

PLAT OF SURVEY FOR

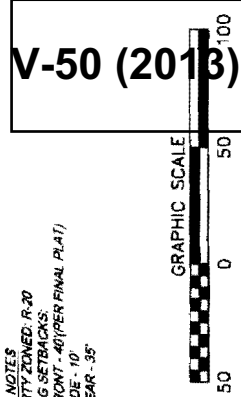
# TRACY HOLBROOK

LOCATED IN LAND LOT 986, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
BEING LOT 32, EXTENSION NO. 1, CHESTNUT GROVE,  
RECORDED IN PLAT BOOK 31, PAGE 1

4296 CRABAPPLE TRAIL

AREA = 0.469 ACRES  
20,451 SQ. FT.

ZONING NOTES  
PROPERTY ZONED: R-20  
BUILDING SETBACKS:  
FRONT - 40' (PER FINAL PLAT)  
SIDE - 10'  
REAR - 35'



DATE	DESCRIPTION



**THE RUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
(770) 943-5903  
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C08240 FILE: C08240.DWG  
FIELD SURVEY DATE: 02/13/13  
PLAT DATE: 02/15/13 SCALE: 1" = 50'

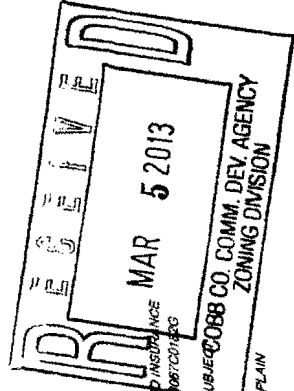
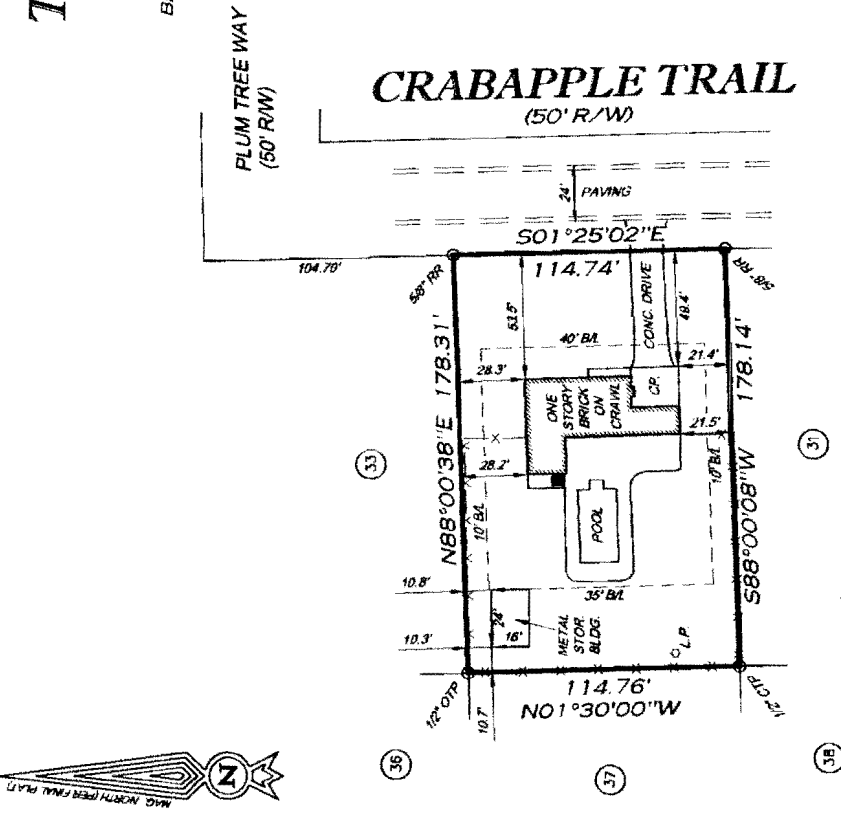


2/20/13

## CRABAPPLE TRAIL

(50' R/W)

PLUM TREE WAY  
(50' R/W)



**FLOOD STATEMENT**  
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13087C01-500. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE 'X'. THE CHARACTERISTICS OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN

- LEGEND**
- CORNER MONUMENTATION:
    - IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
    - CORNER FOUND
    - △ UNMONUMENTED CORNER
    - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
    - X — FENCE LINE
  - RR = STEEL REINFORCING ROD
  - OTP = OPEN TOP WATER PIPE
  - CP = CRIMPED TOP WATER PIPE
  - PP = POWER POLE
  - CL = CENTERLINE
  - BL = BUILDINGLINE
  - RW = RIGHT OF WAY
  - LLL = LAND LOT LINE
  - WATER MAINS = — W —
  - OVERHEAD POWER LINES = — W —
  - GAS MAINS = — G —
  - SANITARY SEWER MAIN = — S —
  - NF = NOW OR FORMERLY OWNED BY
  - NSAB = NAIL SET AT BASE
  - NFAB = NAIL FOUND AT BASE
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - L.P. = LIGHT POLE

**TECHNICAL DATA**  
ALL LOCATIONS WERE TAKEN FROM TWO INSTRUMENT POSITIONS AND NO CLOSURE WAS PERFORMED. EQUIPMENT: TOPCON GPS-5305 PLAT PRECISION: 17.94:334

**SURVEY NOTES:**  
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.  
ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

**STREAM BUFFER NOTE**  
THERE IS A 25' NON-DISTURBANCE BUFFER (WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (COLD STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANAGED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

**APPLICANT:** Tracy Holbrook Dye

**PETITION No.:** V-50

**PHONE:** 678-575-3081

**DATE OF HEARING:** 05-08-13

**REPRESENTATIVE:** Tracy Holbrook Dye

**PRESENT ZONING:** R-20

**PHONE:** 678-575-3081

**LAND LOT(S):** 986

**TITLEHOLDER:** Tracy H. Dye

**DISTRICT:** 19

**PROPERTY LOCATION:** On the west side of

**SIZE OF TRACT:** 0.47 acre

Crabapple Trail, south of Plum Tree Way

**COMMISSION DISTRICT:** 4

(4236 Crabapple Trail).

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure over 144 square feet (existing 384 square foot "metal storage building") from the required 35 feet to 10 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Tracy Holbrook Dye

**PETITION No.:** V-50

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Notice of Violation was issued on 12-28-12 for building without a permit. Building permit will be required for storage building.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No apparent adverse stormwater management impacts were observed.

**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:** Tracy Holbrook Dye

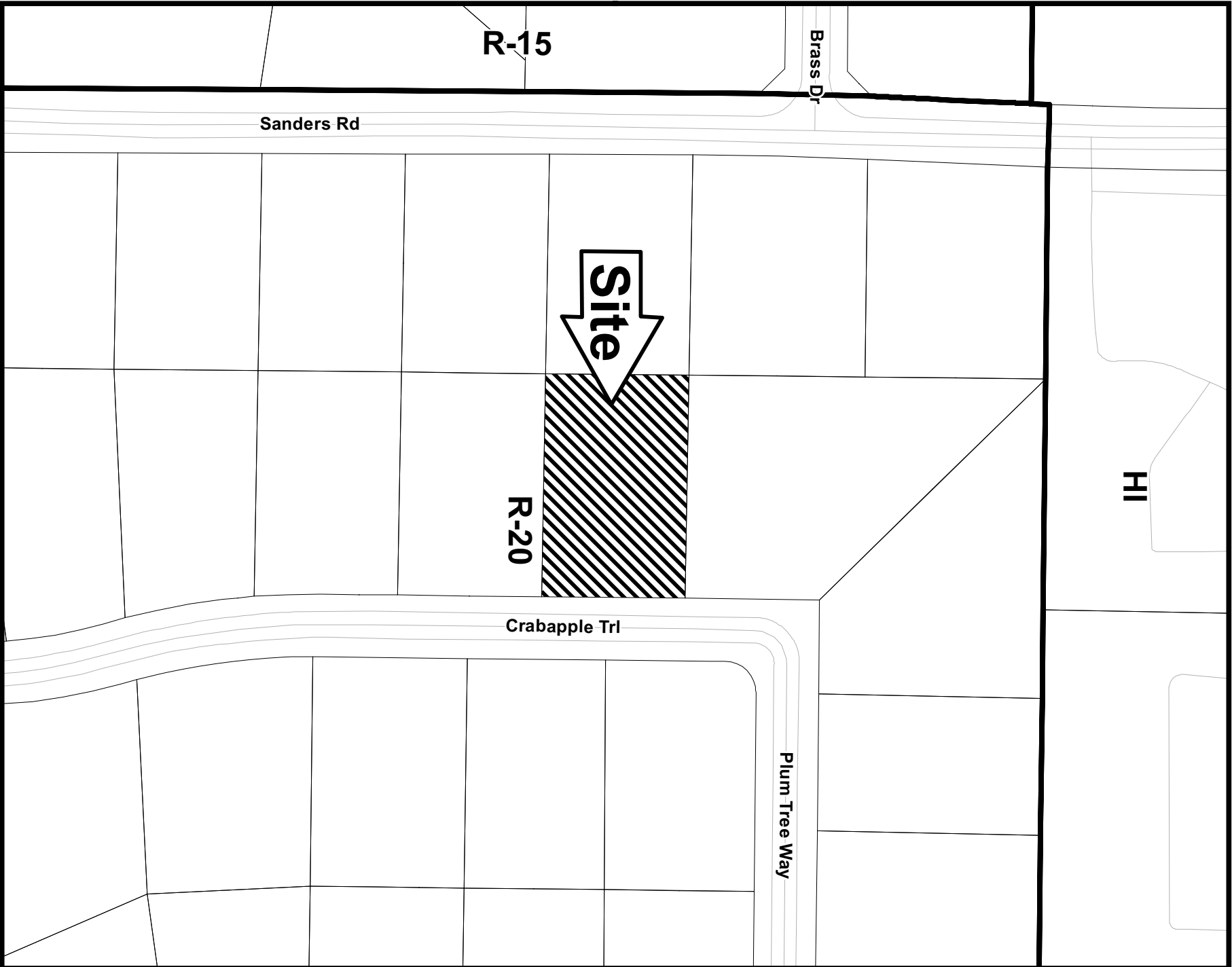
**PETITION No.:** V-50

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**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-50

H11



R-15

Brass Dr

Sanders Rd

Site

R-20

Crabapple Trl

Plum Tree Way

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

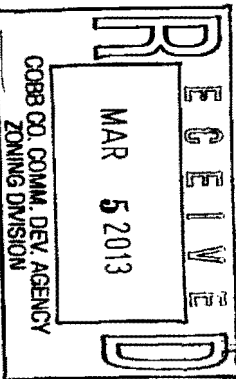


City Boundary



Zoning Boundary

# Application for Variance Cobb County



(type or print clearly)

Application No. V-52  
Hearing Date: ~~4/15~~ 5/8/13

Applicant Tracy Holbrook Dyce Phone # 278-575-3081 E-mail tracyholbrook@bellsouth.net  
Address 4336 Crabapple Trl Austell Ga 30106  
(representative's name, printed) (street, city, state and zip code)

Tracy Holbrook Dyce Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature) (street, city, state and zip code)

My commission expires: 06/30/2014 Signed, sealed and delivered in presence of: Zenobia Couch  
Notary Public, Cobb County, Georgia

My Commission Expires June 30, 2014

Titleholder Tracy Holbrook Dyce Phone # 278-575-3081 E-mail tracyholbrook@bellsouth.net  
Signature Tracy Holbrook Dyce Address: 4336 Crabapple Trl Austell Ga 30106  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 06-30-2014 Signed, sealed and delivered in presence of: Zenobia Couch  
Notary Public, Cobb County, Georgia

My Commission Expires June 30, 2014

Present Zoning of Property B-30  
Location 4336 Crabapple Trl Austell Ga 30106  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Q86 District 19 Size of Tract 0.419 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 A 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.  
Existing shed in place. Cannot move due to septic tank field lines

List type of variance requested: I am applying for variance to have rear setback from 35ft to 10.7ft Hearing date May 8, 2013