

V-98 (2013)

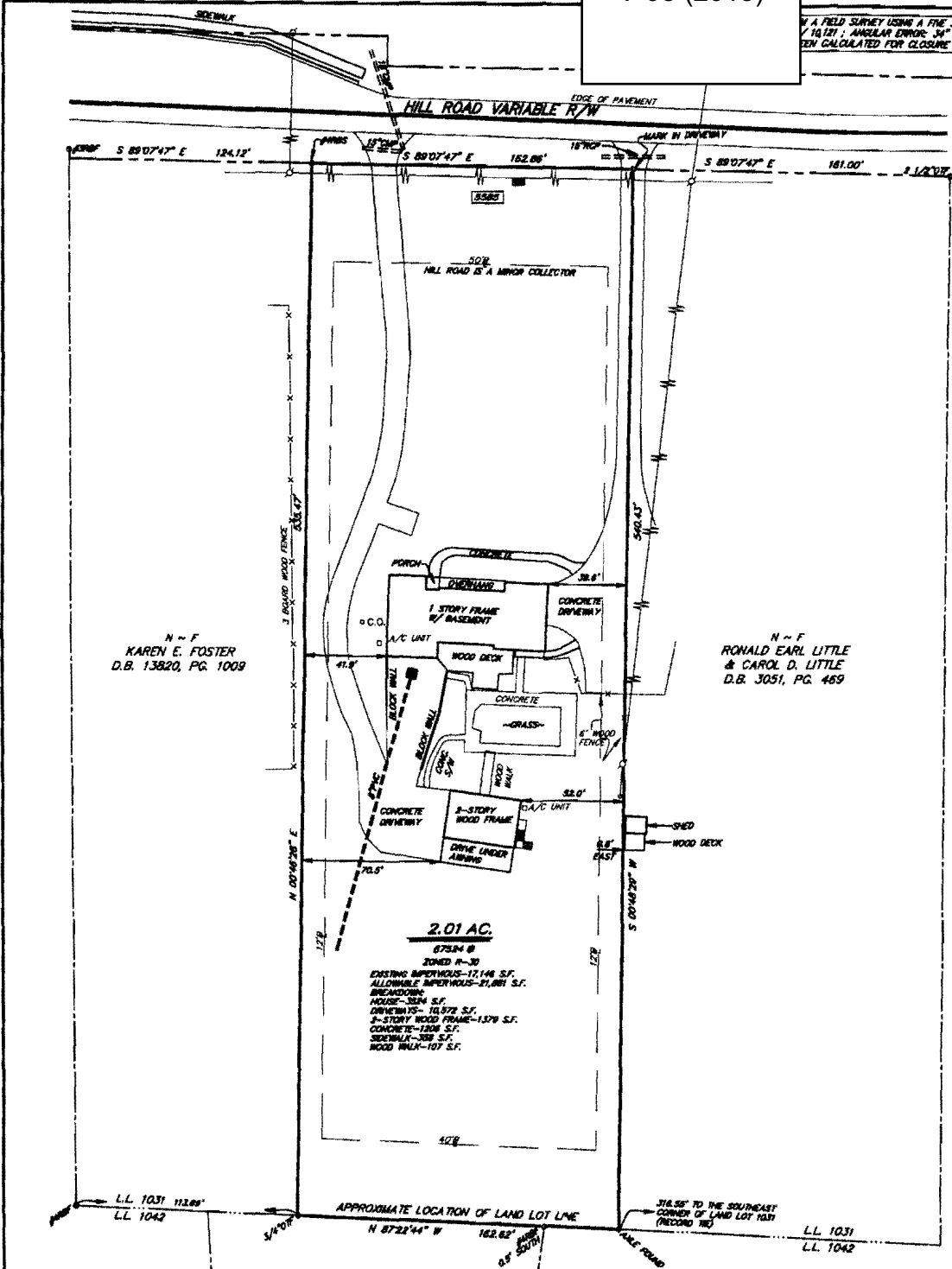
IN A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR / 10,127"; ANGULAR ERROR: 34" PER POINT; THE TRANSVERSE WAS ADJUSTED USING THE COMPASS RULE. BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 126,304 FEET.

| LEGEND |                                   |
|--------|-----------------------------------|
| ⊙      | P.P. - POWER POLE                 |
| ⊙      | L.P. - LIGHT POLE                 |
| ⊙      | F.H. - FIRE HYDRANT               |
| ⊙      | S.M. - SANITARY SINKER MANHOLE    |
| ⊙      | W.M. - WATER METER                |
| ⊙      | G.M. - GAS METER                  |
| ⊙      | R.B.S. - REINFORCING BAR SET      |
| ⊙      | R.B.F. - REINFORCING BAR FOUND    |
| ⊙      | C.T.P. - CURB TOP PIPE FOUND      |
| ⊙      | O.T.P. - OPEN TOP PIPE FOUND      |
| ⊙      | R/W MON. - RIGHT-OF-WAY MONUMENT  |
| ---    | TYPE OF FENCE                     |
| ⊙      | J.B. - JUNCTION BOX               |
| ⊙      | O.I. - DROP INLET / YARD INLET    |
| ⊙      | C.B. - CATCH BASIN                |
| ---    | R.C.P. - REINFORCED CONCRETE PIPE |
| ---    | C.M.P. - CORRUGATED METAL PIPE    |
| ---    | F.F.E. - FINISHED FLOOR ELEVATION |
| ⊙      | W.V. - WATER VALVE                |
| ⊙      | TELEPHONE MANHOLE                 |
| ---    | OVERHEAD POWER LINES              |
| ---    | H.W. - HEADWALL                   |
| ⊙      | POWERBOX                          |
| ---    | STREET ADDRESS                    |
| ---    | WATER LINE                        |
| ---    | UNDERGROUND TELEPHONE LINE        |
| ---    | GAS LINE                          |
| ---    | UNDERGROUND ELECTRICAL LINE       |

**SURVEY NOTES:**

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "ROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO MOBILE OBSERVED EVIDENCE OF CEMETERY ON PROPERTY.

CURRENT OWNER:  
WYMAN F. SNYDER  
D.B. 13708, PG. 5737



N - F  
KAREN E. FOSTER  
D.B. 13820, PG. 1009

N - F  
RONALD EARL LITTLE  
& CAROL D. LITTLE  
D.B. 3051, PG. 469

**2.01 AC.**  
ZONED R-30  
DISTING. SUPERHIOUS-17,148 S.F.  
ALLOWABLE SUPERHIOUS-21,881 S.F.  
BREAKDOWN:  
HOUSE-3024 S.F.  
DRIVEWAY-16,876 S.F.  
3-STORY WOOD FRAME-1379 S.F.  
CONCRETE-1208 S.F.  
SIDEWALK-309 S.F.  
WOOD WALK-107 S.F.

**GPS NOTES:**

- 1.) HORIZONTAL DATUM IS NAD 83  
VERTICAL DATUM IS NAVD 83
- 2.) THE HORIZONTAL, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TOPCON HIPER LITE GPS RECEIVER WITH A 1003 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A MAP DEVICE FROM THE ERSYS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE REAL TIME NETWORK OPERATED BY ERSYS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

N - F  
WALDENS FARM SUBDIVISION  
(F.K.A. SUNDERLIN PLACE)  
P.B. 196, PG. 50

N - F  
WALDENS FARM SUBDIVISION  
(F.K.A. SUNDERLIN PLACE)  
P.B. 196, PG. 50

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-8-87.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE... ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER... MAP NUMBER... DATE... DECEMBER 16, 2008

LOCATION OF UTILITIES EXISTING OR ON BEING ON THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT SHOWN OR RECORDED. THIS DRAWING IS NOT INTENDED TO BE A FINAL RECORD. THIS PLAN IS RETURNED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |

**Gaskins**

Morristown Office  
1264 Ponder Springs Rd  
Morristown, Georgia 37804  
Phone: (770) 424-7181

LEPS 700  
www.gaskins.com

Canton Office  
2366 Marietta Highway  
Canton, Georgia 30114  
Phone: (770) 479-8080

FIELD DATE: 5-23-13  
OFFICE DATE: 5-24-13  
SCALE: 1"=40'

DRAWN BY: MAN  
CHECKED BY: DCD  
FILE: S / BND / COBB / 19 /



BOUNDARY RETRACEMENT SURVEY FOR:  
**RANDY SNYDER**  
5585 HILL ROAD

LOCATED IN L.L. 1031  
19th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** Vivian F. Snyder

**PETITION No.:** V-98

**PHONE:** 770-943-4175

**DATE OF HEARING:** 08-14-13

**REPRESENTATIVE:** Vivian F. Snyder

**PRESENT ZONING:** R-30

**PHONE:** 770-943-4175

**LAND LOT(S):** 1031

**TITLEHOLDER:** Vivian F. Snyder

**DISTRICT:** 19

**PROPERTY LOCATION:** On the south side of Hill Road  
(5585 Hill Road).

**SIZE OF TRACT:** 2.01 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow a second electrical meter on a single family residential lot; and 2) waive the setbacks for an accessory building over 650 square feet (existing 1,379 square foot "2-Story Wood Frame" building) from the required 100 feet to 70.5 feet adjacent to the west property line and 52 feet adjacent to the eastern property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Vivian F. Snyder

**PETITION No.:** V-98

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** The detached garage was never permitted. Regardless of outcome of variance, detached garage must be permitted.

**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:** No adverse stormwater management impacts were observed or are anticipated.

**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.

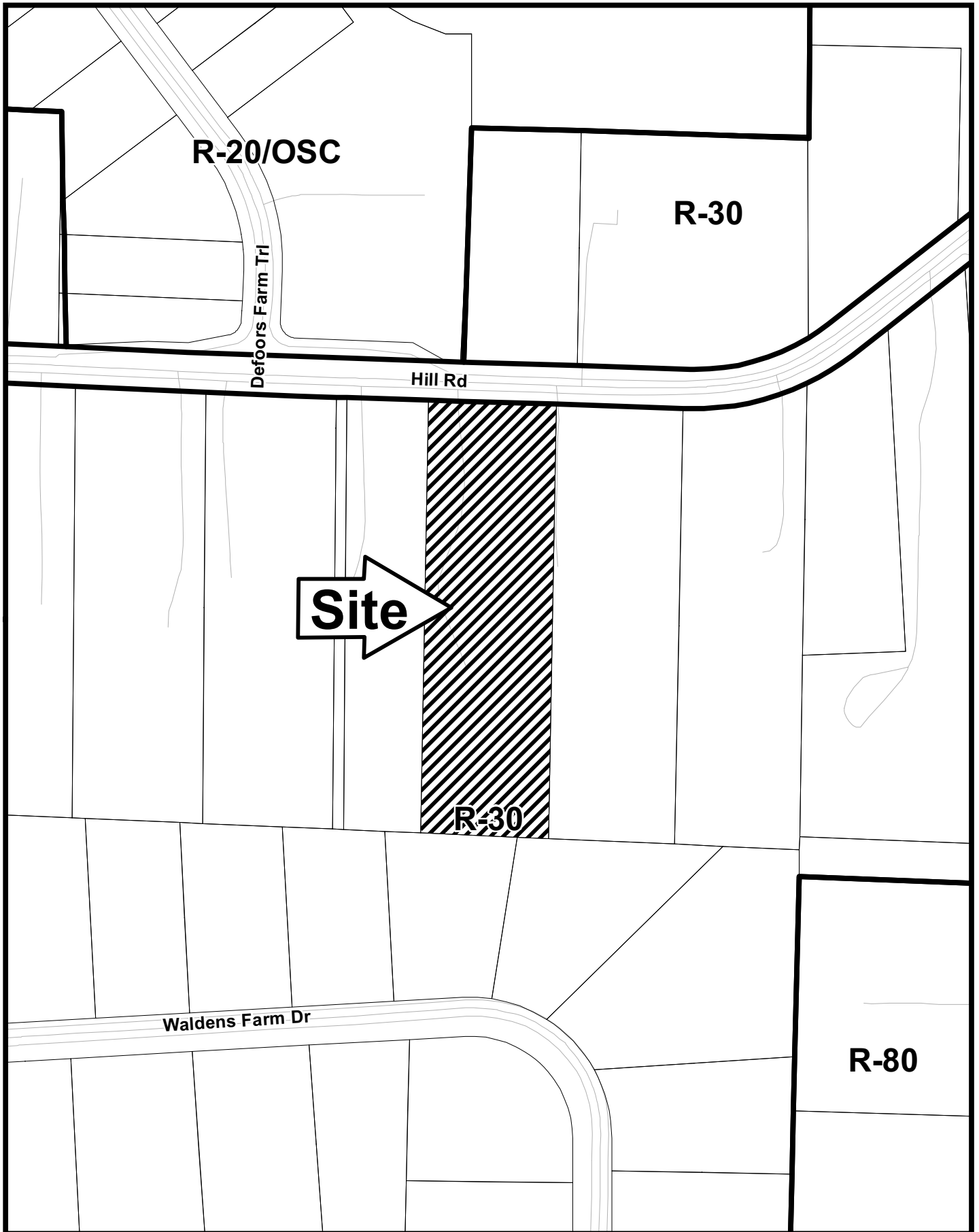
**SEWER:** No conflict.

**APPLICANT:** Vivian F. Snyder      **PETITION No.:** V-98

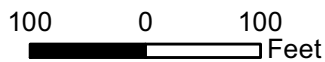
\*\*\*\*\*

**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-98



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. 1-48  
Hearing Date: 8-14-13

Applicant NIVIAN F Snyder Phone # 7709434175 E-mail NIVIANF@bellsouth.net  
Nivian F Snyder Address 5585 Hill Rd Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

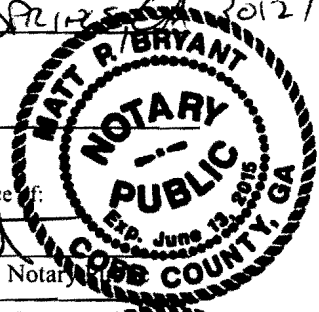
Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 6/13/15

Signed, sealed and delivered in presence of:

Matt P. Blatt

Notary



Titleholder SAME AS ABOVE Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

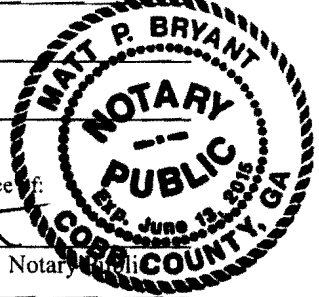
Signature Nivian F Snyder Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6/13/15

Signed, sealed and delivered in presence of:

Matt P. Blatt

Notary



Present Zoning of Property \_\_\_\_\_

Location 5585 Hill Rd Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_ Size of Tract \_\_\_\_\_ 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 2.0 ACRES Shape of Property RECT. Topography of Property FLAT 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 STRUCTURE BEING COMPLETED NEEDS ELEC POWER.

List type of variance requested: ADDITIONAL POWER METER FOR OUT BUILDING  
CURRENT SERVICE OF RESIDENCE NOT ENOUGH TO SUPPLY GARAGE  
& UPSTAIRS SPACE