

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "A" OF THE FLOODED INSURANCE RATE MAP, COMMUNITY PANEL N013067C01J1G - EFFECTIVE DATE OF DECEMBER 18, 2006. ZONE "A", AS DESCRIBED BY SAID MAP BEING "NO BASE FLOOD ELEVATIONS DETERMINED".

LEGEND

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	DMUL	OVERHEAD UTILITY LINE(S)
CT	CORNER TOP PIN	BWH	SEWER MAIN HOLE
RS	REINFORCING BAR	MHT	MAIN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
L	LINE	LLL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMF	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SEWER SERVICE EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SB	SANITARY SEWER	PC	POINT OF CURVE
M&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	DEED	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 3461 - PAGE 505
6. SUBJECT PROPERTY CURRENTLY ZONED "R-30" ZONING DEPARTMENT - PHONE VERIFIED - LINDA - 11/11/13 BUILDING SETBACKS: FRONT: 45' (LOCAL) SIDE: 12' REAR: 40'
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREON TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ 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 98,701 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

COUNTRY SQUIRE LANE
R/W VARIES
A.K.A. BISHOP LAKE ROAD
(ASPHALT - PUBLIC)

COBB COUNTY GEORGIA
 FILED IN BOOK 13-05476
 2013 NOV 12 AM 8:01
 COBB COUNTY ZONING DIVISION
 Approved DW

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

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. 18-8-67, AUTHORITY O.C.G.A. SECS. 18-8-67, 43-16-4, 43-16-6, 43-16-16, 43-16-22.



DATE: 11/01/13
SCALE: 1" = 20'

ABOVE THE GROUND PLAT PREPARED FOR:
CHARLES N. D'HUYVETTER

LAND LOT 756 16TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

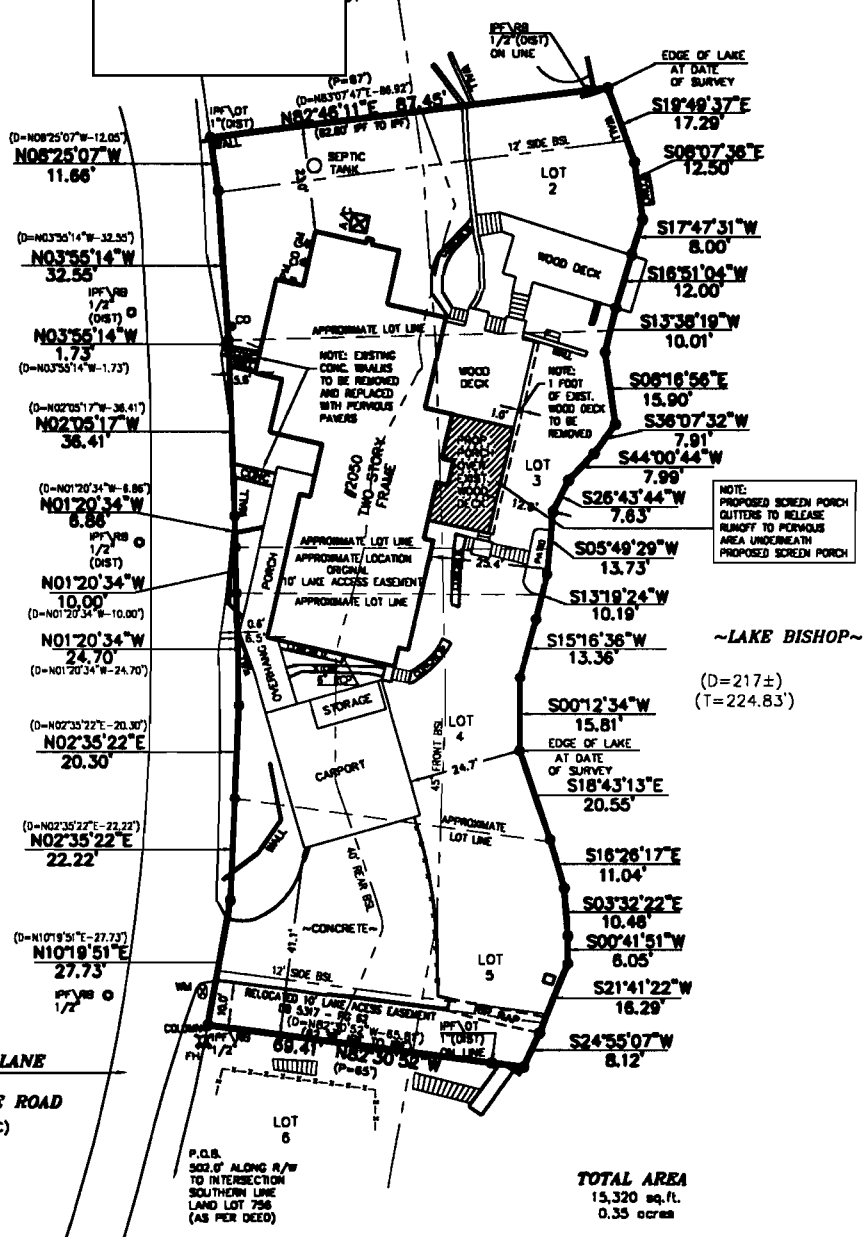
LOT 2, 3, 4 & 5 BLOCK "E" UNIT

SUBDIVISION CM BISHOP

SURVEYED: _____ DRAFTED: _____
PLOTTER: _____ DISC #: _____
APPROVED: _____

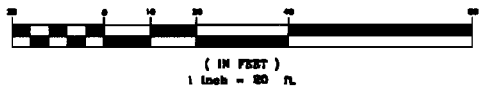
REVISION: _____ BY: _____ DATE: _____
REVISED PER COUNTY/CLIENT COMMENTS: _____

V-4 (2014)



EXISTING IMPERVIOUS SURFACE AREAS		PROPOSED IMPERVIOUS SURFACE AREAS	
HOUSE	2780 S.F.	HOUSE	2780 S.F.
CONCRETE DRIVE	1350 S.F.	CONCRETE DRIVE	1350 S.F.
CARPET	304 S.F.	CARPET	304 S.F.
FRONT PORCH	357 S.F.	FRONT PORCH	357 S.F.
SIDE WOOD DECK & STEPS	17 S.F.	SIDE WOOD DECK & STEPS	17 S.F.
REAR WOOD DECK & STEPS	1223 S.F.	REAR WOOD DECK & STEPS (TO REMOVE)	874 S.F.
STONE WALLS	137 S.F.	STONE WALLS	137 S.F.
ASPHALT DRIVE	2 S.F.	ASPHALT DRIVE	2 S.F.
CONCRETE	36 S.F.	CONCRETE & NEW PAVED WALKS	36 S.F.
STORAGE AREA	87 S.F.	STORAGE AREA	87 S.F.
A/C PAD	13 S.F.	A/C PAD	13 S.F.
WELLS	108 S.F.	WELLS	108 S.F.
CONCRETE FLUME	24 S.F.	CONCRETE FLUME	24 S.F.
SP-RAP	85 S.F.	SP-RAP	85 S.F.
TOTAL	684 S.F.	PROPOSED PORCH	308 S.F.
		TOTAL	691 S.F.

GRAPHIC SCALE



SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REESTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

APPLICANT: Charles N. D'Huyvetter

PETITION No.: V-4

PHONE: 404-231-3500

DATE OF HEARING: 01-08-2014

REPRESENTATIVE: Charles N. D'Huyvetter

PRESENT ZONING: R-30

PHONE: 404-231-3500

LAND LOT(S): 756

TITLEHOLDER: Charles N. D'Huyvetter and Lynne K. D'Huyvetter

DISTRICT: 16

PROPERTY LOCATION: On the east side of Country Squire Road, north of Bishop Lake Road (2050 Country Squire Road).

SIZE OF TRACT: 0.35 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to zero feet; 2) waive the rear setback from the required 40 feet to zero feet; and 3) increase the maximum allowable impervious surface from 35% to 45.1%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

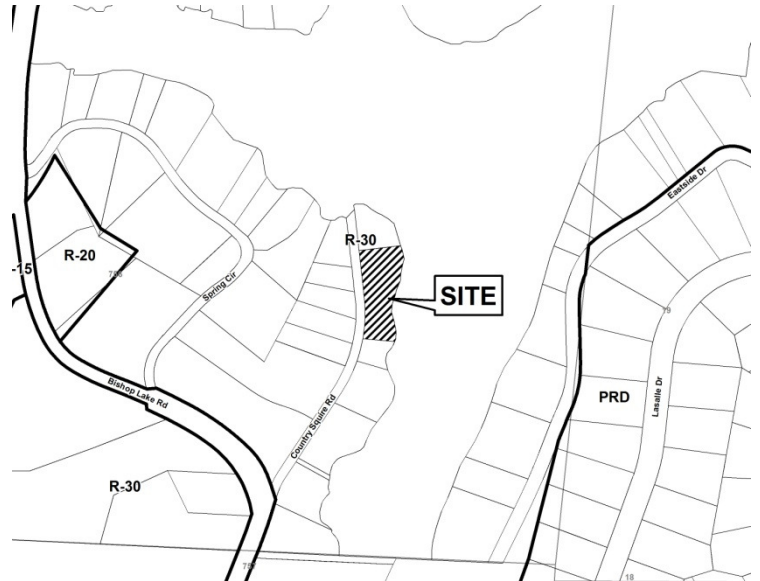
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Charles N. D'Huyvetter **PETITION No.:** V-4

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 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 comment.

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.

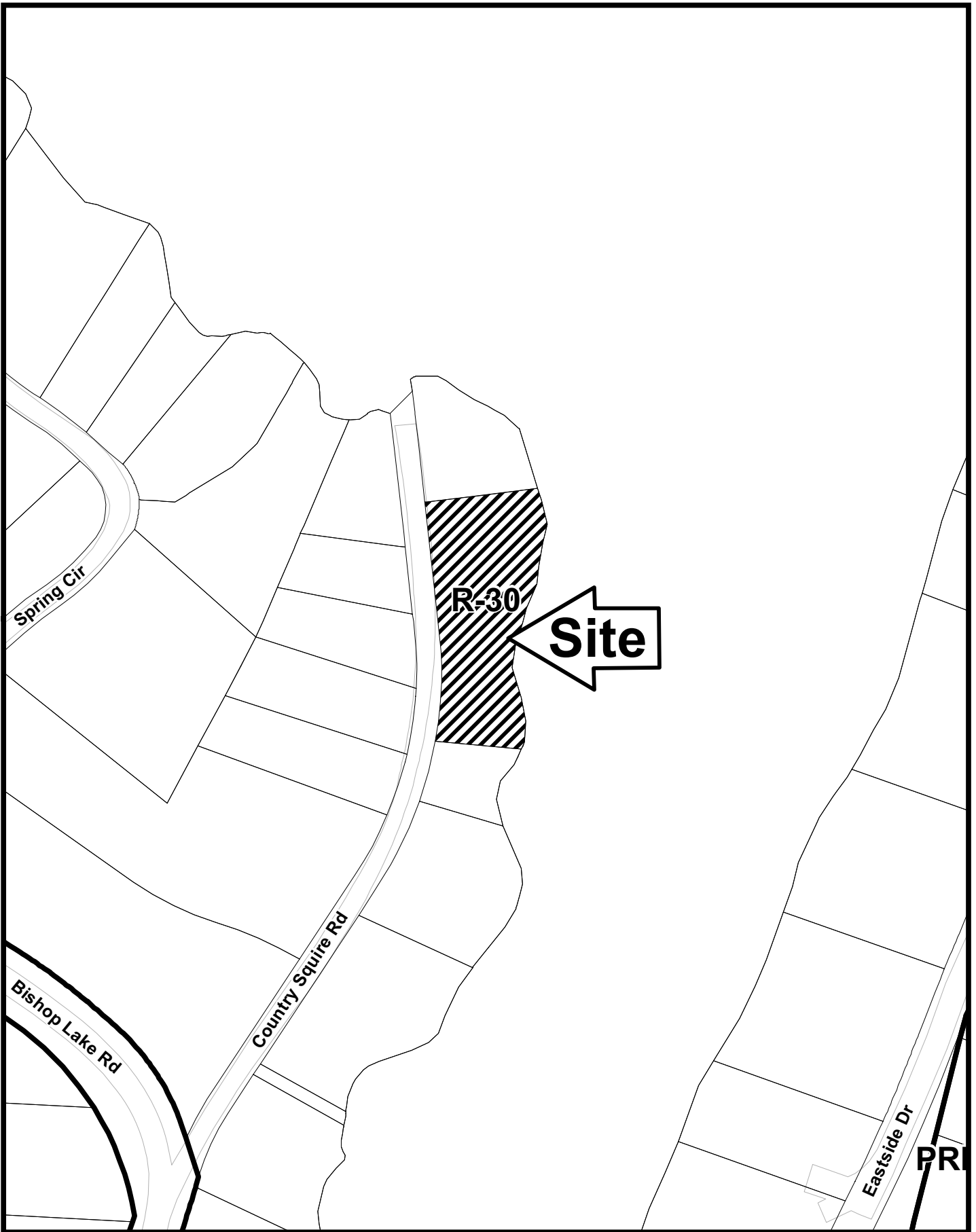
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

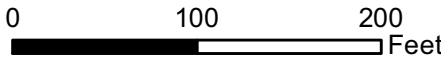
SEWER: No conflict.

APPLICANT: Charles N. D'Huyvetter **PETITION No.:** V-4

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.



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

2013 NOV 11 AM 8:41

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-4

Hearing Date: 11/8/14

Applicant CHARLES N D'HOYVETTER Phone # 404-231-3501 E-mail charlie@dspecpa.com

CHARLES N D'HOYVETTER Address 2050 COUNTRY SQUIRE RD MARIETTA GA
(representative's name, printed) (street, city, state and zip code)

Charles N. D'Hoyster Phone # 404-231-3500 E-mail charlie@dspecpa.com
(representative's signature)

NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
June 20, 2016

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: June 20, 2016

Titleholder Charles N. D'Hoyster Phone # 404-231-3500 E-mail charlie@dspecpa.com
Lynne K. D'Hoyster Address: 2050 COUNTRY SQUIRE RD MARIETTA GA
Signature (attach additional sheets, if needed) (street, city, state and zip code)

NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
June 20, 2016

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: June 20, 2016

Present Zoning of Property R-30

Location 2050 COUNTRY SQUIRE RD MARIETTA GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16th Size of Tract .33 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 _____ 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

- HOME WAS HIT BY TORNADO ON JUNE 13 2013 AND MY WIFE AND I HAVE BEEN OUT OF OUR HOME IN TEMPORARY QUARTERS SINCE THEN
- MY WIFE HAS MOBILITY ISSUES (USES CRUTCHES OR WALKER APPLIANCE)

List type of variance requested: WAIVE REAR SETBACK ; WAIVE LOT SIZE ;
WAIVE FRONT SETBACK ; WAIVE MAXIMUM IMPERVIOUS SURFACE