

2014 JUN -3 PM 3:55

PLAT REFERENCE

LOT 1 BLOCK
CARIBOU HILLS
SUBDIVISION
RECORDED IN PLAT BK. 49 PG. 154

V-66
(2014)



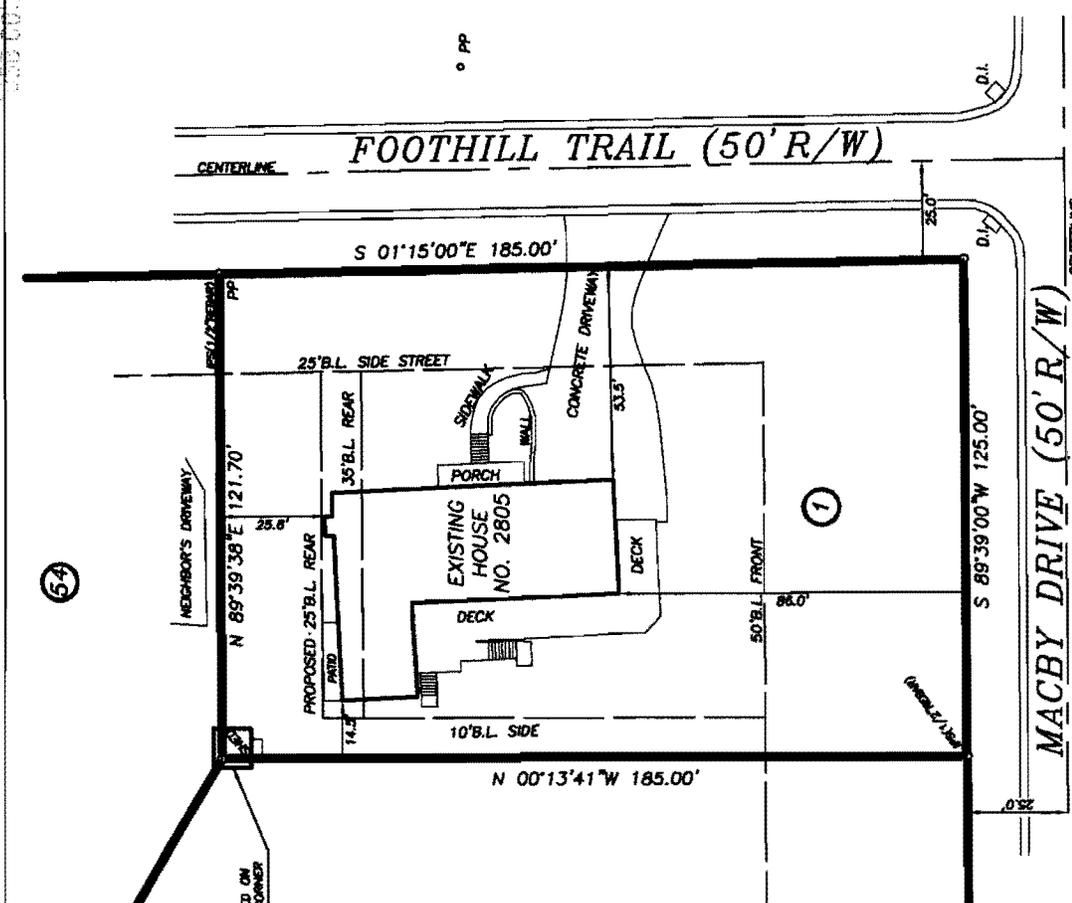
- LEGEND**
- IPS --- IRON PIN SET (1/2" REBAR)
 - IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
 - R/W --- RIGHT OF WAY
 - PP --- POWER POLE
 - OVERHEAD WIRES
 - DENCE
 - L --- LAND LOT
 - OMP --- CORRUGATED METAL PIPE
 - RCP --- REINFORCED CONCRETE PIPE
 - CB --- CATCH BASIN
 - JB --- JUNCTION BOX
 - SMH --- SEWER MANHOLE
 - BUILDING LINE
 - D.O.T. --- DEPARTMENT OF TRANSPORTATION
 - FN --- FIRE HYDRANT
 - C/O --- CLEAN OUT
 - GM --- GAS METER
 - WM --- WATER METER
 - U.E. --- UTILITY EASEMENT
 - D.E. --- DRAINAGE EASEMENT
 - S.S.E. --- SANITARY SEWER EASEMENT

PREPARED BY:
REGISTERED LAND SURVEYORS, INC.
136 SAVANNAH ESTATES DRIVE
CANTON, GEORGIA 30115
PHONE (770) 998-7676 FAX (770) 998-2745

GRAPHIC SCALE: 1" = 30'

0 15 30 60 90

JOB No. 2842 DATE: 5-14-2014



SURVEY PLAT
PREPARED FOR:
**DAN L. POLLEY and
ROSE ANN POLLEY**
LAND LOT: 522 DISTRICT: 16th SECTION: 2nd
COBB COUNTY, GEORGIA

SHED IS LOCATED ON
THE PROPERTY CORNER

LOT AREA:
22,818 SQUARE FEET
0.52 ACRE

- GENERAL NOTES:**
- (1) FIELD DATA CLOSURE IS ONE FOOT IN 20,498 FEET WITH AN ACCUMULATED ERROR OF 20 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
 - (2) THE EQUIPMENT USED WAS A TOPCON GPT-2003
 - (3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 1,513,109 FEET.
 - (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-882-7411 FOR UNDERGROUND UTILITIES LOCATION.

APPLICANT: Dan and Rose Ann Polley **PETITION No.:** V-66
PHONE: 770-973-7009 **DATE OF HEARING:** 08-13-2014
REPRESENTATIVE: Scott and Deb Polley **PRESENT ZONING:** R-20
PHONE: 404-569-7781 **LAND LOT(S):** 522
TITLEHOLDER: Rose Ann and Dan L. Polley **DISTRICT:** 16
PROPERTY LOCATION: On the northwest corner of **SIZE OF TRACT:** 0.52 acre
Macby Drive and Foothill Trail **COMMISSION DISTRICT:** 3
(2805 Foothill Trail).

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 25 feet adjacent to the north
property line; and 2) waive the setbacks for an accessory structure under 144 square feet (approximately 100 square
foot shed) from the required 5 feet to zero feet adjacent to the north and west property lines.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Dan and Rose Ann Polley **PETITION No.:** V-66

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 adverse stormwater management impacts 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.

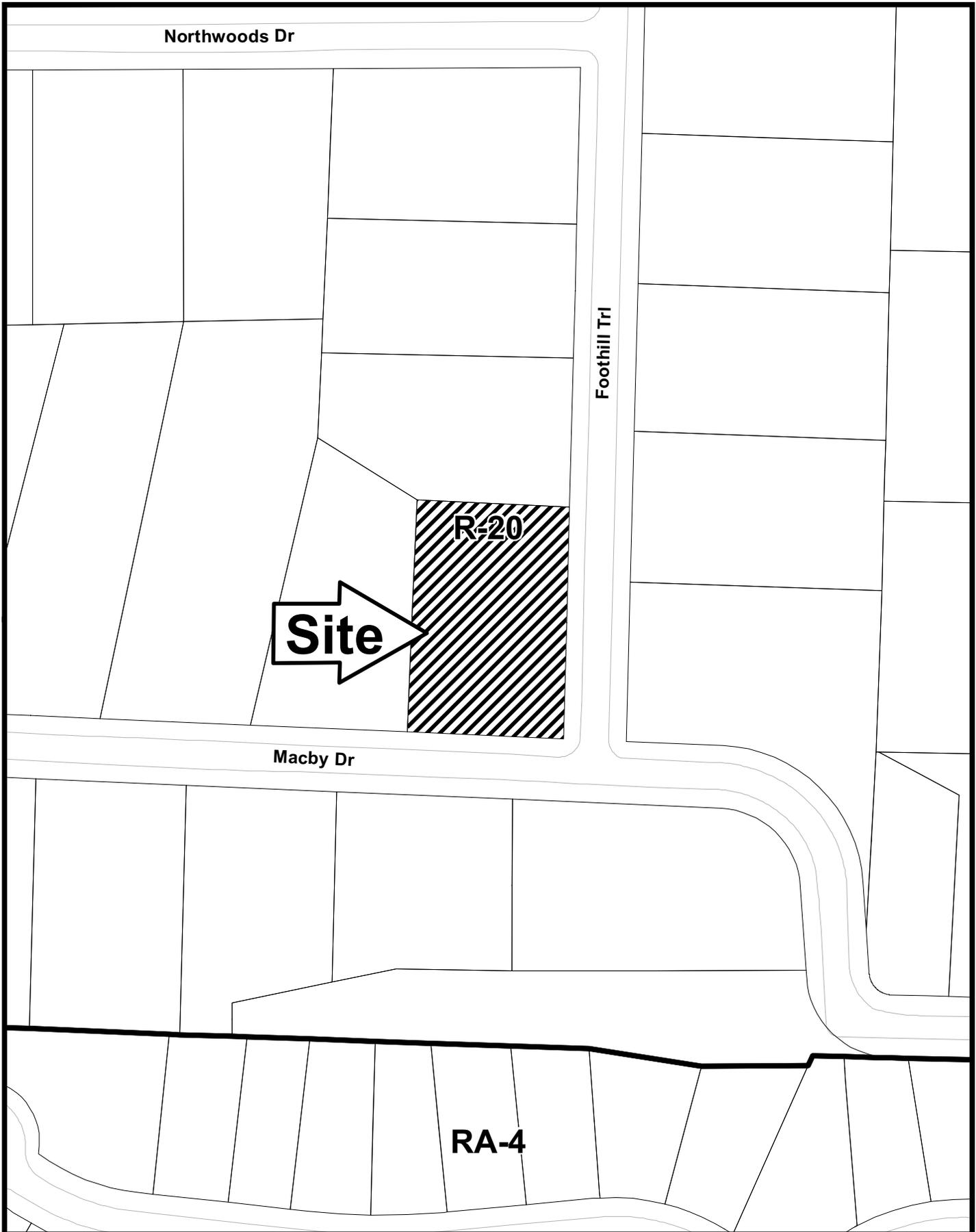
WATER: No conflict.

SEWER: No conflict.

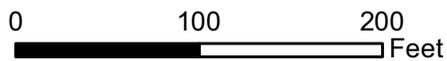
APPLICANT: Dan and Rose Ann Polley **PETITION No.:** V-66

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-66



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

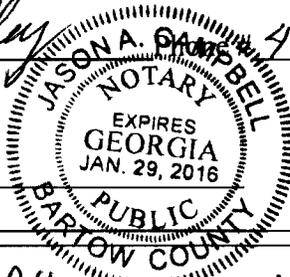
Application for Variance Cobb County

2014 JUN -3 PM 3:55 (type or print clearly)

Application No. V-666
Hearing Date: 8-13-14

Applicant Dan & RoseAnn Polley Phone # 7-973-7009 E-mail DanPolley2@BellSouth.Net
Scott Polley Address 123 SAVANNA Estates DR Canton Ga 30115
(representative's name, printed) (street, city, state and zip code)
Deb Polley DebPolley Phone # 4-569-7781 E-mail J.ALMAN@Comcast.Net
(representative's signature)

My commission expires: _____

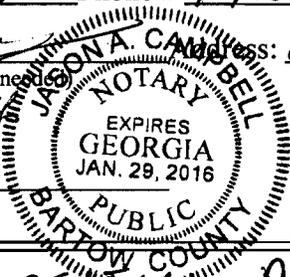


Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder RoseAnn & Dan L Polley Phone # 7-973-7009 E-mail DAN Polley 2@ BellSouth.Net
Signature Dan L Polley Address: 2805 Foot Hill Trail Marietta Ga 30066
(attach additional signatures, if needed) (street, city, state and zip code)
Rose Ann Polley

My commission expires: _____



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Present Zoning of Property RESIDENTIAL R-20

Location 2805 FOOT HILL TRAIL MARIETTA, GA. 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 522 District 16th Size of Tract 0.52 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).

House was built this way in 1971

List type of variance requested: REDUCE REAR 35 FOOT SETBACK to A 25 FOOT REAR SETBACK