

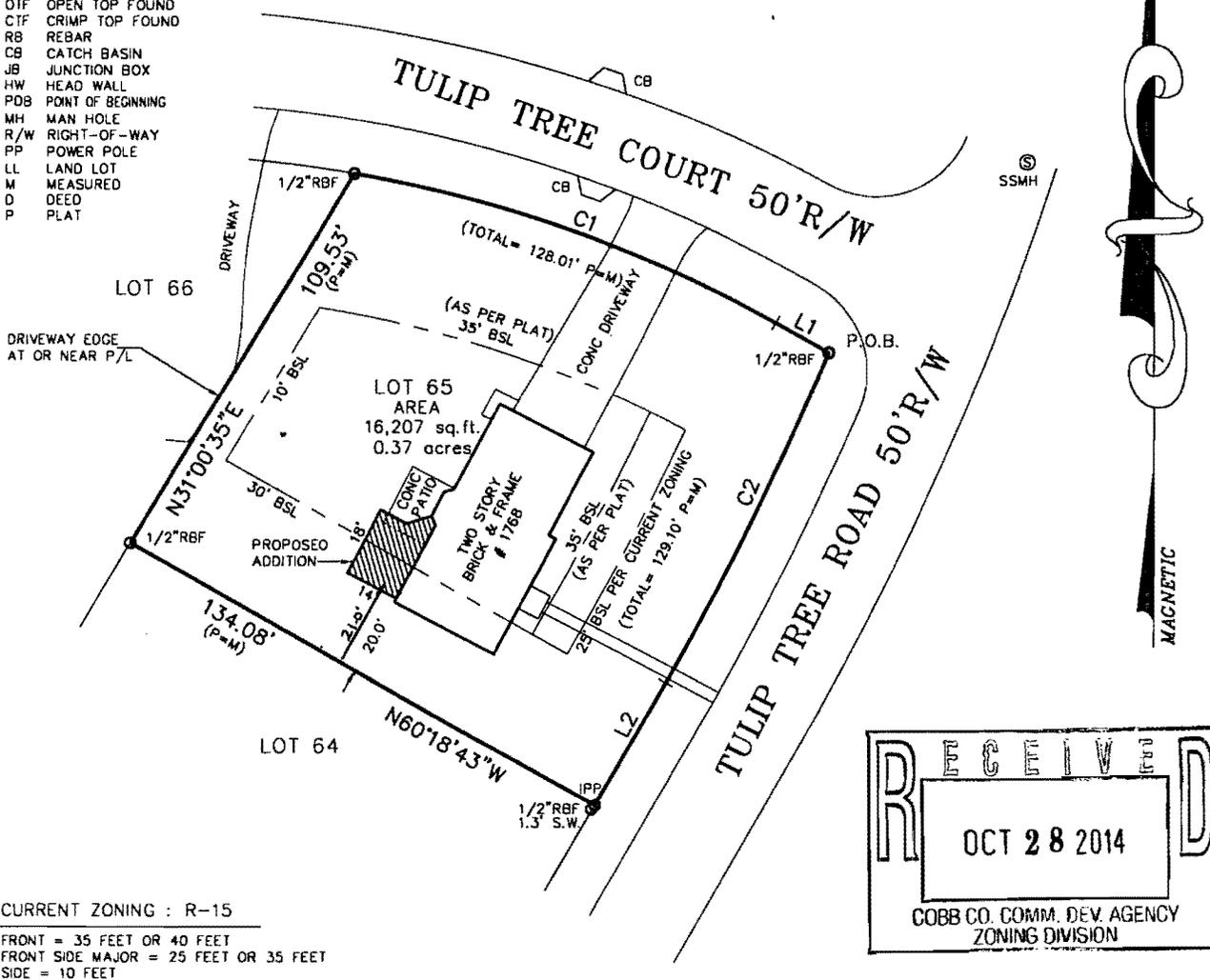
LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CIF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- PDB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

V-4  
(2015)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	112.74	325.00	112.1
C2	93.24	750.00	93.1

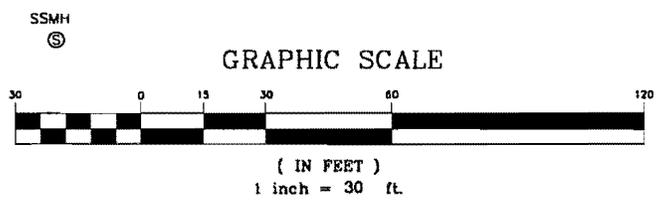
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.27	S60°18'43"E
L2	35.86	S29°41'17"W



RECEIVED  
OCT 28 2014  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

CURRENT ZONING : R-15

FRONT = 35 FEET OR 40 FEET  
 FRONT SIDE MAJOR = 25 FEET OR 35 FEET  
 SIDE = 10 FEET  
 REAR = 30 FEET



PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

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, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

10/27/14 REVISED TO SHOW ADDITION-NO FIELD WORK THIS DATE

FIELD DATE 10/13/14

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>BOLDING AND PARKS LLC</b>		DATE 10/20/14	
	OWNER / PURCHASER <b>ANITA S. WHALEN</b>		SCALE 1" = 30'	
	LAND LOT 305	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 65	BLOCK B	UNIT V-B	AREA OF LOT: 16,207 S.F.
	SUBDIVISION HERITAGE FARMS			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		
PLAT BOOK <u>82</u> PAGE <u>23</u>				
DEED BOOK _____ PAGE _____				

**APPLICANT:** Anita Whalen

**PETITION No.:** V-4

**PHONE:** 770-833-2104

**DATE OF HEARING:** 01-14-2015

**REPRESENTATIVE:** Anita Whalen

**PRESENT ZONING:** R-15

**PHONE:** 770-833-2104

**LAND LOT(S):** 305

**TITLEHOLDER:** Anita Whalen

**DISTRICT:** 16

**PROPERTY LOCATION:** On the southwest corner of Tulip Tree Road and Tulip Tree Court (1768 Tulip Tree Court).

**SIZE OF TRACT:** 0.37 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 20 feet.

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

**BOARD OF APPEALS DECISION**

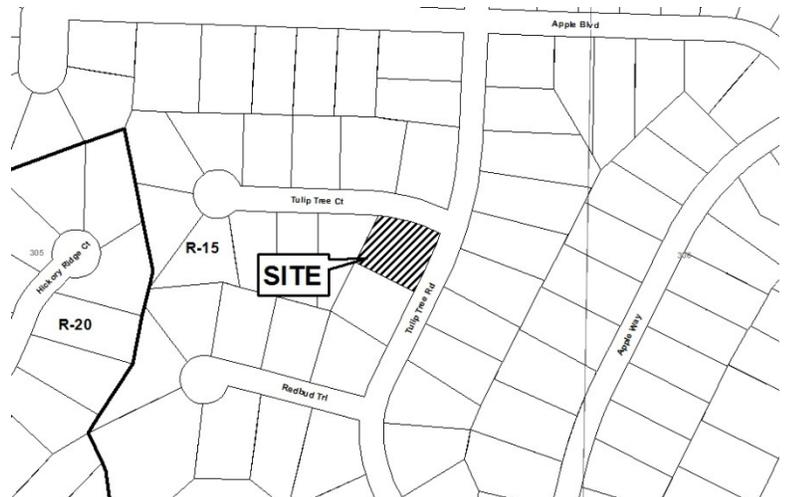
**APPROVED**      **MOTION BY**     

**REJECTED**      **SECONDED**     

**HELD**      **CARRIED**     

**STIPULATIONS:**     



**APPLICANT:** Anita Whalen **PETITION No.:** V-4

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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 subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion 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.

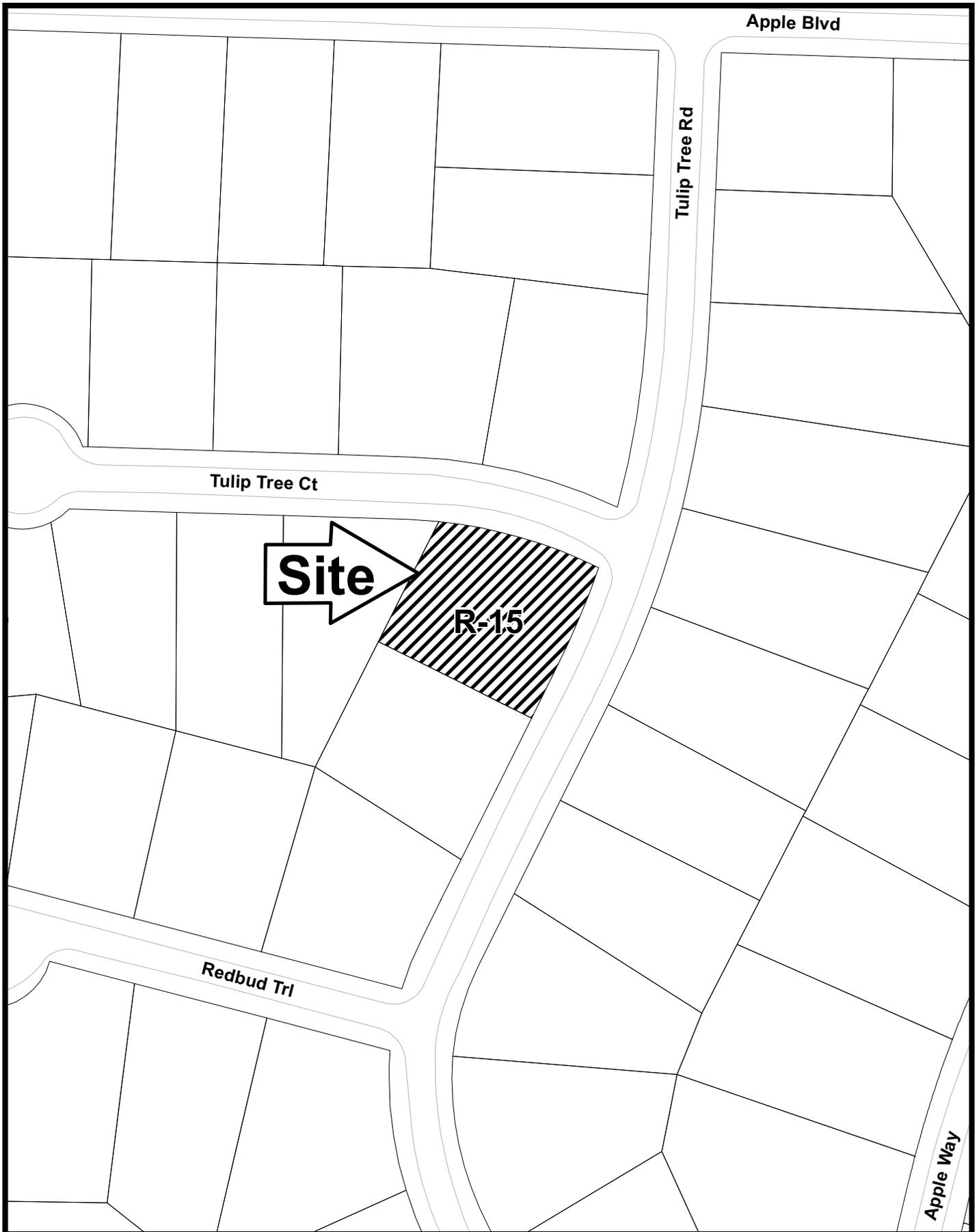
**SEWER:** No conflict.

**APPLICANT:** Anita Whalen **PETITION No.:** V-4

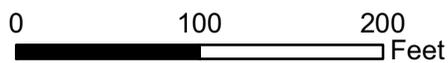
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-4



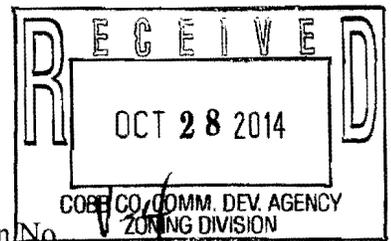
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)



Application No. 1-14-15  
Hearing Date: 1-14-15

Applicant Anita Whalen Phone # 770-833-2104 E-mail aswhalen@gmail.com  
Anita Whalen Address 1768 Tulip Tree Ct Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)  
Anita Whalen Phone # 770-833-2104 E-mail aswhalen@gmail.com  
(representative's signature)

My commission expires: DEC 3 2016

Signed, sealed and delivered in presence of \_\_\_\_\_  
**MIGUEL CASTILLO**  
 Notary Public  
 Cherokee County  
 State of Georgia  
 My Commission Expires Dec 3, 2016

Titleholder Anita Whalen Phone # 770-833-2104 E-mail aswhalen@gmail.com  
 Signature Anita Whalen Address: 1768 Tulip Tree Ct Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: DEC 3 2016

Signed, sealed and delivered in presence of \_\_\_\_\_  
**MIGUEL CASTILLO**  
 Notary Public  
 Cherokee County  
 State of Georgia  
 My Commission Expires Dec 3, 2016

Present Zoning of Property Residential

Location 1768 Tulip Tree Ct Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 District 16 2nd section Size of Tract 0.7<sup>est</sup> 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).

Ordinance stating no structure to be built within 30ft of the back boundary line is only a problem because my house was built facing Tulip Tree Rd which is the longer of the 2 sides of this corner lot. That legally makes my side yard be what you call my back yard. I want to build a screen porch beginning at the rear edge of my house across the back. Rear edge is within 30ft (so is my house)

List type of variance requested: Allow porch structure to be within 30 ft of neighbor's side boundary.