

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 THE EXPRESS CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 07 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT NOT INTENDED FOR RECORDING.

V-24 (2014)

TOTAL AREA= 0.455
OR 19,822

3902 LOCH HIGHLAND PASS
ROSSELL, GEORGIA

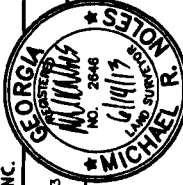
PROPERTY OF
DAVID RILEY
HOPE RILEY

LOT 18 BLOCK "A"
LOCH HIGHLAND
UNIT 1 SECTION 3

LAND LOT 254
DISTRICT 16TH.
COBB COUNTY
GEORGIA

2ND SECTION
PLAT PREPARED: 6-14-13
FIELD: 6-13-13 SCALE: 1"=30'

Michael R. Niles
Georgia RLS #2646
Member SAMSOC
JOB#234082

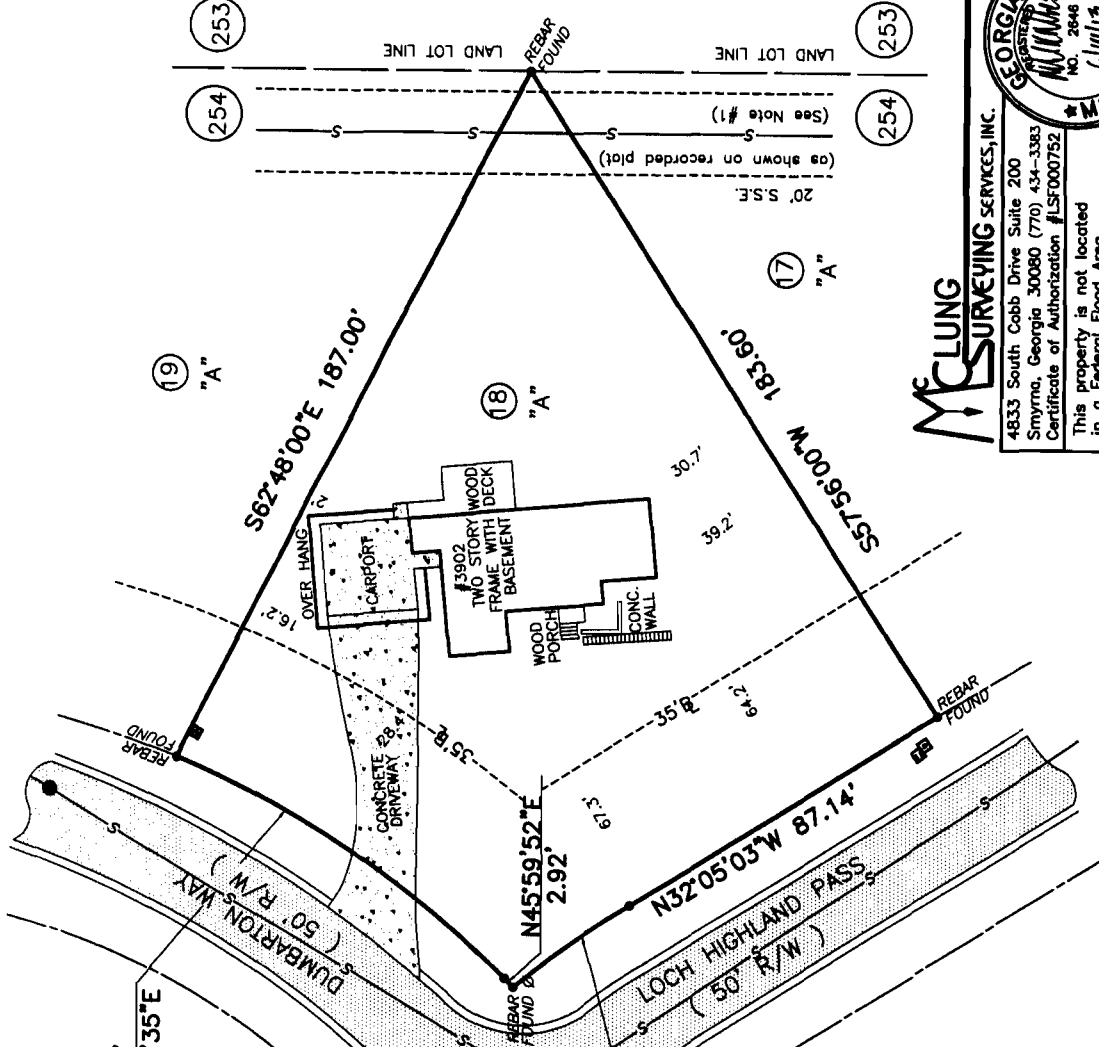


McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSFD00752

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



A=96.32'
R=230.84'
C=N34°02'35"E
95.63'

A=34.36'
R=265.17'
C=N35°47'47"W
34.33'



No.	Revision	Date
1		

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF CHRISTOPHER A. MCGILL AND ASHLEY PRICE MCGILL DEED BOOK13507 PAGE 5876 COBB COUNTY, GEORGIA RECORDS

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

MAGNETIC N

APPLICANT: Hope Wurdack and David Riley **PETITION No.:** V-24
PHONE: 269-589-7400 **DATE OF HEARING:** 04-09-2014
REPRESENTATIVE: Hope Wurdack **PRESENT ZONING:** R-15
PHONE: 269-589-7400 **LAND LOT(S):** 254
TITLEHOLDER: David M. Riley and Hope E. Wurdack **DISTRICT:** 16
PROPERTY LOCATION: On the southeast corner of Loch Highland Pass and Dumbarton Way **SIZE OF TRACT:** 0.46 acre
Loch Highland Pass and Dumbarton Way **COMMISSION DISTRICT:** 3
(3902 Loch Highland Pass).

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 2 feet adjacent to the northern property line.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Hope Wurdack and David Riley

PETITION No.: V-24

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building permit would be required and the wall closer than 5 feet to the property line would be required to be 1 hour fire rated.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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: The majority of the proposed carport was located over existing driveway and drains to the rear of the lot. No adverse stormwater management issues 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.

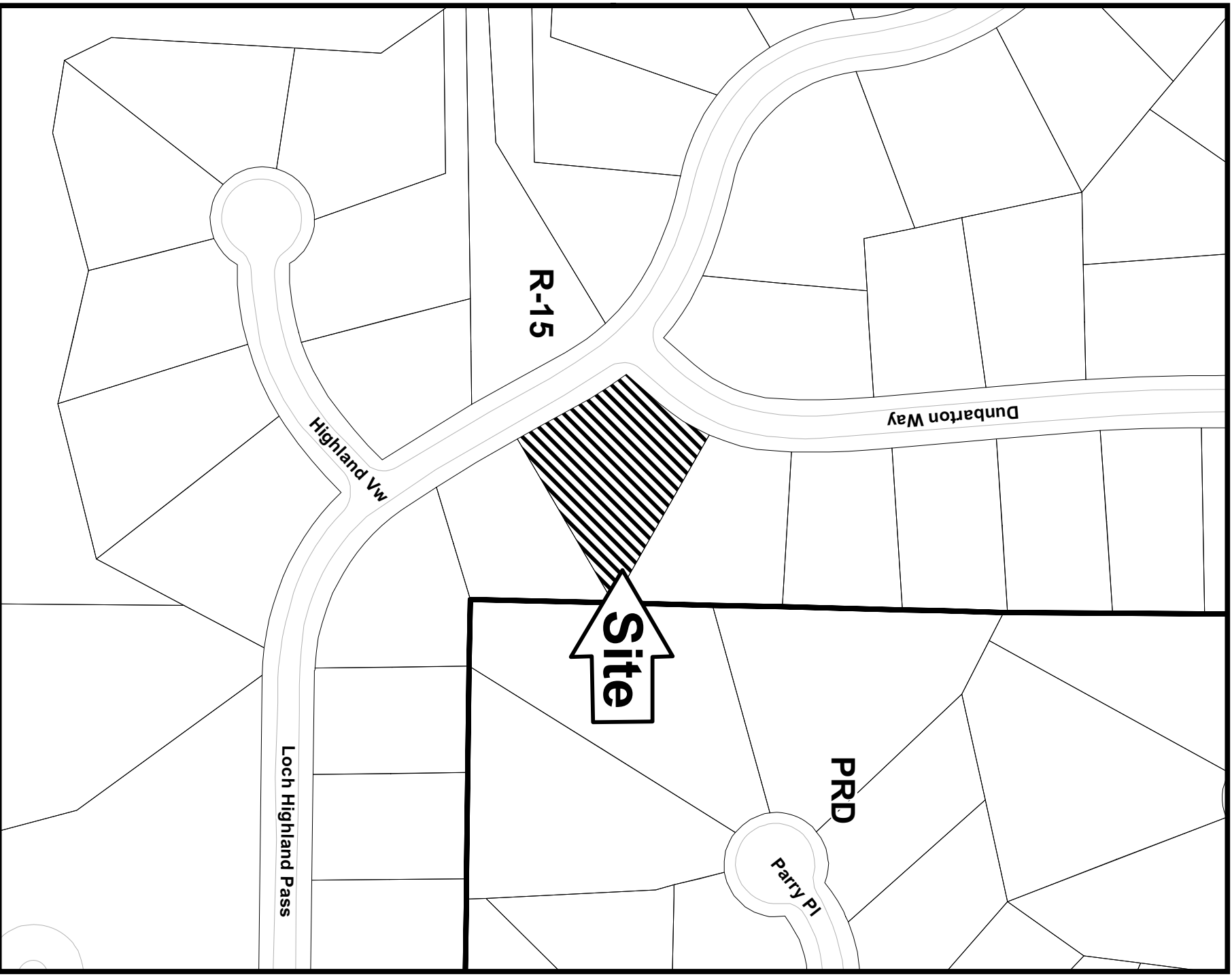
WATER: No conflict.

SEWER: No conflict. Proposed variance does not encroach upon sanitary sewer easement.

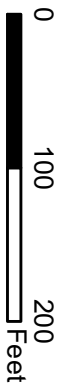
APPLICANT: Hope Wurdack and David
Riley

PETITION No.: V-24

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

APPLICATION FOR VARIANCE

Cobb County

2014 JAN 17 AM 9:10

David (type or print clearly)

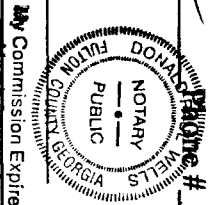
Application No. V-24
Hearing Date: 4-9-14

Applicant Hope Murdock's Riley Phone # 269) 589-7400 E-mail mermaidhope@aol.com

Hope Murdock Address 3902 Loch Highland Pass Roswell, GA 3007

Hope Murdock (representative's name, printed)
Hope Murdock (representative's signature) Phone # 589-7400 E-mail mermaidhope@aol.com

My commission expires: _____ Notary Public

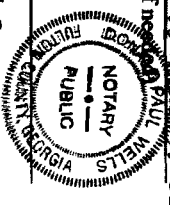


Signed, sealed and delivered in presence of: [Signature]

Titleholder Hope Murdock's David Riley Phone # 269) 589-7400 E-mail mermaidhope@aol.com

Signature [Signature] Address: 3902 Loch Highland Pass, Roswell, GA 30075

My commission expires: _____ Notary Public



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

Present Zoning of Property R-15

Location 3902 Loch Highland Pass (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 254 District 16TH Size of Tract 0.455± 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 X

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).

See attached explanation exhibit "A"

List type of variance requested: Relief from the required 10' side yard setback for approx. 69 sq ft of the left rear of the existing carport. Sec 134-198(4)d.

THIS

PAGE

INTENTIONALLY

LEFT

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EXHIBIT "A"

2014 JAN 17 AM 9:10

0000 COUNTY ZONING ACT

Statement of hardship:

This house and its open carport were constructed in 1975. The carport was located such that left rear corner of the carport (approx. 69 SF of slab and roof overhang) was set within the 10' side yard setback. It is the intention to enclose the carport into a garage for security purposes. This residence has had several break-ins in the past year because it was obvious that no one was home when the open carport was empty.

We request relief from the 10' side yard setback for the area that the existing slab and roof structure falls within (Approx. 69 SF) so as to enclose the carport into a secure garage.