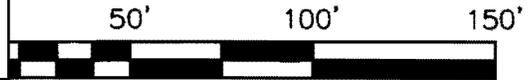


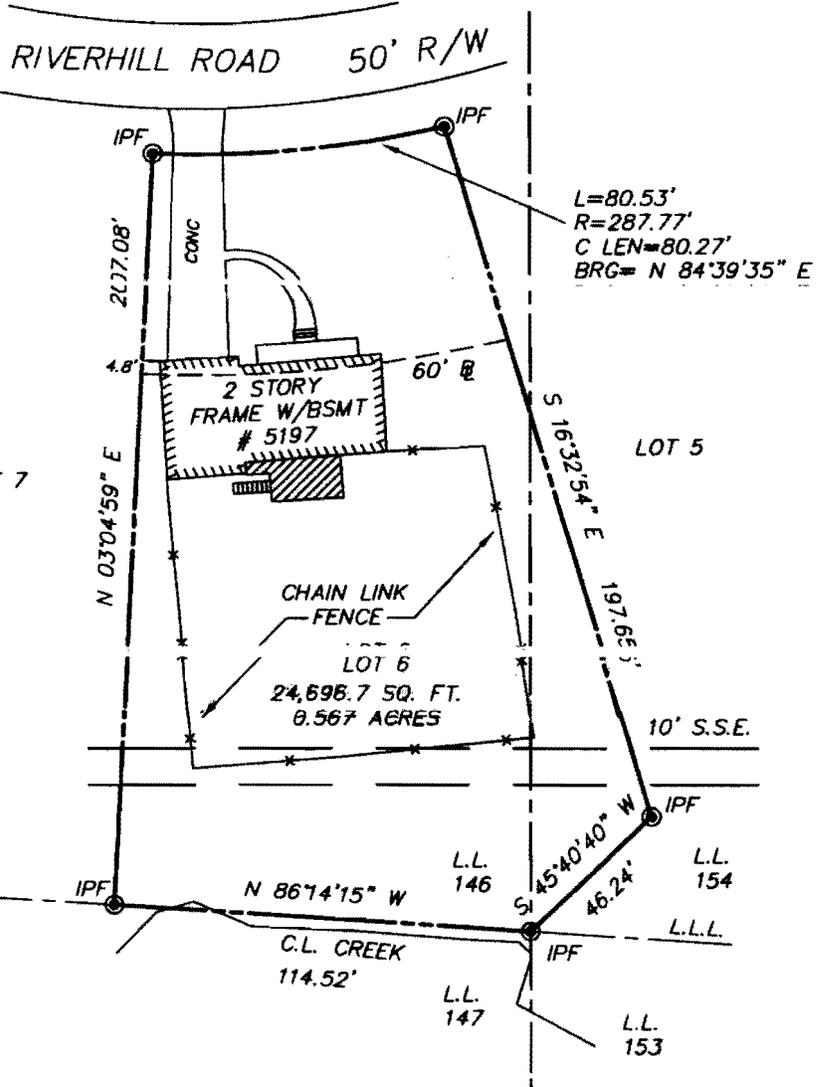
V-71
(2014)



THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND DIGITAL THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET + AND AN ANGLE ERROR OF 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET. I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H RADER GEORGIA RLS# 3033



ALL MATTERS OF TITLE ARE EXCEPTED. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE

SURVEY FOR:

LANDPRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
WWW.LANDPROSURVEYING.COM
COPYRIGHT 2011

DRABEK

LAND LOTS 146 & 154	LOT 6
DISTRICT 1	UNIT THREE
SECTION 2	RIVERHILL
COBB COUNTY, GA	SUBDIVISION

SCALE 1" = 50'	DATE 06/08/2011	PROJECT NO. 20110608
-------------------	--------------------	-------------------------

APPLICANT: Terri Drabek

PETITION No.: V-71

PHONE: 770-330-5306

DATE OF HEARING: 08-13-2014

REPRESENTATIVE: Terri L. and Steven J. Drabek

PRESENT ZONING: R-20

PHONE: 770-330-5306, 678-296-2125

LAND LOT(S): 146, 154

TITLEHOLDER: Steven J. and Terri L. Drabek

DISTRICT: 1

PROPERTY LOCATION: On the south side of Riverhill Road, west of Green Oak Ridge (5197 Riverhill Road).

SIZE OF TRACT: 0.57 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 4.8 feet.

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

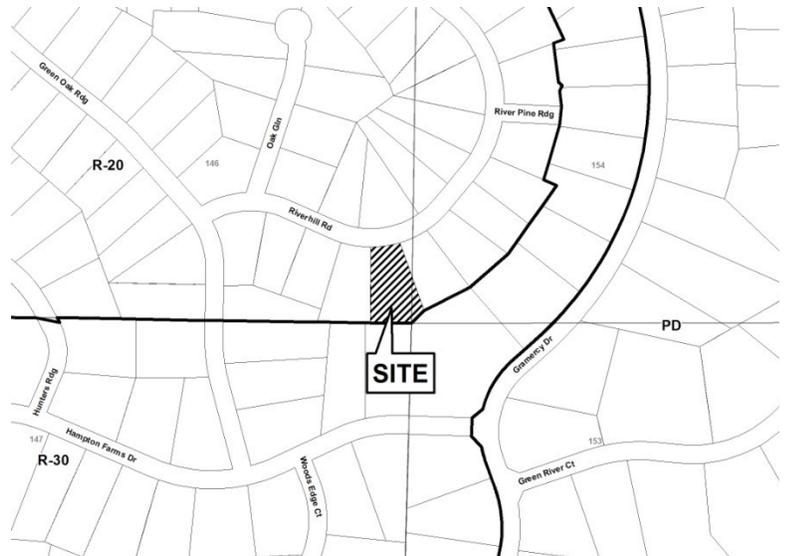
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Terri Drabek **PETITION No.:** V-71

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 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.

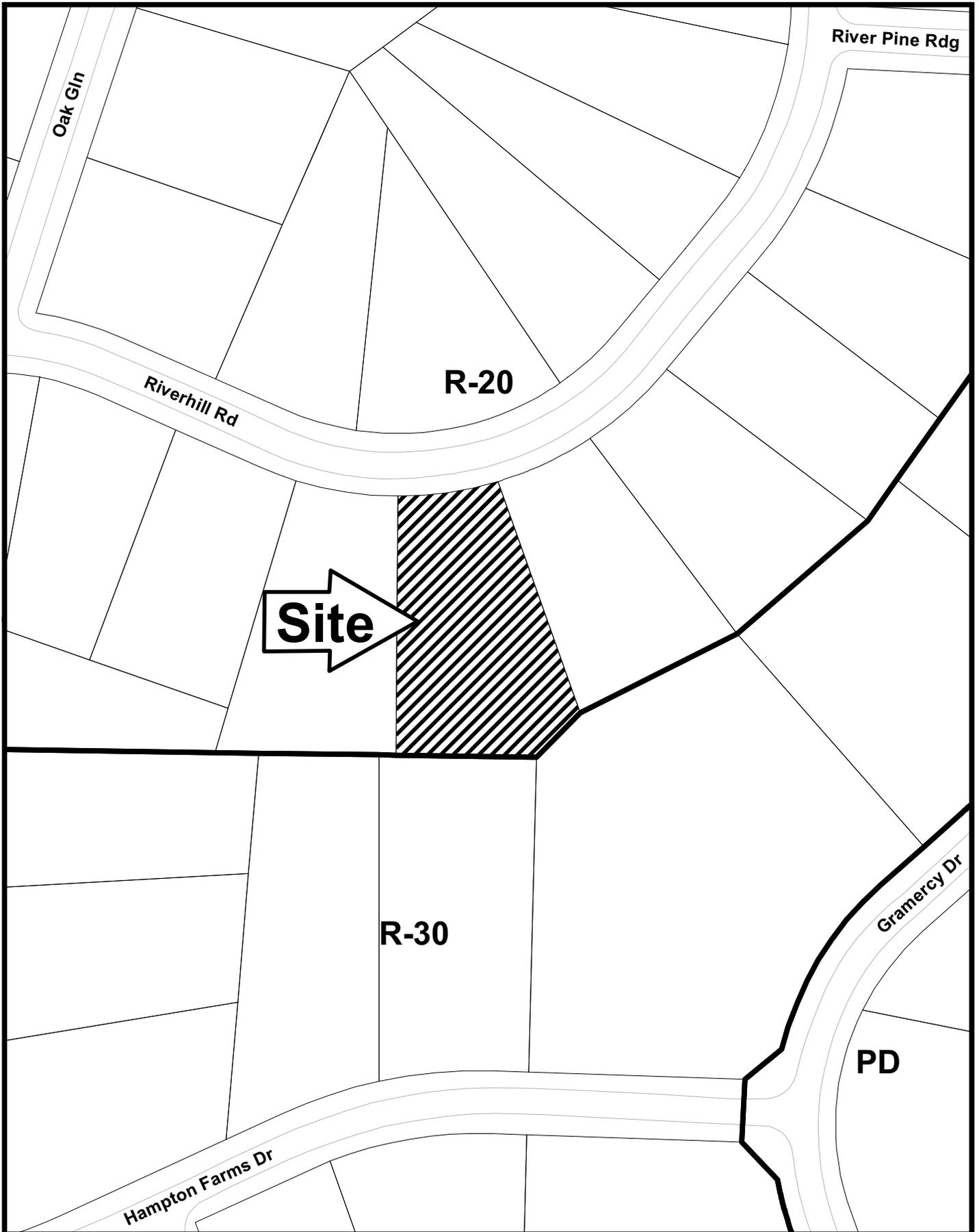
WATER: No conflict.

SEWER: No conflict. Proposed variance is sufficient distance from on-site sanitary sewer easement.

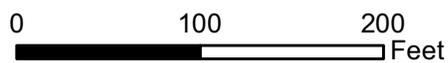
APPLICANT: Terri Drabek **PETITION No.:** V-71

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-71



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



-  City Boundary
-  Zoning Boundary

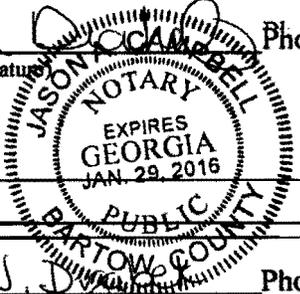
Application for Variance Cobb County

(type or print clearly)

Application No. V-71
Hearing Date: 8-13-14

Applicant Terri Drabek Phone # 7703305306 E-mail tldrabek@yahoo.com
Address 5197 Riverhill Rd NE, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Jason D. Campbell Phone # 770 E-mail _____
(representative's signature)



My commission expires: _____

Signed, sealed and delivered in presence of:
Jason D. Campbell
Notary Public

Titleholder Steven J. Drabek Phone # 678-296-2125 E-mail stevdrab@yahoo.com
Signature _____ Address: 5197 RIVERHILL ROAD MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: February 28, 2015

Signed, sealed and delivered in presence of:
Willa Willis
Notary Public

Present Zoning of Property Residential

Location 5197 Riverhill Road NE, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 146 + 154 District 1st Size of Tract 0.567 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).

We purchased the property in 1999 and the survey indicated we met the side set back of 10'. However, the surveyor used an incorrectly placed pin. A second+third survey using the correct pins indicate a side set back of only 4.8 feet. Therefore, we need a variance in order to be in compliance with the set back, without having to move the house.

List type of variance requested: Side set back requirement reduced from 10 to 4.8 feet.

