

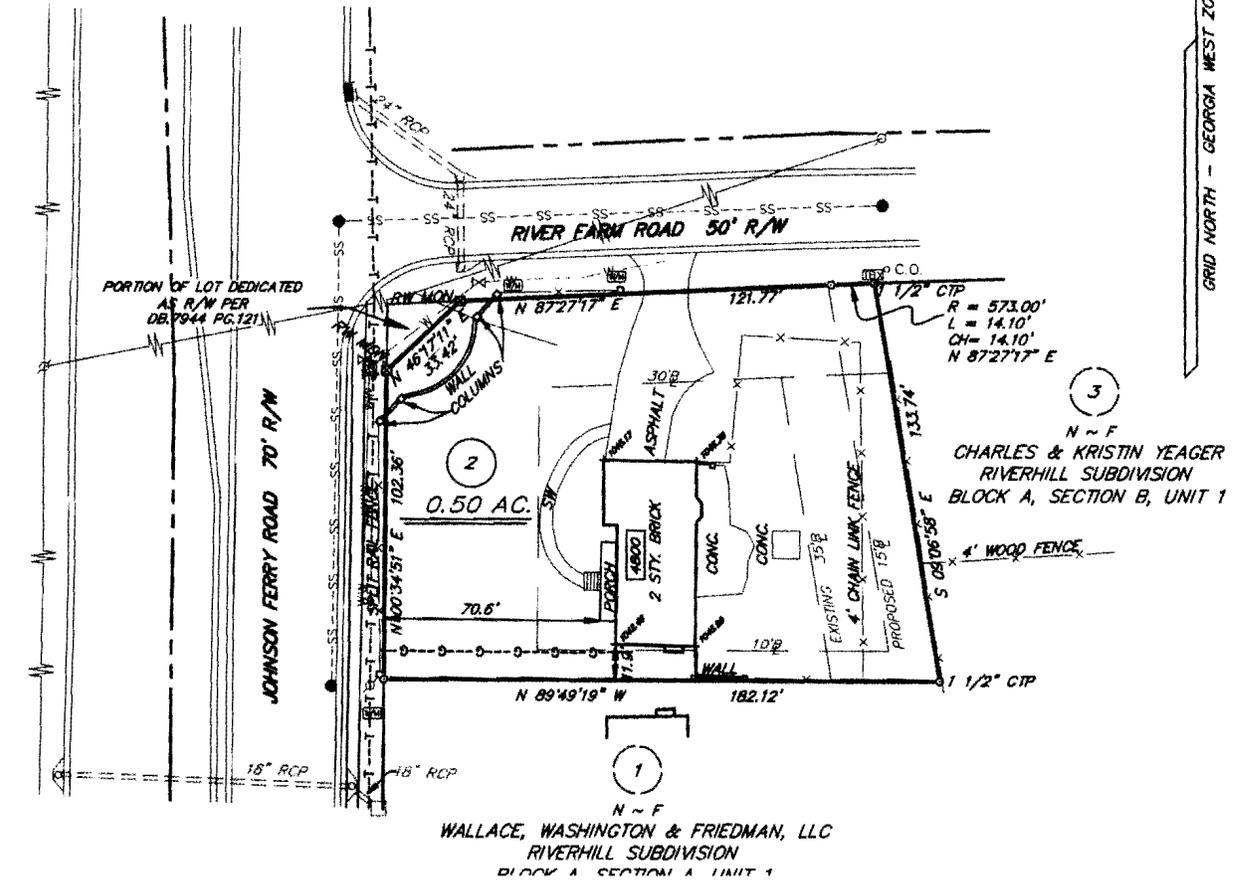
V-72
(2014)

LEGEND

⊙ P.P. - POWER POLE	△ C.B. - C
⊙ L.P. - LIGHT POLE	⊙ R.C.P. -
⊙ F.H. - FIRE HYDRANT	⊙ C.M.P. -
⊙ M.H. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
⊙ W.M. - WATER METER	• W.V. - WATER VALVE
⊙ G.M. - GAS METER	⊙ TELEPHONE MANHOLE
⊙ RBS - REINFORCING BAR SET	--- E --- UNDERGROUND ELECTRICAL LINE
⊙ RBF - REINFORCING BAR FOUND	--- P --- OVERHEAD POWER LINES
⊙ CTF - CRIMP TOP PIPE FOUND	△ HW. - HEADWALL
⊙ OTF - OPEN TOP PIPE FOUND	⊙ P.B.X. POWERBOX
□ R/W MON. - RIGHT-OF-WAY MONUMENT	--- W --- WATER LINE
--- X --- TYPE OF FENCE	--- T --- UNDERGROUND TELEPHONE LINE
⊙ J.B. - JUNCTION BOX	--- G --- GAS LINE
⊙ D.I. - DROP INLET / YARD INLET	

SURVEYOR REFERENCES:

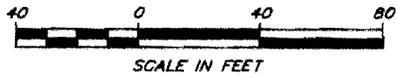
CURRENT OWNER:
KAREN LEIGH SMITH
D.B. 15123, PG. 1678
P.B. 44, PG. 35



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. 15-6-67.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130032, MAP NUMBER # 13067C0133 J DATED MARCH 4, 2013.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/29,652; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/477,850. MATTERS OF TITLE ARE EXCEPTED.



Marietta Office
1264 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LS# 789
www.gaskinsurvey.com

Condon Office
2288 Marietta Highway
Condon, Georgia 30114
Phone: (770) 479-9698

BOUNDARY SURVEY FOR:

CIRCLE W CONSTRUCTION
LOT 2, RIVERHILL SUBD.,
BLOCK A, SECTION A, UNIT 1

LOCATED IN L.L.83
1st DISTRICT, 2nd SECTION
COBB COUNTY, GA.

FIELD DATE: 3/12/14	DRAWN BY: CGR
OFFICE DATE: 3/17/14	CHECKED BY: CAE
SCALE: 1"=40'	FILE: P-/C121

APPLICANT: Circle W Construction Co., Inc. **PETITION No.:** V-72
PHONE: 678-873-1860 **DATE OF HEARING:** 08-13-2014
REPRESENTATIVE: William A. Willis **PRESENT ZONING:** R-20
PHONE: 678-873-1860 **LAND LOT(S):** 83
TITLEHOLDER: Circle W Construction Co., Inc. **DISTRICT:** 1
PROPERTY LOCATION: On the corner of Johnson **SIZE OF TRACT:** 0.50 acre
Ferry Road and River Farm Road **COMMISSION DISTRICT:** 2
(4800 River Farm Road).
TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 15 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Circle W Construction Co.,
Inc.

PETITION No.: V-72

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: No adverse stormwater management impacts 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.

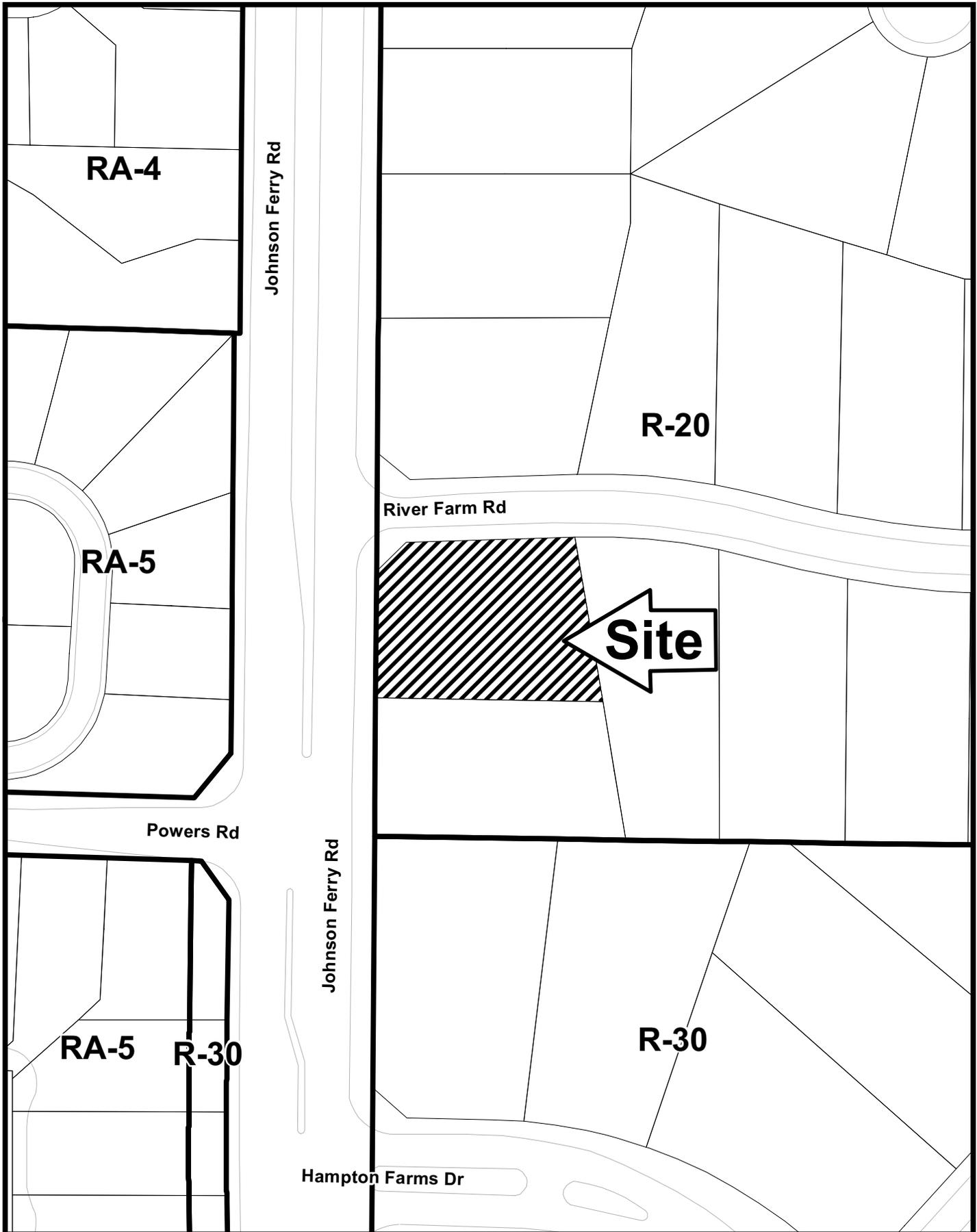
SEWER: No conflict.

APPLICANT: Circle W Construction Co.,
Inc. _____

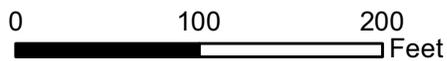
PETITION No.: V-72

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-72



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-72
Hearing Date: 8-13-14

Applicant CIRCLE W CONSTRUCTION CO., INC. Phone # 678-873-1860 E-mail LWILLS2@AOL.COM

WILLIAM A. WILLS Address 613 CLUB LANE, , MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-873-1860 E-mail LWILLS2@AOL.COM
(representative's signature)

Notary Public, Cherokee County, Georgia
My commission expires: My Commission Expires February 28, 2015

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

Titleholder CIRCLE W CONSTRUCTION CO., INC. Phone # 678-873-1860 E-mail LWILLS2@AOL.COM

Signature [Signature] Address: 613 CLUB LANE, MARIETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cherokee County, Georgia
My commission expires: My Commission Expires February 28, 2015

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

Present Zoning of Property R-20

Location 4800 RIVER FARM RD, MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) B3 District 1ST 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 .5 AC Shape of Property REC. Topography of Property GENTLE 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).

LOT WAS PLATTED BACK IN THE 1960'S WHEN JOHNSON FERRY WAS A TWO LANE RD. THE CURRENT HOME FACES JOHNSON FERRY, WHICH IS NOW A SIX LANE RD. I WOULD LIKE TO DEMOLISH THE CURRENT HOME AND BUILD A NEW HOME FACING RIVER FARM RD. THE CURRENT 35' REAR SET BACK CAUSES A HARDSHIP BECAUSE OF THE REDUCED BUILDABLE FRONTAGE ON RIVER FARM RD.

List type of variance requested: REQUESTING A REDUCTION OF THE REAR SET BACK FROM 35' TO 15'