

**VARIANCE PLAN FOR:  
KERLEY FAMILY HOMES  
LOT 23**

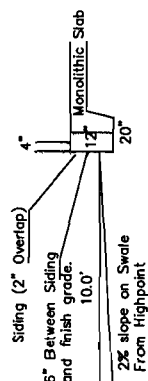
522 WALLIS FARM LANE  
12.876 SQ. FT.  
0.30 ACRES

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 SEP -4 AM 11:38

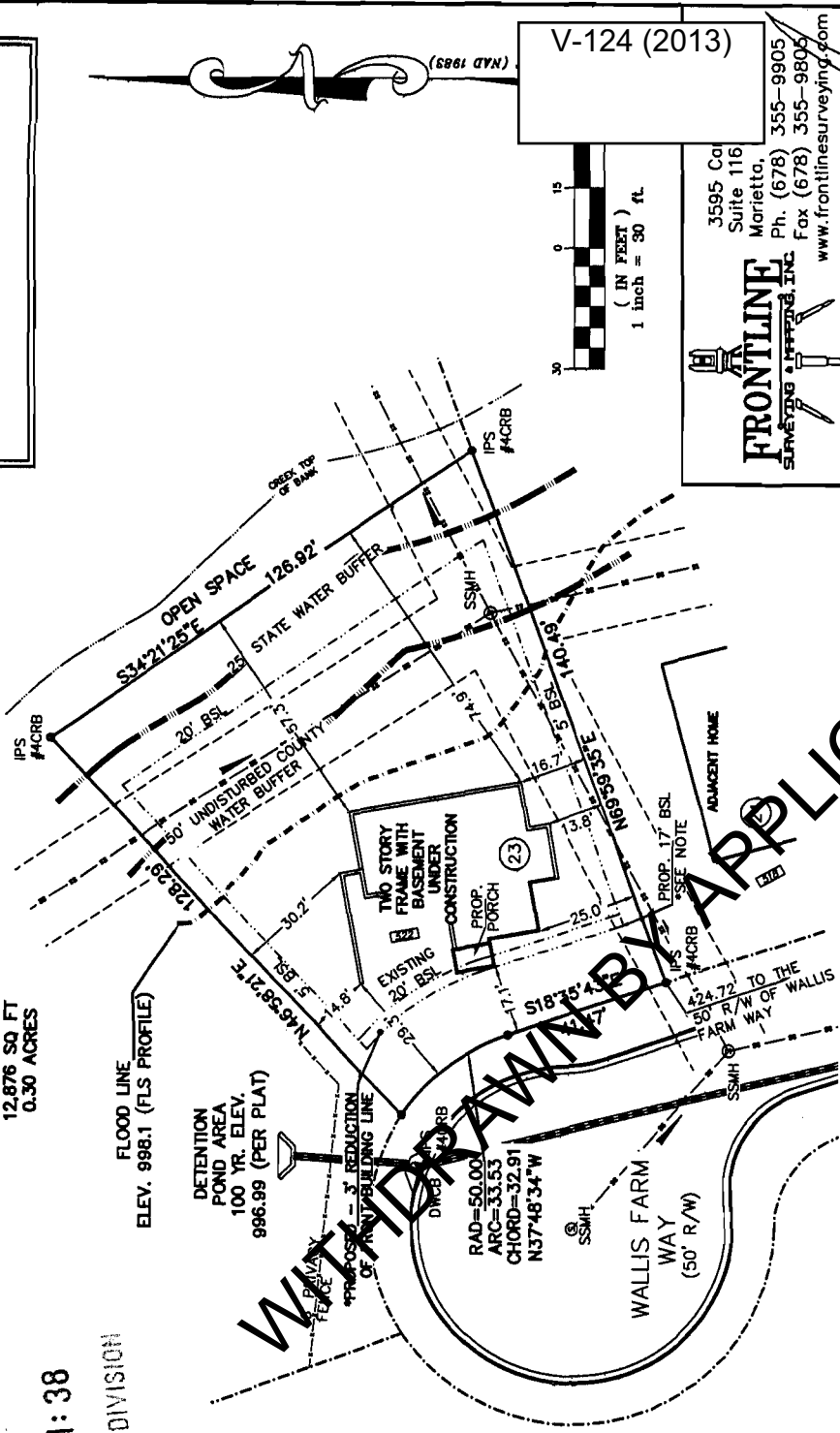
COBB COUNTY ZONING DIVISION

- LEGEND**
- CMP CORRUGATED METAL PIPE
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - BSL BUILDING SETBACK LINE
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - CB CATCH BASIN
  - DI DROP INLET
  - YI YARD INLET
  - JN JUNCTION BOX
  - HW HEAD WALL
  - POB POINT OF BEGINNING
  - MH MAN HOLE
  - R/W RIGHT-OF-WAY
  - PP POWER POLE
  - OT OPEN TOP
  - CT CURB TOP
  - REBAR REBAR
  - CRB CAPPED REBAR
  - UE UTILITY EASEMENT



Standard Grading Detail (NTS)

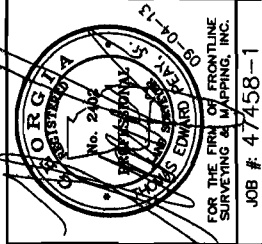
**CURRENT ZONING:**  
R-20  
FRONT SETBACK= 35'  
SIDE SETBACK= 10'  
MAJOR SIDE SETBACK= 25'/35'  
REAR SETBACK= 35'



NOTE: THE PURPOSE OF THE PLAN IS TO SHOW THE HOUSE LOCATION AND THE PROPOSED VARIANCE PORCH. (AS SHOWN HEREIN)

V-124 (2013)

**FRONTLINE SURVEYING & MAPPING, INC.**  
3595 Cal Suite 116 Marietta, GA 30066  
Ph. (678) 355-9805 Fax (678) 355-9805  
www.frontlinesurveying.com



DATE	09/03/13
SCALE	1" = 30'
LAND LOT	290
20th DISTRICT	2nd SECTION
LOT(S)	23
SUBDIVISION	WALLIS FARMS
REVISION:	PG 227 PG 67
BY:	TIM G
DATE:	9-3-13
CHANGED BORDER / SCALE TO FIT 11x17	TIM G
EFFECTIVE DATE:	03-04-13
MAP ID	13067C0103H

RESIDENTIAL VARIANCE PLAN FOR:  
**KERLEY FAMILY HOMES**

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET; AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN 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 PLAN. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2013 FRONTLINE SURVEYING AND MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

**APPLICANT:** Kerley Family Homes \_\_\_\_\_ **PETITION No.:** V-124  
**PHONE:** 770-792-5500 \_\_\_\_\_ **DATE OF HEARING:** 11-13-2013  
**REPRESENTATIVE:** Gene Kerley \_\_\_\_\_ **PRESENT ZONING:** R-20/OSC  
**PHONE:** 770-680-9601 \_\_\_\_\_ **LAND LOT(S):** 290  
**TITLEHOLDER:** Kerley Family Homes at HR, LLC \_\_\_\_\_ **DISTRICT:** 20  
**PROPERTY LOCATION:** At the northern terminus \_\_\_\_\_ **SIZE OF TRACT:** 0.30 acre  
of Wallis Farm Lane, north of Wallis Farm Way \_\_\_\_\_ **COMMISSION DISTRICT:** 1  
(522 Wallis Farm Lane).

**TYPE OF VARIANCE:** Waive the front setback from the required 20 feet to 17 feet.

**WITHDRAWN WITHOUT PREJUDICE**

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

