

HOUSE LOCATION PLAN & VARIANCE PLAN FOR: KERLEY FAMILY HOMES

#2700 HARTRIDGE DRIVE
COBB COUNTY, GEORGIA
EXISTING ZONING: R-15

LOT 1
15,006 sq. ft.
0.34 acres

NOT: PURPOSE OF THE PLAN IS TO SHOW THE PROPOSED HOUSE LOCATION AND THE VARIANCES NEEDED FOR THE 10' NO ACCESS EASEMENT AT THE ENTRANCE AND THE FRONT SETBACK. (AS SHOWN HEREIN)

LEGEND:

IPS	IRON PIN FOUND	CAF	CONCRETE MONUMENT FOUND
IPP	IRON PIN FOUND	CAF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	Z	OVERHEAD UTILITY LINE(S)
OP	OPEN TOP PIN	Z	OVERHEAD UTILITY LINE(S)
RB	RE-BAR REINFORCING BAR	CB	CURB
CB	CONCRETE	CB	CURB
CW	CORRUGATED METAL PIPE	CB	CURB
LL	LAND LOT	CB	CURB
CONC.	CONCRETE	CB	CURB
IP	IRON PIN FOUND	CB	CURB
LP	LAMP POLE	CB	CURB
FC	FENCE CORNER	CB	CURB
AS	ACCESS EASEMENT	CB	CURB
PROP	PROPOSED	CB	CURB
ATS	NOT TO SCALE	CB	CURB

GENERAL NOTES:

1. MINIMUM SETBACKS ARE SHOWN IN FEET. THE CHARACTER, LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES, STRUCTURES AND FOUNDATIONS IS UNKNOWN HEREON. THERE IS NO CERTAINTY AS TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE UTILITIES AND STRUCTURES SO OWNED HEREON. THE MAJOR UNDERGROUND UTILITIES AND STRUCTURES SO OWNED HEREON MAY BE ENCOUNTERED BY THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS SUCCESSORS. THE CONTRACTORS, AND/OR HIS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.

3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

4. REFER TO RULE 150-6-09 OF THE GEORGIA STATE BOARD OF SURVEYING AND MAPPING, INC. FOR A COMPLETE LIST OF SURVEYING TERMS. "CERTIFICATE OF CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. DEED/PLAT DISCLAIMER: THIS PLAT 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 SURVEYING TECHNIQUES USED IN THE SURVEY, THE ACCURACY OF THE ORIGINAL SURVEYING TECHNIQUES USING "GPS" AND "GLOMNAS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE WGS84 EARTH MODEL AND NOT TO THE "MAGNETIC" NORTH. "GEOCENTRIC" OR "GEOID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

FRONTLINE SURVEYING & MAPPING, INC.

5595 Canton Road
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

I HAVE THIS DATE EXAMINED THE TRA OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHICALLY PLOTTING ONLY THE REFERENCE PARCEL, THIS PLAT DOES NOT EXCEED TO ANY HAVING SPECIAL FLOOD HAZARDS. (S NOT)

MAP ID: 13067001036
EFFECTIVE DATE: 12/16/08

KERLEY FAMILY HOMES

HOUSE LOCATION PLAN & VARIANCE PLAN FOR:

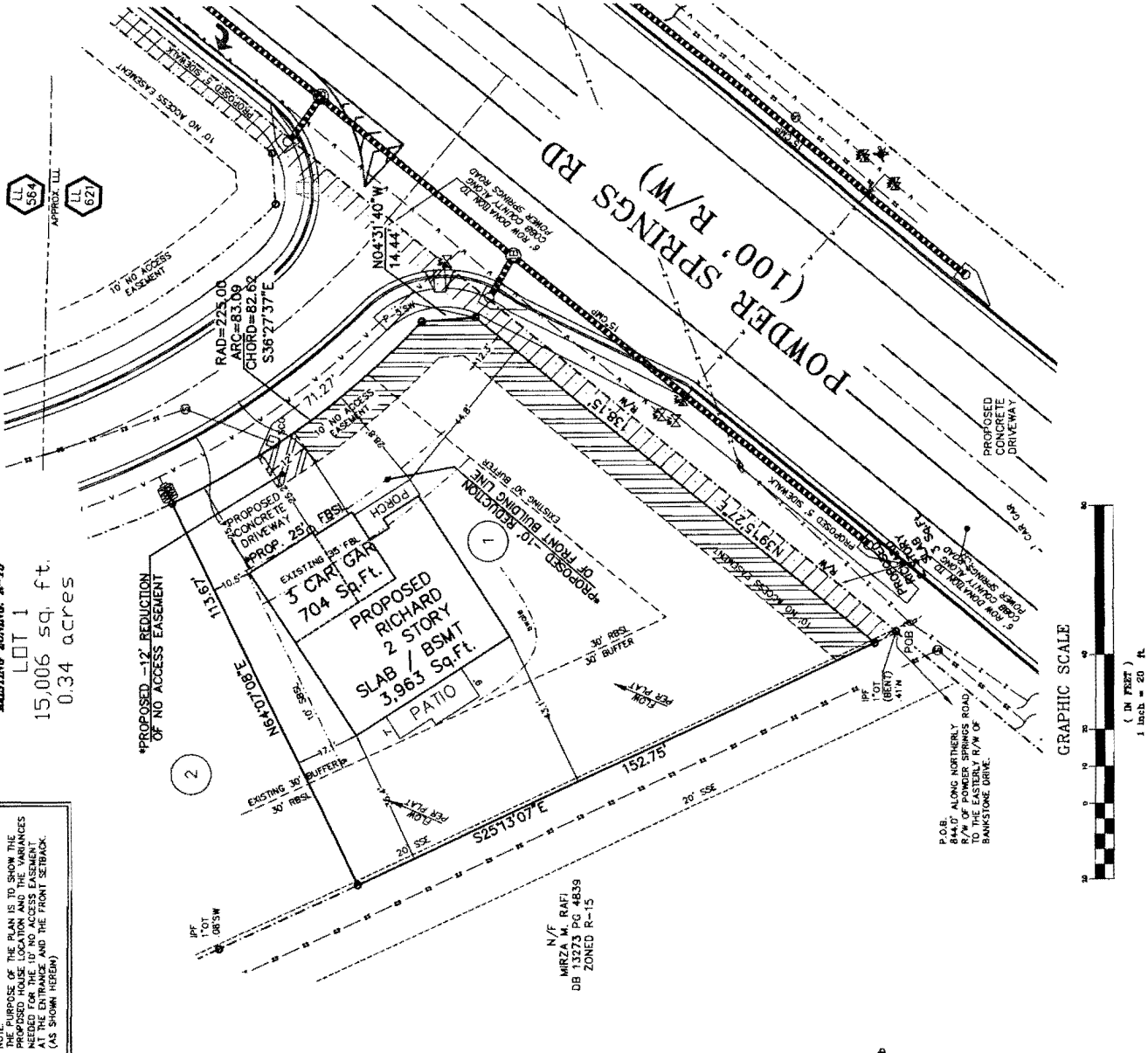
19th DISTRICT
SECTION
COBB COUNTY, GEORGIA

DATE: 12/20/12
SCALE: 1" = 20'

LANT 1
BLOCK
HARTRIDGE MANOR

*** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***
WITHOUT WRITTEN PERMISSION, COPYRIGHT 2012 FRONTLINE SURVEYING AND MAPPING, INC. NO PART OF THIS PLAT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS. ANY UNLAWFUL PERSON, PERSONS OR ENTITY, THESE DOCUMENTS OR INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING AND MAPPING, INC. ANY UNLAWFUL PERSON, PERSONS OR ENTITY WHOSE REPRODUCTION OR TRANSMISSION OF THIS PLAT IS PROHIBITED BY LAW, WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO M.G.S. MEASUREMENT WAS FOUND WITHIN THE PLAT. THE FEEDBACK UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. AN ANGLE ERROR ACCURATE TO 1 FOOT IN 100,000 FEET.

JOB # 46892
JOB DATE 12-13-12
JOB TIME 9:45 AM
JOB DATE 12-13-12
JOB TIME 9:45 AM



Standard Grading Detail (NTS)

4" Minimum Grading Sub

2% slope on Swale From Highpoint

20"

Standard Grading Detail (NTS)

EXISTING ZONING: R-15 (2-03 OF 2005)

SETBACKS:	FRONT	35 FEET
	REAR	30 FEET
	MINIMUM LOT WIDTH AT SETBACK	75 FEET
	MINIMUM LOT SIZE	15,000 SF

2012 DEC 26 PM 1:19

COBB COUNTY ZONING DIVISION

APPLICANT: Kerley Family Homes **PETITION No.:** V-25
PHONE: 770-792-5500 **DATE OF HEARING:** 02-13-13
REPRESENTATIVE: Elizabeth Primm **PRESENT ZONING:** R-15
PHONE: 770-792-5500 **LAND LOT(S):** 621
TITLEHOLDER: Kerley Family Homes at HR, LLC **DISTRICT:** 19
PROPERTY LOCATION: At the southwest corner of Hartridge Drive and Powder Springs Road **SIZE OF TRACT:** 0.34 acre
COMMISSION DISTRICT: 4
(2700 Hartridge Drive).

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 25 feet.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Kerley Family Homes

PETITION No.: V-25

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 building permit referencing the variance case in the standard plat revision note. At this time, a landscape/sign easement should be recorded for this lot as well. 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: The proposed front setback reduction will help reduce the impervious impact by shortening the driveway. An equivalent increase in the rear or side setback is recommended.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

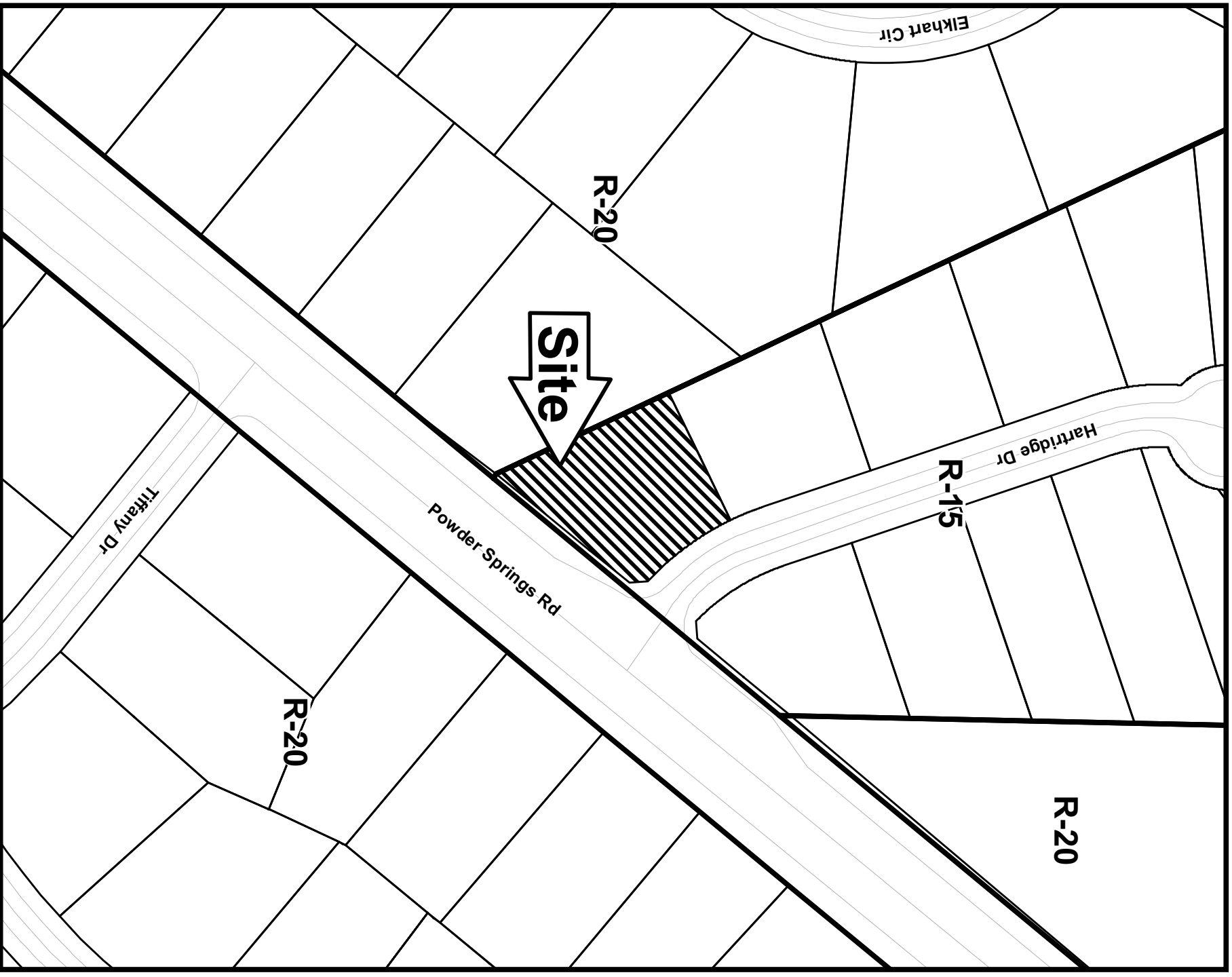
APPLICANT: Kerley Family Homes

PETITION No.:

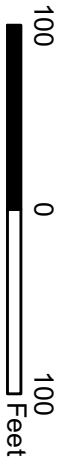
V-25

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-25



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 ~~Variances~~ **Georgia** Cobb County 2017 Dec 26 PM 1:19

FILED IN OFFICE

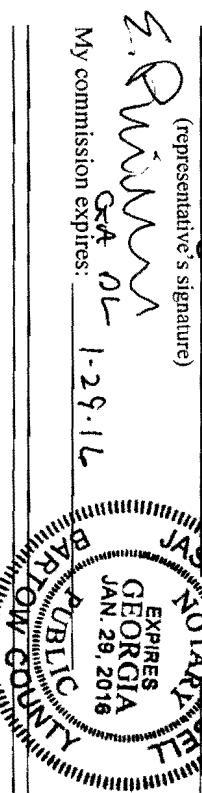
(Type or print clear) Cobb County Zoning Commission No. V-25

Hearing Date: 2-13-13

Applicant Berley Family Homes Phone # 770-792-5500 E-mail lprimm@berleyfamilyhomes.com

Elizabeth Primm Address 750 Chestain Corner Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

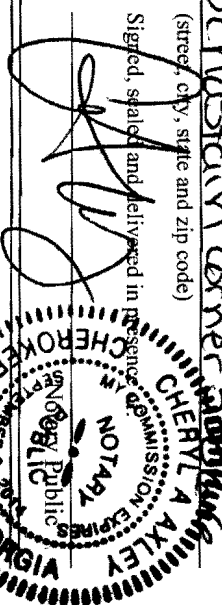
E. Primm E-mail lprimm@berleyfamilyhomes.com
(representative's signature)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder Martin E. Kerley Phone # 504-686-9601 E-mail kerleyfamilyhomes@gmail.com

Signature Martin E. Kerley Address: 750 Chestain Corner Marietta Ga 30067
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 9/9/14

Present Zoning of Property _____

Location 2700 Hartridge Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 6a1 District 19th Size of Tract .34 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 X

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.
Bank is too steep in backyard. Possible on-off

List type of variance requested: Variance. Move front property line up from 35 feet to 25 feet. Reduce 10 ft no access easement to construct driveway.