

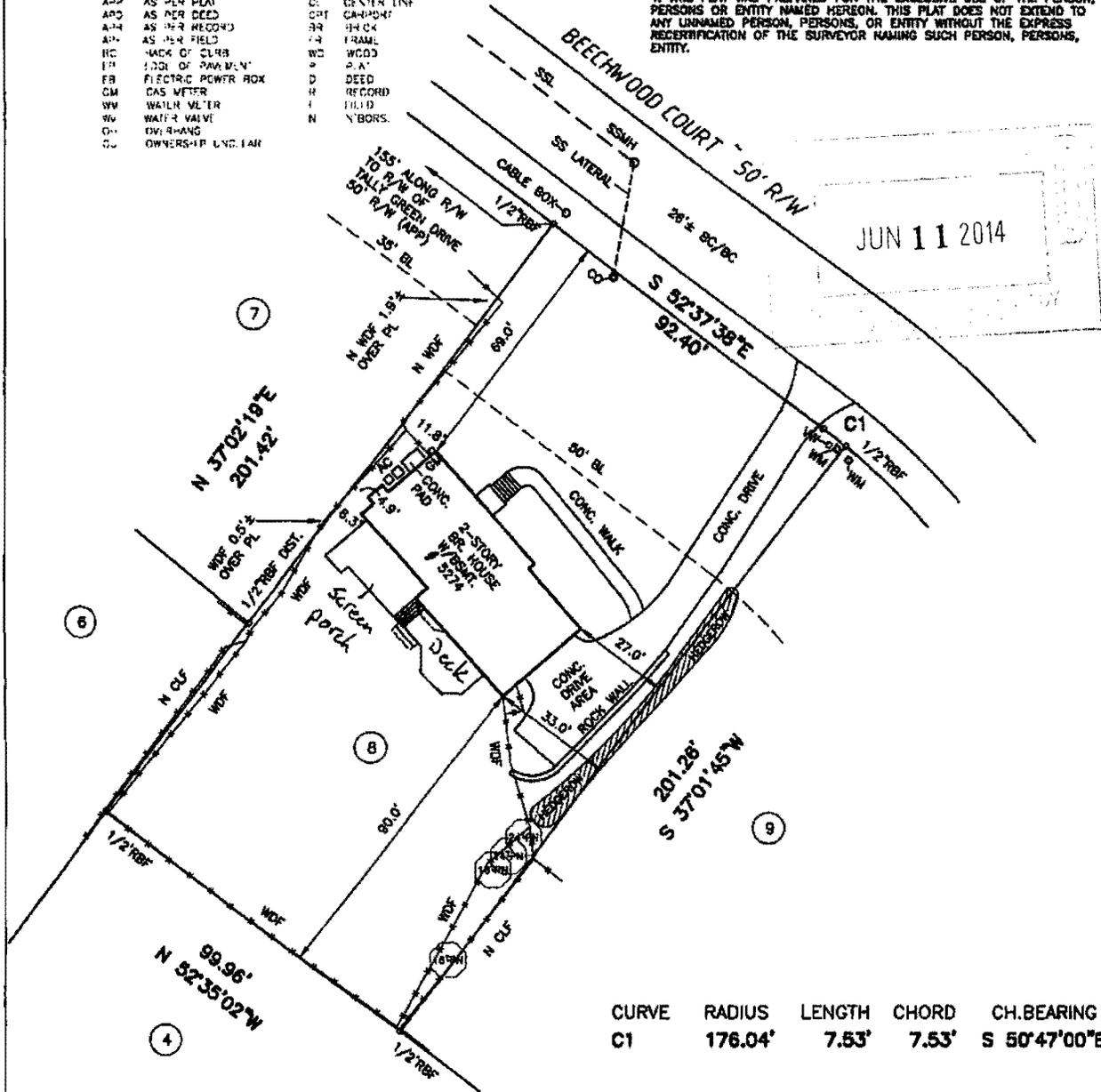
*** LEGEND ***

- | | | | |
|-----|-----------------------|-----|-------------------------|
| POB | POINT OF BEGINNING | P | IRON PIN FOUND |
| MA | MAN HOLE | PS | IRON PIN SET |
| SS | SANITARY SEWER LINE | OP | OPEN TOP PIPE FOUND |
| CO | SAN SEWER CLEANOUT | CIP | CONCRETE TOP PIPE FOUND |
| CB | CATCH BASIN | RD | REINFORCING BAR FOUND |
| JR | JUNCTION BOX | RBS | REINFORCING BAR FOUND |
| J | DRAINAGE JUNCTION | VAG | VAGUE NO. READING |
| Y | YARD ALIET | AT | ANGLE IRON FOUND |
| HW | HEAD WALL | CA | CALCULATED POINT |
| PP | POWER POLE | CLF | CHAIN LINK FENCE |
| PL | POWER LINE | WCI | WOOD FENCE |
| SS | SANITARY SEWER (5') | WH | WHITE FENCE |
| DE | DRAINAGE EASEMENT | WW | WHITE WALL |
| JE | JUNCTION EASEMENT | FC | FENCE CORNER |
| AE | ACCESS EASEMENT | H | HULLING LINE |
| TE | TOP OF BANK | R/W | RIGHT OF WAY |
| CMF | CORRUGATED METAL PIPE | RI | RIGHT OF WAY |
| RCF | RIBBED CONCRETE PIPE | RI | RIGHT OF WAY |
| AP | AS PER PLAT | PC | PAPERBURY CORNER |
| APD | AS PER DEED | CL | CENTER LINE |
| APR | AS PER RECORD | CH | CHAIN |
| APL | AS PER FIELD | TR | TRAIL |
| HC | HACK OF CURB | WD | WOOD |
| EP | EDGE OF PAVEMENT | P | P.A. |
| EP | EDGE OF PAVEMENT | D | DEED |
| EP | EDGE OF PAVEMENT | R | RECORD |
| EP | EDGE OF PAVEMENT | F | FIELD |
| EP | EDGE OF PAVEMENT | N | N.BORS. |

V-68
(2014)

VEY NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AS SHOWN HEREON AND IN NOT RECORDABLE. THE LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE IN THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES.
2. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
3. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IN NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. 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 RECONCILIATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



JUN 11 2014

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	176.04'	7.53'	7.53'	S 50°47'00\"E

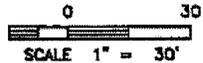
PROPERTY ADDRESS:
5274 BEECHWOOD CT.
MARIETTA, GA 30068

PLAT PREPARED FOR:	
ADAM FRALEY	
LOT 8	BLOCK 'B'
SUBDIVISION TALLY GREEN UNIT 1	
LAND LOT 211	1ST DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE APR 18, 2014	PRINTED/SIGNED MAY 05, 2014
PLAT BOOK 64 PAGE 187	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 14134 PAGE 5877	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE GEORGIA EASEMENTS AND RECORDS ACT OF 1986.

LAND AREA:
0.332 AC
14484.43 SF



COORD # 20110205
DWG # 20110205

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

P.O. BOX 420318
ATLANTA, GA 30348
FAX 404-501-0841
TEL. 404-252-8747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Adam Fraley **PETITION No.:** V-68
PHONE: 770-552-2397 **DATE OF HEARING:** 08-13-2014
REPRESENTATIVE: Adam Fraley **PRESENT ZONING:** R-20
PHONE: 770-552-2397 **LAND LOT(S):** 211
TITLEHOLDER: Adam M. and Erin J. Fraley **DISTRICT:** 1
PROPERTY LOCATION: On the south side of **SIZE OF TRACT:** 0.33 acre
Beechwood Court, west of Talley Green Drive **COMMISSION DISTRICT:** 2
(5274 Beechwood Court).
TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 4.9 feet adjacent to the north property line.

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

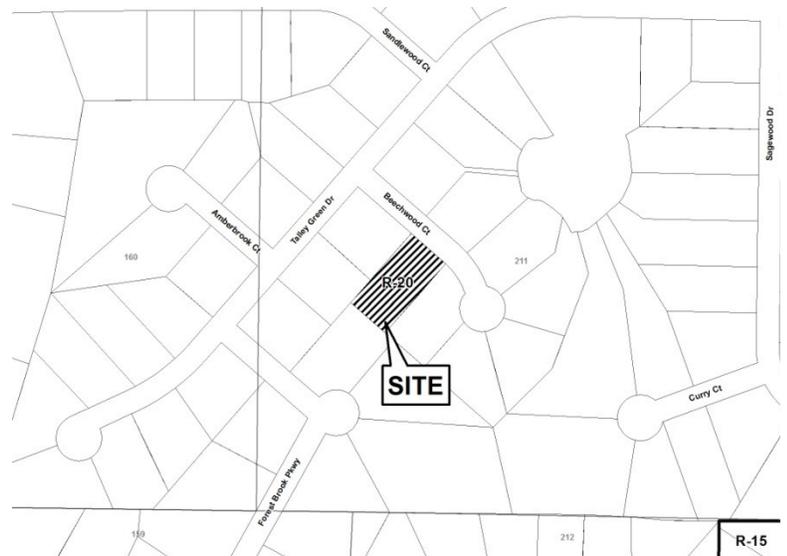
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Adam Fraley **PETITION No.:** V-68

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 building permit 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: If variance is approved, gutters must be installed on new roof area and downspouts tied directly to recently installed landscape drain that discharges to front yard.

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.

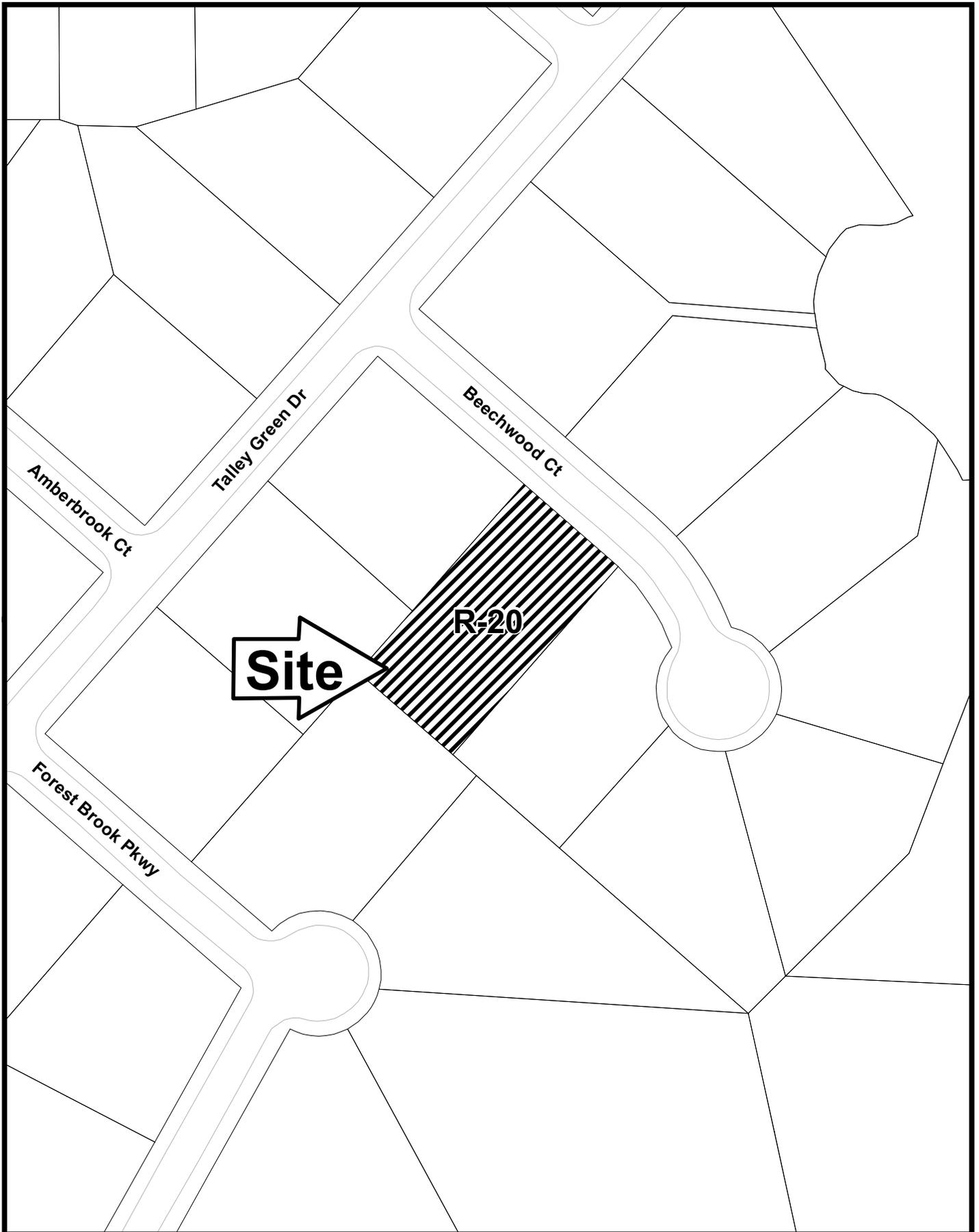
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Adam Fraley **PETITION No.:** V-68

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.

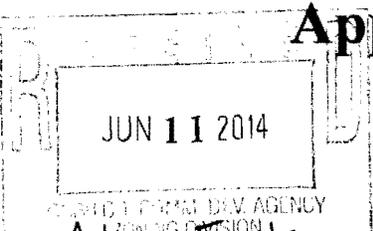
V-68



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

(type or print clearly)

Application No. V-68
Hearing Date: 8-13-14

Applicant Adam Fraley Phone # 770-552-2347 E-mail fraleys@att.net
Adam Fraley Address 5274 Beechwood Ct., Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)
Adam Fraley Phone # 770-552-2347 E-mail fraleys@att.net
(representative's signature)

Signed, sealed and delivered in presence of:
Wanda L. Hutchins
Notary Public

My commission expires: Aug. 16, 2015

Titleholder Adam M. Fraley + Erin J. Fraley Phone # 770-552-2347 E-mail fraleys@att.net
Signature Adam Fraley Address 5274 Beechwood Ct., Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Wanda L. Hutchins
Notary Public

My commission expires: Aug. 16, 2015

Present Zoning of Property _____

Location 5274 Beechwood Ct., Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 211 District P1 district 2nd section Size of Tract .50 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(f), then leave this part blank).

We would like to enclose our existing deck as a screened in porch. This would not change the footprint; however, the existing deck is less than 10 feet from the property boundary. The deck was constructed along with the house in 1979.

List type of variance requested: boundary variance.