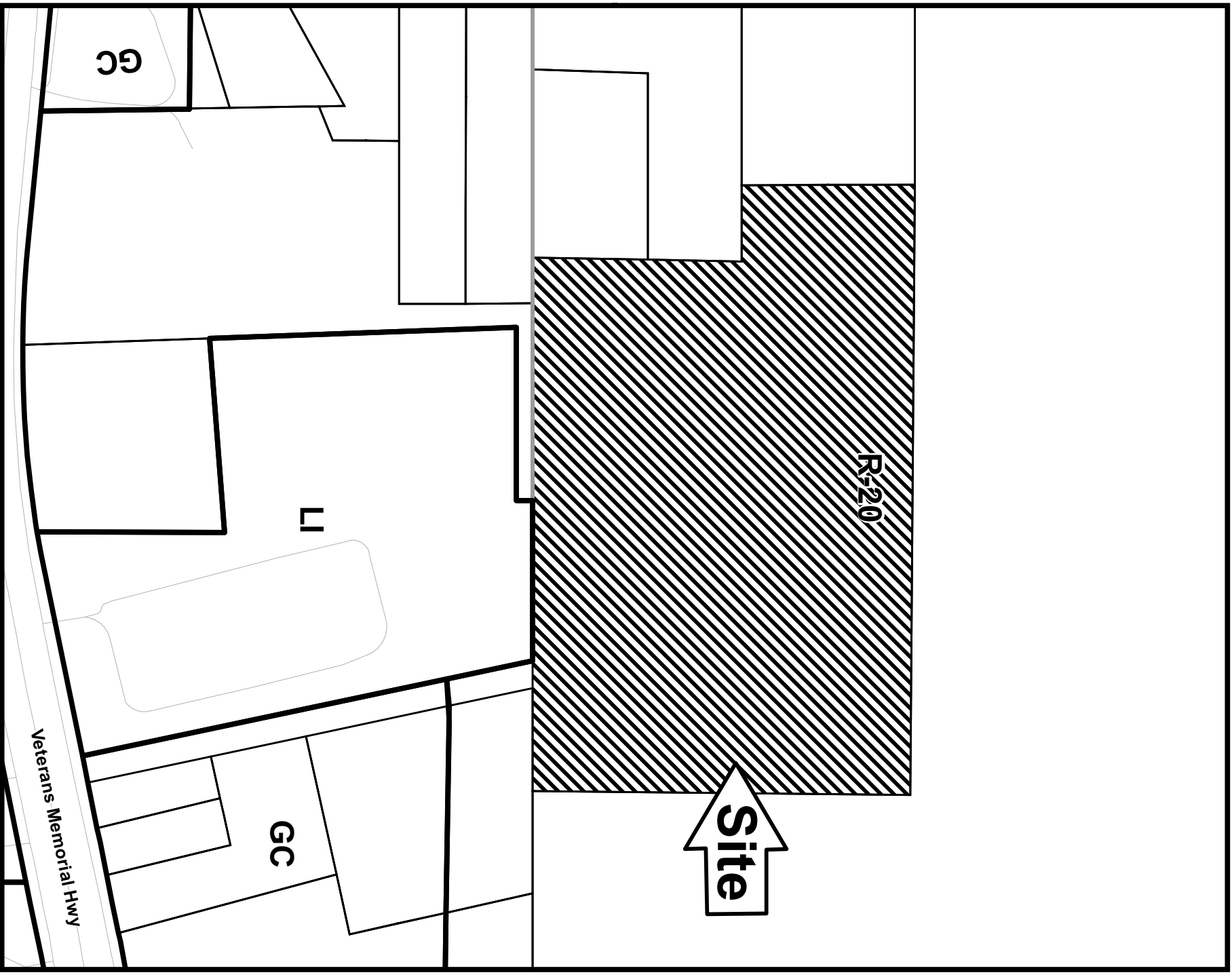
WATER: No conflict.

SEWER: No conflict.

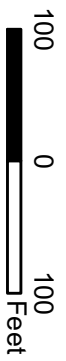
APPLICANT: _____ Thomas Ferbrache

PETITION No.: _____ V-20

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.



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 GEORGIA Cobb County

FILED IN OFFICE

2012 DEC 11 PM 12:45 (type or print clearly)

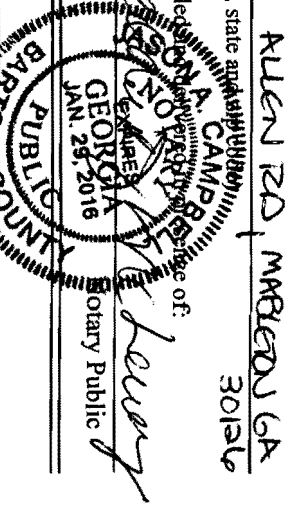
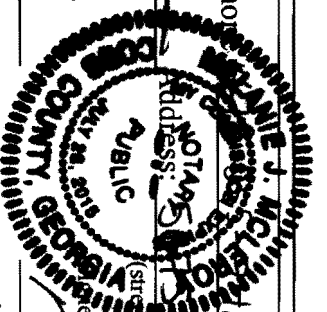
COBB COUNTY ZONING DIVISION

Application No. V-20
 Hearing Date: 2-13-13

Applicant THOMAS FERREACHE Phone # (478) 553-7481 E-mail THEFERREACH@BELLSOUTH.NET
 (representative's name, printed) Address 56 MARLBOROUGH DR 30126
 (representative's signature) Thomas Ferreache PI 30126 City, state and zip code GA 30126
 E-mail _____

My commission expires: 07/26/2015

Signed, sealed and delivered in presence of:
Maureen McDevay
 Notary Public



Titleholder THOMAS FERREACHE Phone (478) 553-7481 E-mail _____
 Signature Thomas Ferreache Address 56 MARLBOROUGH DR 30126
 (attach additional signatures, if needed) DEBORAH FERREACHE GA 30126
 My commission expires: 07/26/2015

Present Zoning of Property _____
 Location 5675 N ALLEN RD, NORTH OF VETERANS MEMORIAL PARKWAY
 (street address, if applicable; nearest intersection, etc.)
 Land Lot(s) 324 District 17 Size of Tract 4.81 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.
PROPERTY AS SHOWN ON PLOT DOES NOT HAVE REQUIRED ROAD FRONTAGE FEE
RESIDENTIAL PROPERTY. PROPERTY LINES DEPEND PRIOR TO ZONING CODE
REQUIRE 75 FT RD FRONTAGE, MUST HAVE VARIANCE IN PLACE TO DO ANY
PROPERTY IMPROVEMENTS REQUIRE PERMITS.

List type of variance requested: VARIANCE OF RESIDENTIAL ROAD FRONTAGE TO 30 FT.