LEGEND
CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BSL BUILDING SETBACK LINE
RBF REBAR FOUND
IPP IRON PIN PLACED
IPF IRON PIN FOUND
OTF OPEN TOP FOUND
CTF CRIMP TOP FOUND
RB REBAR
CB CATCH BASIN
JB JUNCTION BOX
HW HEAD WALL
POB POINT OF BEGINNING
MH MAN HOLE
R/W RIGHT-OF-WAY
PP POWER POLE
LL LAND LOT
M MEASURED
D DEED
P PLAT

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	116.26'	236.95'	N59°20'28"E	115.10'
C2	174.88'	204.65'	S24°48'33"E	169.61'
C3	49.99'	50.00'	S31°01'24"W	47.94'

LINE TABLE

LINE	LENGTH	BEARING
L1	29.62'	S82°26'07"E
L2	76.34'	S00°19'43"E

TALLYBROOK DRIVE

MIDDLEBROOK WAY 50' R/W

CONC DRIVEWAY

45' BSL
52.9'

1049
TWO STORY
STUCCO & STONE
W/ BASEMENT

25' BSL

WOOD DECK

CONCRETE

POOL

WATER FALL

WALL

DECK

CONCRETE

CONC DRIVEWAY

CB

SEPTIC MH

POOL PUMP & HEATER

20

19

CONCRETE WALL

15' B/L

N10°04'08"W 235.00' (P=M)

FENCE CORNER 5.2' SOUTHWEST

FENCE

SUBJECT PROPERTY
CURRENTLY ZONED
"R-40"

SETBACK LINES:
FRONT:45'
MAJOR SIDE:25'
MINOR SIDE:15'
REAR:40'

MAGNETIC

29.9'

PROPOSED GARAGE

40' B/L

40.7'

IPP
"X" BOX
1.4' S.E.

"X" BOX
3.0' S.E.

135.00' (P=M)
S83°42'23"W

RBF

18

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC
RECORD, UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
30   0   15   30   60   120

(IN FEET)
1 inch = 30 ft.

REF. 06-4597

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER
ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT 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 PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

COBB COUNTY ZONING DIVISION
FILED IN OFFICE
2013 JAN -8 AM 11:27
COBB COUNTY GEORGIA

JOB NUMBER: 12-3648

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

J.L. BROOKS CONSTRUCTION, INC.

DATE 10/4/2012
SCALE 1" = 30'

LAND LOT 261   20th DISTRICT   2nd SECTION   COBB COUNTY, GEORGIA

LOT 19   BLOCK   UNIT   AREA OF LOT: 43,940 S.F.

SUBDIVISION SADDLEBROOK FARMS

ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770)794-9052

GEORGIA
No. 2109
PROFESSIONAL
10-8-12
LAND SURVEYOR
JOHN W. STANZILIS, Jr.

PLOTTED BY:

PLAT PREPARED FOR:

PLAT BOOK 139 PAGE 82
DEED BOOK _____ PAGE ____
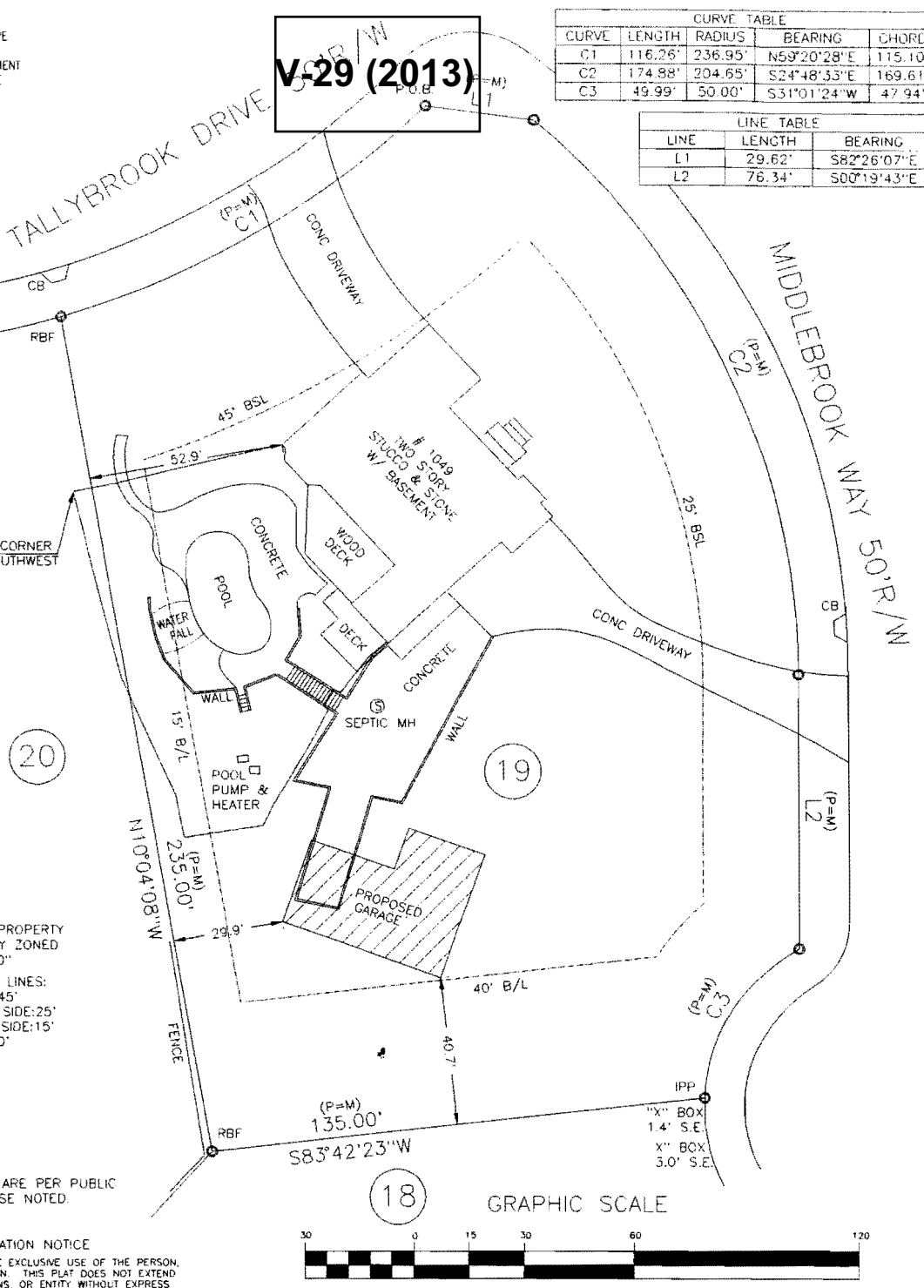
APPLICANT: J. L. Brooks Construction	**PETITION No.:** V-29
PHONE: 404-557-3565	**DATE OF HEARING:** 03-13-13
REPRESENTATIVE: J. L. Brooks	**PRESENT ZONING:** R-40
PHONE: 404-557-3565	**LAND LOT(S):** 260
TITLEHOLDER: E. Marty Cain	**DISTRICT:** 20
PROPERTY LOCATION: At the southwest intersection of Tallybrook Drive and Middlebrook Way (1049 Middlebrook Way).	**SIZE OF TRACT:** 1.01 acres
	COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setback for an accessory structure over 1,000 square feet (proposed 2,480 square foot detached garage) from the required 100 feet to 40.7 feet from the southern property line and 29.9 feet from the western property line.

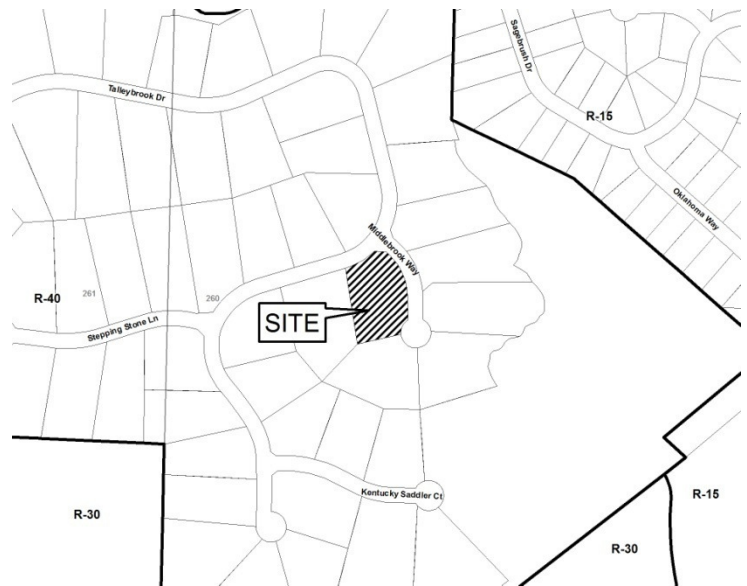**OPPOSITION:** No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

_____

_____

APPLICANT: J. L. Brooks Construction   **PETITION No.:** V-29

****

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 or letter of completion 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: Even with the proposed garage addition and driveway expansion, the total impervious coverage limit will be less than 35%. However, to protect the adjacent property owner from any impacts from increased runoff, the roof downspouts from the garage addition should be directed via landscape drains to discharge to the west into the cul-de-sac right-of-way.

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.
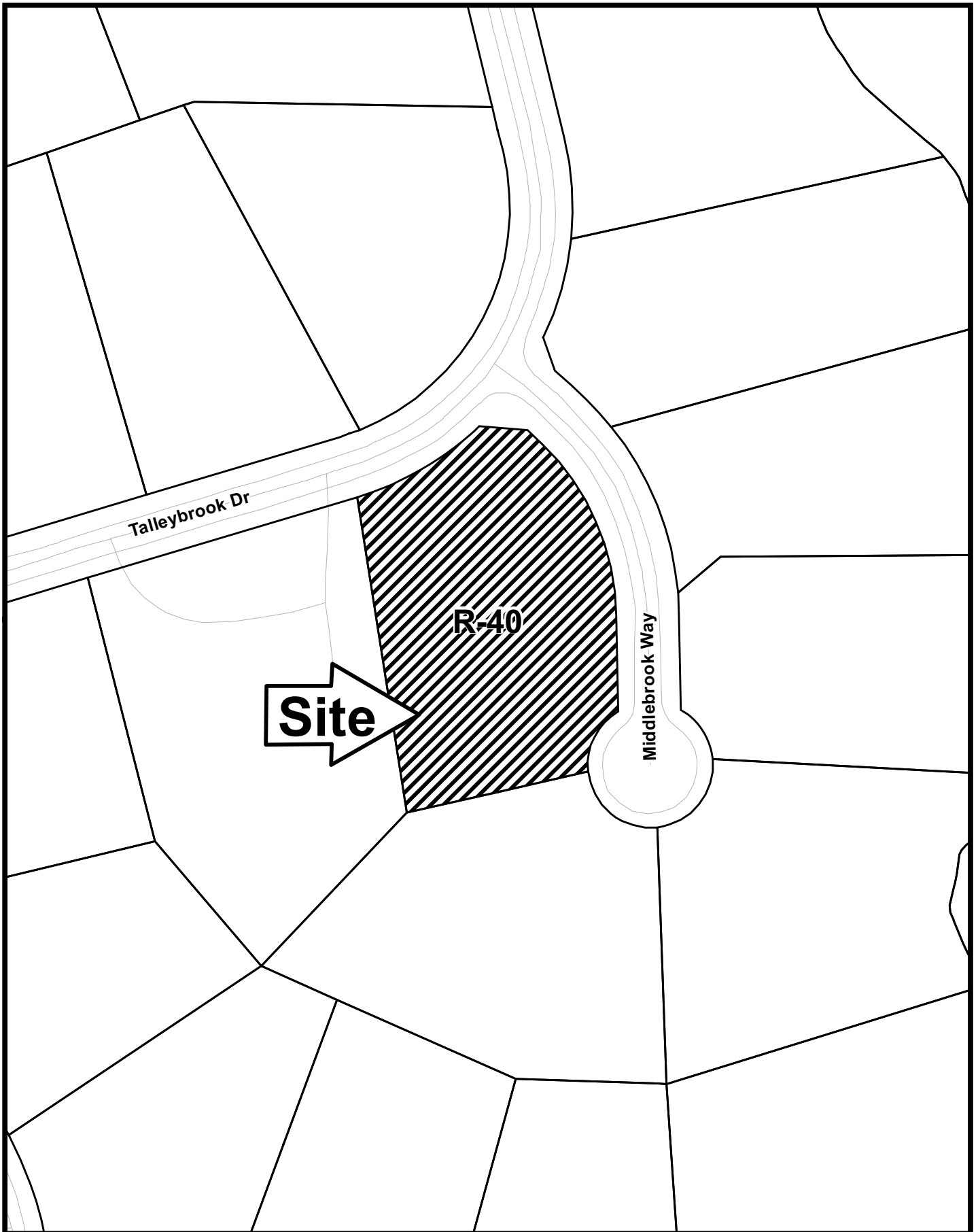
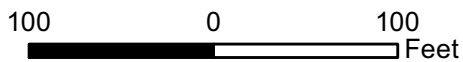**WATER:** No conflict.

SEWER: No conflict.

APPLICANT: J. L. Brooks Construction   **PETITION No.:** V-29

****

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-29

Talleybrook Dr

R-40

Middlebrook Way

Site

100   0   100
Feet

City Boundary
Zoning Boundary

Application for Variance
Cobb County

(type or print clearly)

Application No. _V-29_
Hearing Date: _3/13/13_

Applicant _J.L. Brooks Const_ Phone # _404-557-3565_ E-mail _brooksconst@bellsouth.net_

J.L. Brooks
(representative's name, printed)

Address _5454 Malone Court Powder Springs GA 30127_
(street, city, state and zip code)

(representative's signature)

Phone # _404-557-3565_ E-mail _brooksconst@bellsouth.net_

My commission expires: _Sept 1, 2013_

Signed, sealed and delivered in presence of:

REBECCA BUCKNER
NOTARY PUBLIC
Paulding County - State of Georgia
My Comm. Expires Sept. 01, 2013

Titleholder: _Marty Cain/Renee P. Cain_ Phone # _770-426-9291_ E-mail _____

Signature: _____/Renee P. Cain_ Address: _1049 Middlebrook Way/Kennesaw, GA 30152_
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _Sept 1, 2013_

Signed, sealed and delivered in presence of:

REBECCA BUCKNER
NOTARY PUBLIC
Paulding County - State of Georgia
My Comm. Expires Sept. 01, 2013

Present Zoning of Property _R-40_

Location _1049 Middlebrook Way Kennesaw_
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _261_ District _20_ Size of Tract _43,940 SF_ 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 __X__ 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.

Lot Size

List type of variance requested:
Boundry Set Backs

Revised: December 6, 2005