

SURVEY NOTES

V-42 (2013)

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES AS SHOWN HEREON ARE NOT TO BE CONSIDERED AS SHOWN HEREON UNLESS THEY ARE IDENTIFIED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

THIS PLAT IS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

- 5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- 7. THIS PLAT NOT INTENDED FOR RECORDING.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF JOHN W. WILSON DEED BOOK 8565 PAGE 221 COBB COUNTY, GEORGIA RECORDS

CURRENT ZONING R-30

FRONT SETBACK= 50'
SIDE SETBACK= 12'
REAR SETBACK= 40'
MAXIMUM COVERAGE 25%

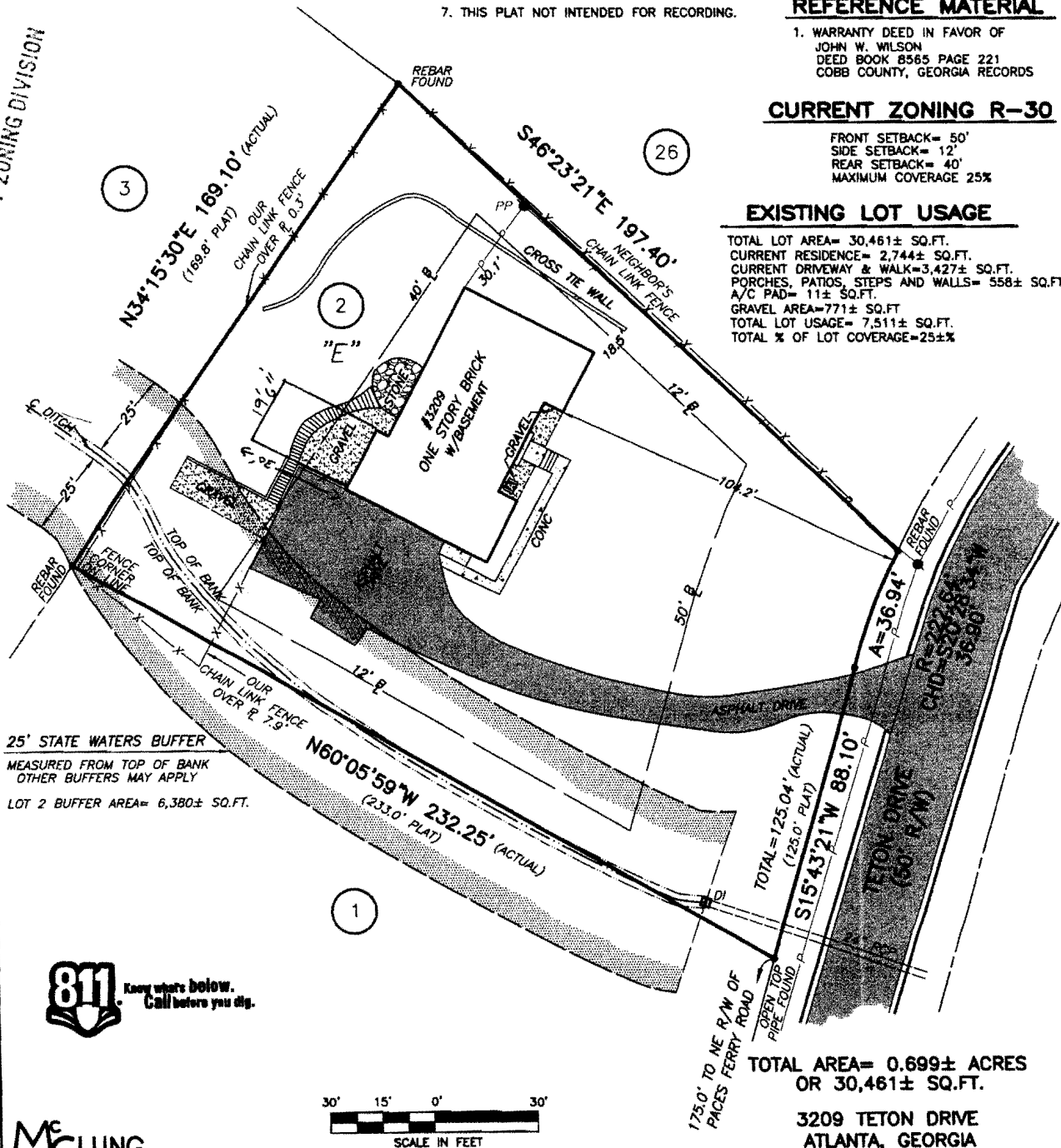
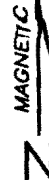
EXISTING LOT USAGE

TOTAL LOT AREA= 30,461± SQ.FT.
CURRENT RESIDENCE= 2,744± SQ.FT.
CURRENT DRIVEWAY & WALK= 3,427± SQ.FT.
PORCHES, PATIOS, STEPS AND WALLS= 558± SQ.FT.
A/C PAD= 11± SQ.FT.
GRAVEL AREA= 771± SQ.FT.
TOTAL LOT USAGE= 7,511± SQ.FT.
TOTAL % OF LOT COVERAGE= 25±%

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 14 PM 2:02

COBB COUNTY ZONING DIVISION



25' STATE WATERS BUFFER
MEASURED FROM TOP OF BANK
OTHER BUFFERS MAY APPLY.
LOT 2 BUFFER AREA= 6,380± SQ.FT.

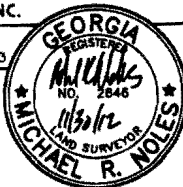
TOTAL AREA= 0.699± ACRES
OR 30,461± SQ.FT.
3209 TETON DRIVE
ATLANTA, GEORGIA



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#232820

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

PROPERTY OF
JOHN W. WILSON

LOT 2, BLOCK "E"
SUBDIVISION PLAT OF UNIT THREE
COCHISE
BY THE CHATTAHOOCHEE

LAND LOT 974
DISTRICT 17TH. SECTION 2ND.
COUNTY COBB
GEORGIA

PLAT PREPARED: 11-30-12
FIELD: 11-28-12 SCALE: 1"=30'

PB 21
PG 1
DB 8565
PG 221

APPLICANT: John Wilson

PETITION No.: V-42

PHONE: 404-317-2737

DATE OF HEARING: 04-10-13

REPRESENTATIVE: John Wilson

PRESENT ZONING: R-30

PHONE: 404-317-2737

LAND LOT(S): 973, 974

TITLEHOLDER: John W. Wilson

DISTRICT: 17

PROPERTY LOCATION: On the west side of Teton Drive, north of Paces Ferry Road (3209 Teton Drive).

SIZE OF TRACT: 0.70 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 20 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: John Wilson **PETITION No.:** V-42

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 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: Lot topography limits the options for additions to this structure since the only relatively flat area is to the rear of the structure. This parcel does lie within the 2,000 foot Chattahoochee River Corridor and will be subject to provisions of the Metropolitan River Protection Act.

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.

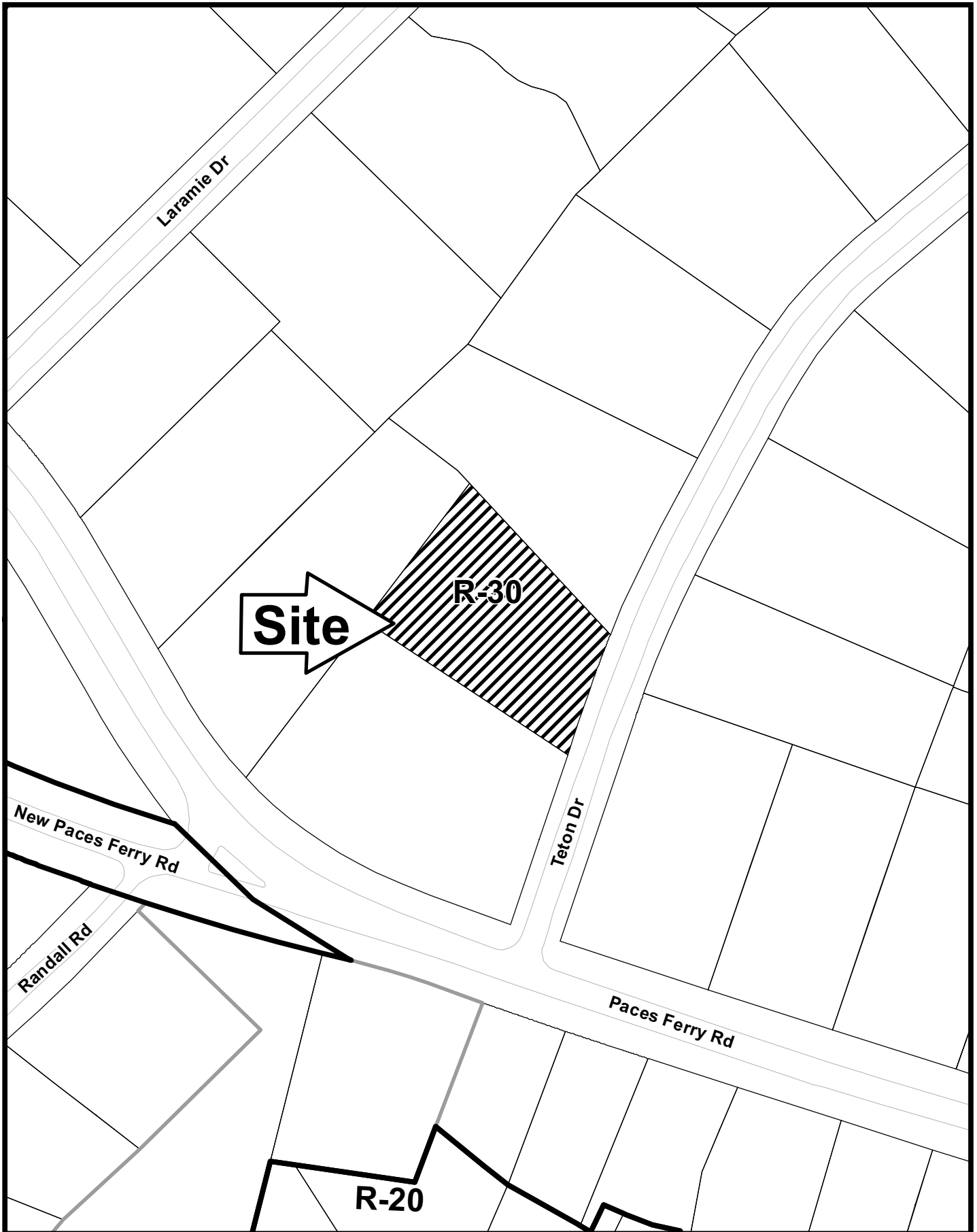
WATER: No conflict.

SEWER: No conflict.

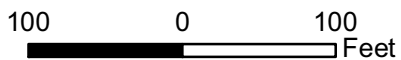
APPLICANT: John Wilson **PETITION No.:** V-42



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-42



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 FEB 14 PM 2:01

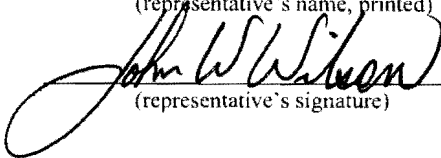
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-42
Hearing Date: _____

Applicant John Wilson Phone # 404.317.2737 E-mail bormid@bellsouth.net

John Wilson Address 3209 Teton Dr SE Atlanta 30339
(representative's name, printed) (street, city, state and zip code)

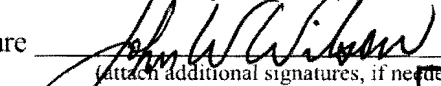
 Phone # 404 317 2737 E-mail bormid@bellsouth.net
(representative's signature)

My commission expires: 11/17/2015

LAURIE IBRAHIM
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 17, 2015

Signed, sealed and delivered in presence of:
Laurie Ibrahim
Notary Public

Titleholder John Wilson Phone # 404 317 2737 E-mail bormid@bellsouth.net

Signature  Address: 3209 Teton Dr SE ATL 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/17/2015

LAURIE IBRAHIM
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 17, 2015

Signed, sealed and delivered in presence of:
Laurie Ibrahim
Notary Public

Present Zoning of Property R-30

Location 3209 Teton Dr SE Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0974-012 District 17 Size of Tract .7 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 .7 AC Shape of Property Rectangle Topography of Property Mid Slope 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.

unable to add master bedroom because of house placement close to rear property line due to topography

List type of variance requested: Reduction of rear setback from 40' to 20'