

PLAT OF SURVEY FOR
**ROSHNI CLARE ABRAHAM
 BIJOY JOSE**

LOCATED IN LAND LOT 42, 18TH DISTRICT, 2ND SECTION,
 COBB COUNTY GEORGIA

288 LEE ROAD

AREA = 0.373 ACRES
 (16,252 SQ. FT.)

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 — X — FENCE LINE
 RR = STEEL REINFORCING ROD
 OTP = OPEN TOP WATER PIPE
 CTP = CRIMPED TOP WATER PIPE
 PP = POWER POLE
 CL = CENTERLINE
 BL = BUILDINGLINE
 R/W = RIGHT OF WAY
 LLL = LAND LOT LINE
- W — W — WATER MAINS
 — G — G — OVERHEAD POWER LINES
 — S — S — GAS MAINS
 — BS — BS — SANITARY SEWER MAIN
 — W — W — W — W — NEW OR FORMERLY OWNED BY NSAS
 — BS — BS — NFBAS = NAIL FOUND AT BASE
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 R/W MCL = CONCRETE RIGHT OF WAY MONUMENT



NOTE:

DEED CALLS FOR SUBJECT PROPERTY TO BE PORTIONS OF LOTS 31 AND 32 OF THE GEORGE F. SMITH PROPERTY ACCORDING TO SURVEY BY J. A. PAGE C.E. DATED JULY 21, 1931. EXACT WHEREABOUTS OF SUBJECT PROPERTY ON AFOREMENTIONED PLAT CANNOT BE DETERMINED.



SURVEY NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.

THERE IS A 25' NON-DISTURBANCE BUFFER (WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED 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.

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.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

LINE TABLE		
LINE	BEARING	LENGTH
CL	S83°48'30"W	70.32

TECHNICAL DATA

ALL LOCATIONS WERE TAKEN FROM TWO INSTRUMENT POSITIONS AND NO CLOSURE WAS PERFORMED. EQUIPMENT: TOPCON GPT-5005 PLAT PRECISION: 1/478,061

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1306/CO206H EFFECTIVE DATE: MARCH 4, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE "X" "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

N/F
 MILDRED SHARLENE MAHAFFEY &
 WILLIE GENE ASBERNATHY &
 DONNA MARIE JORDAN
 D.B. 14052, PG. 5708

REFERENCE DEED
 D.B. 3256, PG. 3261

N/F
 A. J. REHMAN
 D.B. 14760, PG. 3535

N/F
 ARTHUR AND APRIL ROCKWELL
 D.B. 15453, PG. 70

Platted 11-17-1930 BK 3 PG 129
 SMITH S/D House Built in 1942

LEE ROAD



12/10/13

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. 15-8-87.

REVISIONS	
DATE	DESCRIPTION

THE CRUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 2861 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30066
 (770) 845-8913
 E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. COB1899 FILE: COB299.DWG
 FIELD SURVEY DATE: 12/4/2013
 PLAT DATE: 12/8/2013 SCALE: 1"=20'

COBB COUNTY, GA
 FILED IN 2013
 2013 DEC 11 AM 10:40
 COBB COUNTY CLERK

V-12 (2014)

APPLICANT: Bijoy Jose **PETITION No.:** V-12
PHONE: 770-833-1561 **DATE OF HEARING:** 02-12-14
REPRESENTATIVE: Bijoy Jose **PRESENT ZONING:** R-20
PHONE: 770-833-1561 **LAND LOT(S):** 42
TITLEHOLDER: Roshni Clare Abraham **DISTRICT:** 18
PROPERTY LOCATION: On the north side of Lee Road, west of Veterans Memorial Highway **SIZE OF TRACT:** 0.37 acre
COMMISSION DISTRICT: 4
(256 Lee Road).

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 25.8 feet; 2) waive the side setback for an accessory structure under 650 square feet (316 square foot metal carport) from the required 10 feet to 7.2 feet; and 3) allow an accessory structure (316 square foot metal carport) to the side of the principal structure.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Bijoy Jose

PETITION No.:

V-12

COMMENTS

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

DEVELOPMENT & INSPECTIONS: 256 Lee Road – Notice of violation for building without a permit was issued on 11/21/13.

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 adverse stormwater management issues 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: No comment.

WATER: No conflict.

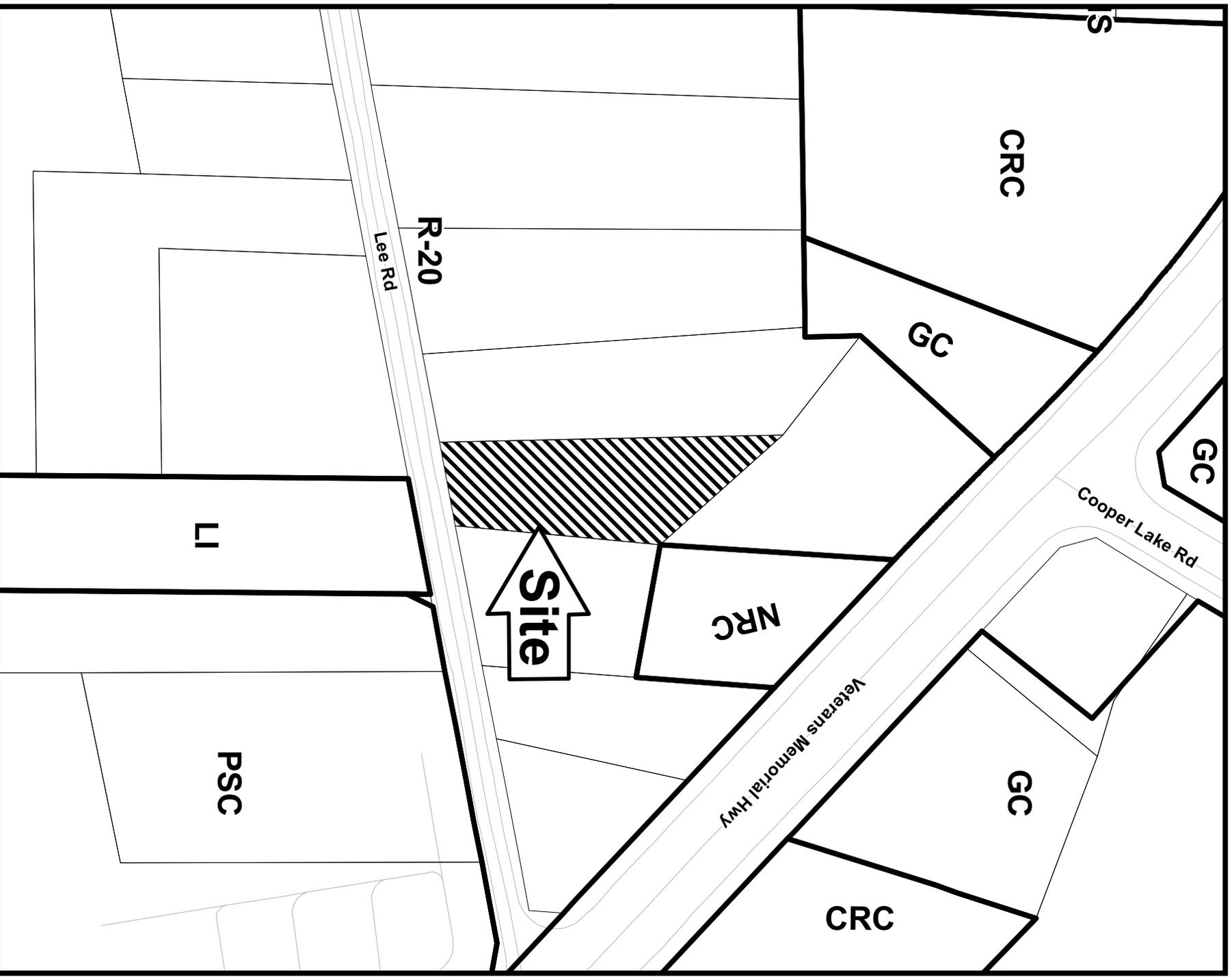
SEWER: No conflict.

APPLICANT: Bijoy Jose

PETITION No.: V-12

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-12



S

CRC

GC

GC

Cooper Lake Rd

GC

CRC

NRC

Veterans Memorial Hwy

Site

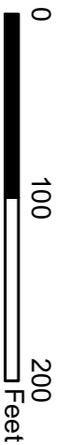
R-20

Lee Rd

LI

PSC

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

2013 DEC 11 AM 10:39

Cobb County

(type or print clearly)

Application No. V-12

Hearing Date: 2/12/14

COBB COUNTY ZONING DIVISION

Applicant BISOY JOSE Phone # 770 833 1561 E-mail _____

BISOY JOSE Address 256 LEE RD MABLETON GA 30126
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)

Notary Public, Paulding County, Georgia
My Commission Expires September 25, 2016

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Roshni Abraham Phone # 404 904 3555 E-mail _____

Signature [Signature] Address: 256 LEE RD MABLETON GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Paulding County, Georgia
My Commission Expires September 25, 2016

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property 256 LEE RD MABLETON GA 30126 R-20

Location 256 LEE RD LOCATED NEAR COPPER LAKE RD and Hwy 78
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 District 18 Size of Tract 0.373 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 [initials]

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).

Big oak tree 54" one in front and 48" oak tree in back of the house is prohibiting critical Root lines for the building carport is best on the side of the house.

List type of variance requested: building on the side of the house.