

1051 Oval Home

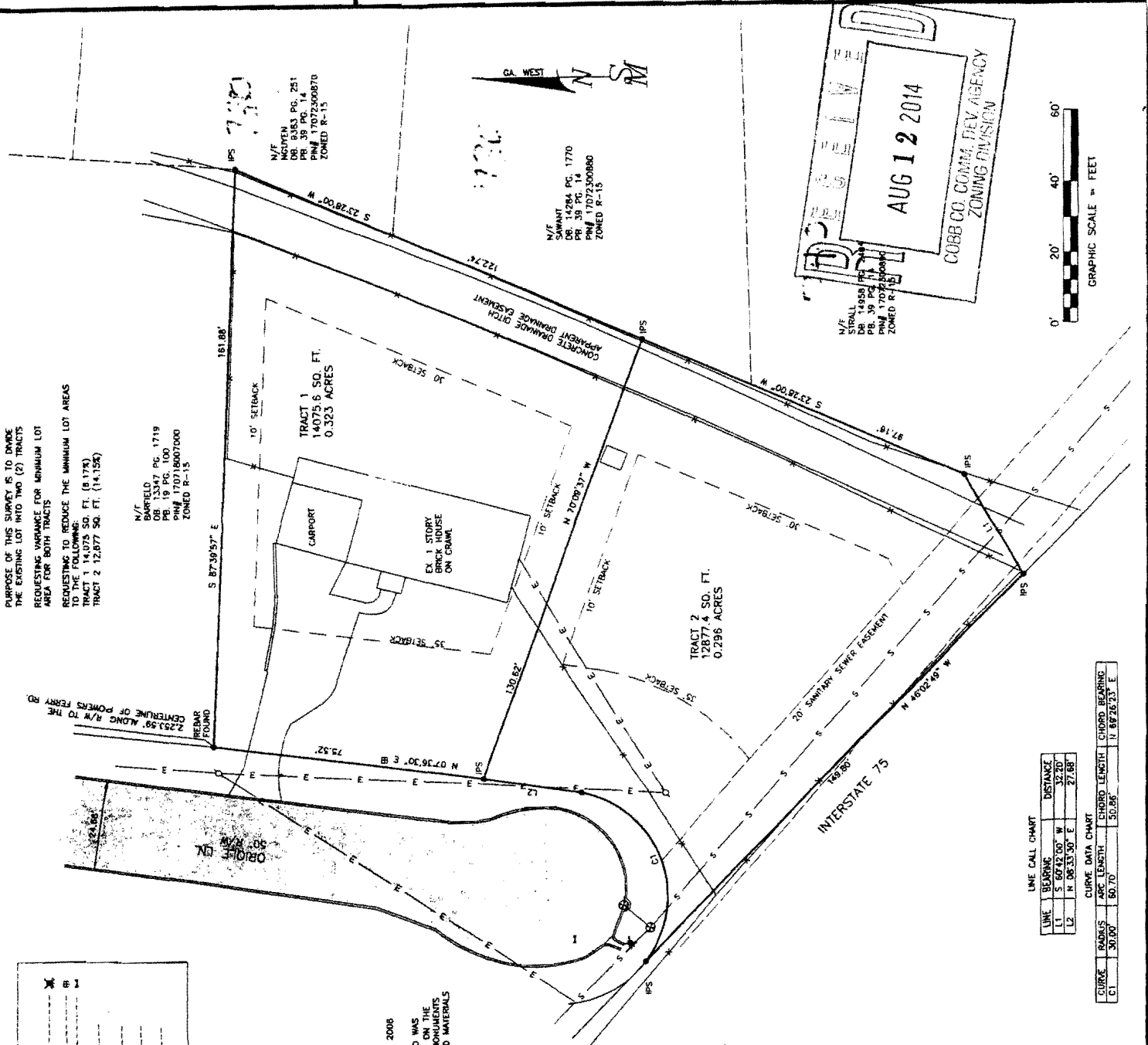
V-95  
(2014)

**SIBLEY-MILLER SURVEYING & PLANNING INC.**  
2062 HWY. 42 NORTH  
MCDONOUGH, GA. 30253  
LAND SURVEYING  
LAND PLANNING  
CONSTRUCTION LAYOUT  
LAND DEVELOPMENT DESIGN  
CIVIL ENGINEERING  
www.sibleysurveying.com  
FAX: (770) 320-7333  
PHONE: (770) 320-7555

**BOUNDARY SURVEY**  
**CHRISTIE B. CRUTCHER**  
**2 TRACTS**  
**LAND LOT 75, DISTRICT**  
**COBB COUNTY**



PROJECT NO.: B14039  
DRAWN BY: TLM  
SCALE: 1" = 20'  
DATE: 5-9-14



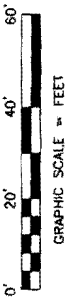
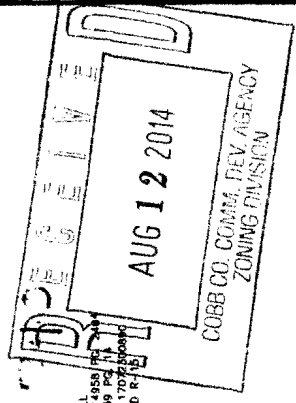
PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING LOT INTO TWO (2) TRACTS REQUESTING VARIANCE FOR MINIMUM LOT AREA FOR BOTH TRACTS REQUESTING TO REDUCE THE MINIMUM LOT AREAS TO THE FOLLOWING:  
TRACT 1 14,075 SQ. FT. (0.323 ACRES)  
TRACT 2 12,877 SQ. FT. (0.296 ACRES)

N/E BARFIELD  
DB 13547 PG. 1719  
PB 39 PG. 14  
PIN# 170718007000  
ZONED R-15

N/E NGUYEN  
DB 8463 PG. 281  
PB 39 PG. 14  
PIN# 170718007000  
ZONED R-15

N/E SAWANT  
DB 14284 PG. 1770  
PB 39 PG. 14  
PIN# 17072300800  
ZONED R-15

N/E STRALL  
DB 14958 PG. 1770  
PB 39 PG. 14  
PIN# 17072300800  
ZONED R-15



**LEGEND**

WOODEN POWER POLE	EX FIRE MORTANT
EX OVERHEAD POWER LINES	EX WATER WATER
EX FENCE	EX WATER VALVE
FOR = FURNACE	EX BUILDING
DB = DEED BOOK	EX ASPHALT
PB = PLAT BOOK	EX CONCRETE
PC = PAGE	EX WALL
N/A = NONE OR FORMERLY	
EX = EXISTING	
SANITARY SEWER MANHOLE	
EX FLARED END SECTION	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,807 FEET AND AN ANGULAR ERROR OF 0.01 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.  
EQUIPMENT USED: TOPCON GTS-313  
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13087001366 DATED: DECEMBER 16, 2006  
SURVEYOR'S CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE MEASUREMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.  
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.  
UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 80C OF THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-8-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22

SURVEY ORDERED BY: CHRISTIE B. CRUTCHER  
FIELDWORK COMPLETED ON: 5-5-2014  
DATE OF THIS SURVEY: 5-5-2014  
AND NONE WERE FOUND WITHIN 500' OF SITE

NOTES:  
OWNER: CHRISTIE B CRUTCHER  
ADDRESS: 1051 ORIOLE LN.  
PIN# 17071800690  
ZONED R-15  
MIN LOT AREA 15,00 SQ. FT.  
MINIMUM LOT WIDTH AT FRONT SETBACK 75'  
MINIMUM PUBLIC ROAD FRONTAGE 75'  
CUL-D-SAC 50'  
CUL-D-SAC 50'

**LINE CALL CHART**

LINE	BEARING	DISTANCE
L1	S 69°42'00" W	32.20
L2	R. 08°33'30" E	27.68

**CURVE DATA CHART**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	60.70'	50.86'	N 69°26'33" E

**APPLICANT:** Christie B. Crutcher **PETITION No.:** V-95  
**PHONE:** 404-256-5950 **DATE OF HEARING:** 10-01-2014  
**REPRESENTATIVE:** Christie B. Crutcher **PRESENT ZONING:** R-15  
**PHONE:** 404-275-2630 **LAND LOT(S):** 718  
**TITLEHOLDER:** Christie B. Crutcher **DISTRICT:** 17  
**PROPERTY LOCATION:** On the east side of Oriole Lane, south of Powers Ferry Road, and on the northern side of I-75 (1051 Oriole Lane). **SIZE OF TRACT:** 0.62 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the minimum lot size from the required 15,000 square feet to 14,075.6 square feet for proposed tract 1 and to 12,877.4 square feet for proposed tract 2.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Christie B. Crutcher

**PETITION No.:** \_\_\_\_\_

V-95

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**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 lot split plat must be recorded. 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:** This lot split will result in two non-conforming lots. If approved, building permit approval for tract 2 will require Stormwater Management approval to insure that proposed structure is located above 100-year headwater pool for the existing culvert under I-75 located at the southeast corner of the parcel.

**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 (Marietta service area).

**SEWER:** No conflict (Marietta service area).

**APPLICANT:** Christie B. Crutcher

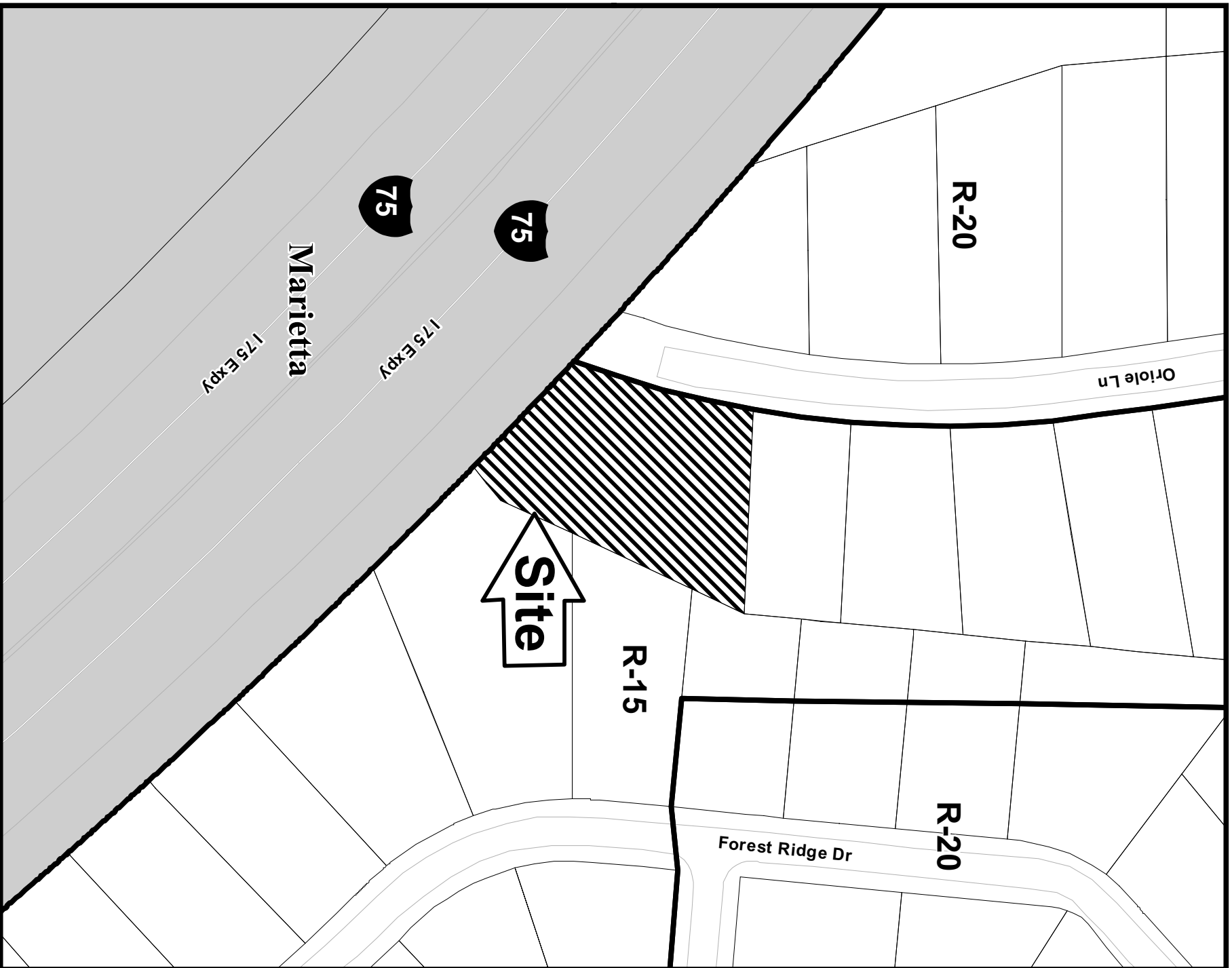
**PETITION No.:**

V-95

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**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-95



R-20

Oriole Ln

75

75

Marietta

I-75 Expy

I-75 Expy

Site

R-15

R-20

Forest Ridge Dr

0

100

200

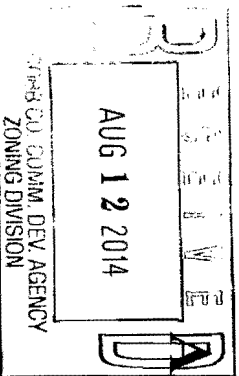
Feet



City Boundary

Zoning Boundary

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



# Application for Variance Cobb County

(Type or print clearly)

Application No. V-95

Hearing Date: 10-1-14

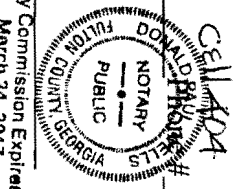
Applicant CHRISTIE B. CRUTCHER Phone # (404) 256-5950 E-mail CHRISTIE@CRUTCHER@bellSouth.net

CHRISTIE B. CRUTCHER Address \_\_\_\_\_ (street, city, state and zip code)

Christie B. Crutcher # 275-2630 E-mail CHRISTIE@CRUTCHER@bellSouth.net  
(representative's signature)

Christie B. Crutcher  
(representative's name, printed)

My commission expires: \_\_\_\_\_ My Commission Expires March 24, 2017



Signed, sealed and delivered in presence of:  
John Paul Wells  
Notary Public

Titleholder CHRISTIE B. CRUTCHER Phone # (404) 256-5950 E-mail CHRISTIE B. CRUTCHER

Signature Christie B. Crutcher Address: 1051 Oriole Lane  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_ My Commission Expires March 24, 2017  
Notary Public



Signed, sealed and delivered in presence of:  
John Paul Wells  
Notary Public

Present Zoning of Property \_\_\_\_\_ R20

Location 1051 ORIOLE LANE MARIETTA GA 30067  
(street address, if applicable; nearest intersection, etc.) , 333 + .296 = .619 acres

Land Lot(s) Q170 District 16th DISTRICT Size of Tract \_\_\_\_\_ 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).

I HAVE OWNED THIS PROPERTY SINCE 1984. I ALWAYS BELIEVED I HAD 2 FULL LOTS, BUT THIS RECENT SURVEY SHOWS I AM A LITTLE SHORT WHICH IS WHY I AM APPLYING FOR THESE 2 VARIANCES

List type of variance requested: VARIANCE FOR LOT + HOUSE 14,075,lb

SECOND VARIANCE SUBMITTED FOR UNDEVELOPED LOT 12,877.4