

**\* LEGEND \***

PDB POINT OF BEGINNING	IP IRON PIN FOUND
LLL LAND LOT LINE	IPS IRON PIN SET
MH MAN HOLE	OTP OPEN TOP PIPE FOUND
SSL SANITARY SEWER LINE	CTP CRIMP TOP PIPE FOUND
CO SAN SEWER CLEANOUT	RB REINFORCING BAR FOUND
CB CATCH BASIN	RBS REINFORCING BAR SET
JB JUNCTION BOX	MAG MAGNETIC READING IP
DI DRAINAGE INLET	AI ANGLE IRON FOUND
YI YARD INLET	CP CALCULATED POINT
HW HEAD WALL	-K-X FENCE
PP POWER POLE	CLF CHAIN LINK FENCE
PW POWER LINE	WDF WOOD FENCE
SSE SANITARY SEWER ESM.T.	WRF WIRE FENCE
DE DRAINAGE EASEMENT	WW WET WEATHER
UE UTILITY EASEMENT	FC FENCE CORNER
AE ACCESS EASEMENT	BL BUILDING LINE
TR TOP OF BANK	R/W RIGHT-OF-WAY
CMP CORRUGATED METAL PIPE	PL PROPERTY LINE
RCP REINFORCED CONC. PIPE	PC PROPERTY CORNER
APP AS PER PLAT	CL CENTER LINE
APD AS PER DEED	CPT CARPORT
APR AS PER RECORD	SP SCREEN PORCH
APF AS PER FIELD	P PORCH
BC BACK OF CURB	FH FIRE HYDRANT
EP EDGE OF PAVEMENT	BR BRICK
EB ELECTRIC POWER BOX	FR FRAME
EM ELECTRIC METER	WD WOOD
GM GAS METER	SN SIGN
GV GAS VALVE	P PLAT
WM WATER METER	D DEED
WV WATER VALVE	R RECORD
OH OVERHANG	F FIELD
OU OWNERSHIP UNCLEAR	N N'BORS.

V-35  
(2015)

**NOTES:**

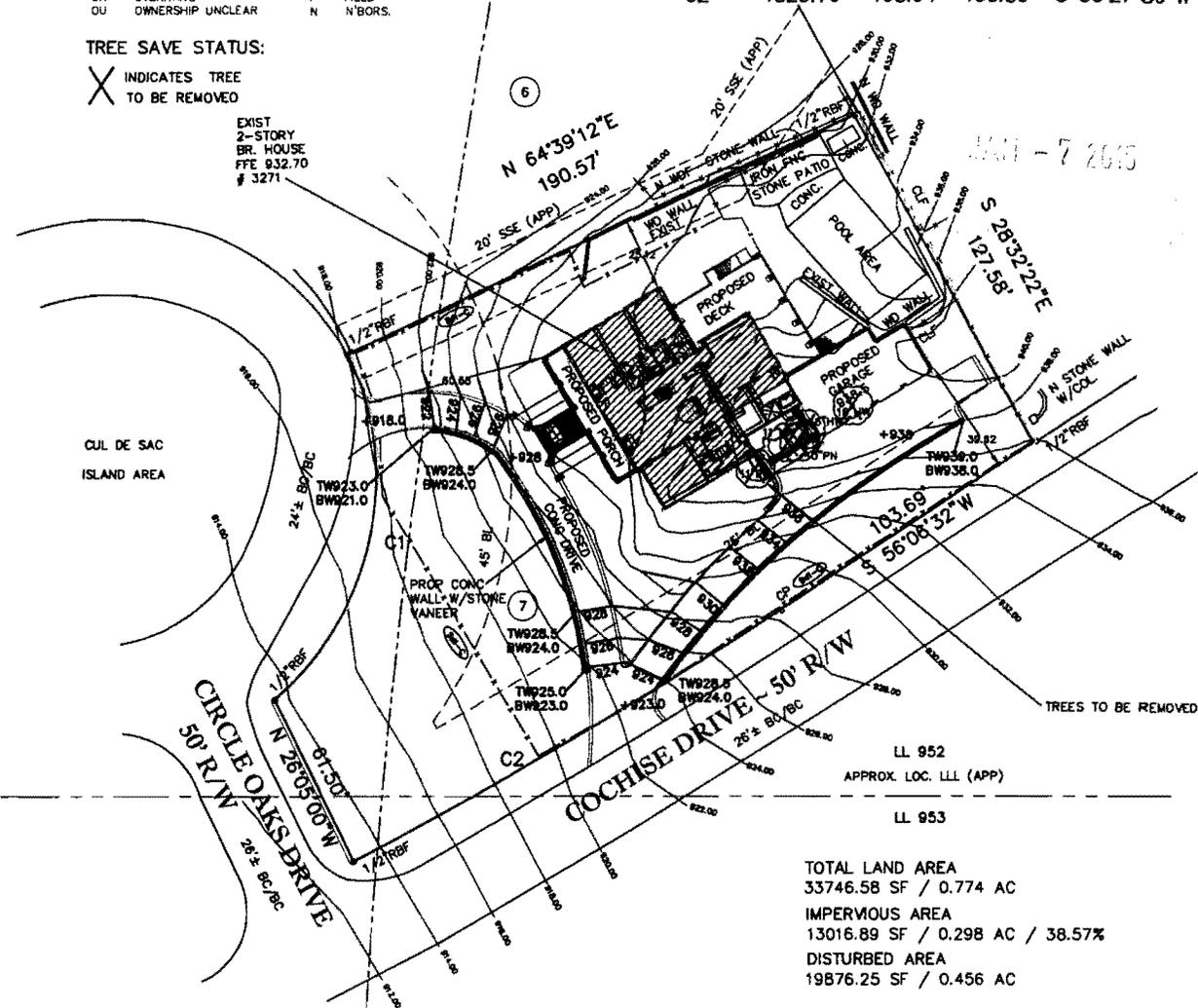
- SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY NOT BE PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE IN THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES.
  - BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
  - THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
  - 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.
  - 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, OR ENTITY.
- REVISED AND UPDATED NOV. 01, 2013  
ADDED WD WALL, STONE WALL, IRON FNC. & STONE PATIO.

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	100.00'	130.69'	121.59'	N 12°02'40"E
C2	1829.76'	168.94'	168.88'	S 59°27'00"W

**TREE SAVE STATUS:**

X INDICATES TREE TO BE REMOVED

EXIST  
2-STORY  
BR. HOUSE  
FFE 932.70  
# 3271



TOTAL LAND AREA  
33746.58 SF / 0.774 AC  
IMPERMOUS AREA  
13016.89 SF / 0.298 AC / 38.57%  
DISTURBED AREA  
19876.25 SF / 0.456 AC

PROPERTY ADDRESS:  
3271 CIRCLE OAKS DR.  
ATLANTA, GA 30339

PLAT PREPARED FOR:  
**PRESTON SMITH &  
ELIZABETH SMITH**

LOT 1 BLOCK "G"  
SUBDIVISION COCHISE BY THE CHATTAHOOCHEE UNIT "B"  
LAND LOT 952 & 953 17TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA

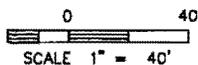
FIELD WORK DATE MAR 13, 2014 PRINTED/SIGNED JAN 2, 2015  
PLAT BOOK 78 PAGE 16 ALL MATTERS PERTAINING  
DEED BOOK 14832 PAGE 3837 TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 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 AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



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 LAW.

PAGE 2 OF 3



COORD # 20130062  
DWG # 20130062

**SURVEY LAND EXPRESS, INC.**  
LAND SURVEYING SERVICES

70 LENOX POINTE,  
ATLANTA, GA 30324  
FAX 404-801-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM

**APPLICANT:** Preston and Elizabeth Smith

**PETITION No.:** V-35

**PHONE:** 770-876-1877

**DATE OF HEARING:** 03-11-2015

**REPRESENTATIVE:** Preston and Elizabeth Smith

**PRESENT ZONING:** R-30

**PHONE:** 770-876-1877

**LAND LOT(S):** 952, 953, 975

**TITLEHOLDER:** Preston W. Smith and Elizabeth J. Smith

**DISTRICT:** 17

**PROPERTY LOCATION:** On the northeast corner of Cochise Drive and Circle Oaks Drive (3271 Circle Oaks Drive).

**SIZE OF TRACT:** 0.77 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 40 feet to 17 feet; and 2) waive the maximum impervious surface from the required 35% to 39%.

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

**BOARD OF APPEALS DECISION**

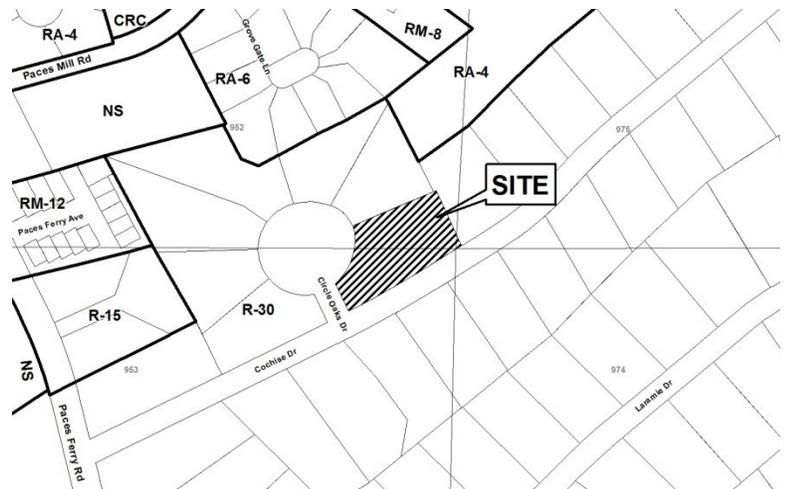
APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Preston and Elizabeth Smith    **PETITION No.:** V-35

\*\*\*\*\*

**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 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:** This parcel is located within the Chattahoochee River Corridor and is subject to the provisions of the Metropolitan River Protection Act. A Metropolitan River Protection Act review is pending. If pervious pavers are used for the garage parking pad, the impervious credit would allow the site to meet the 35% zoning limit.

**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.

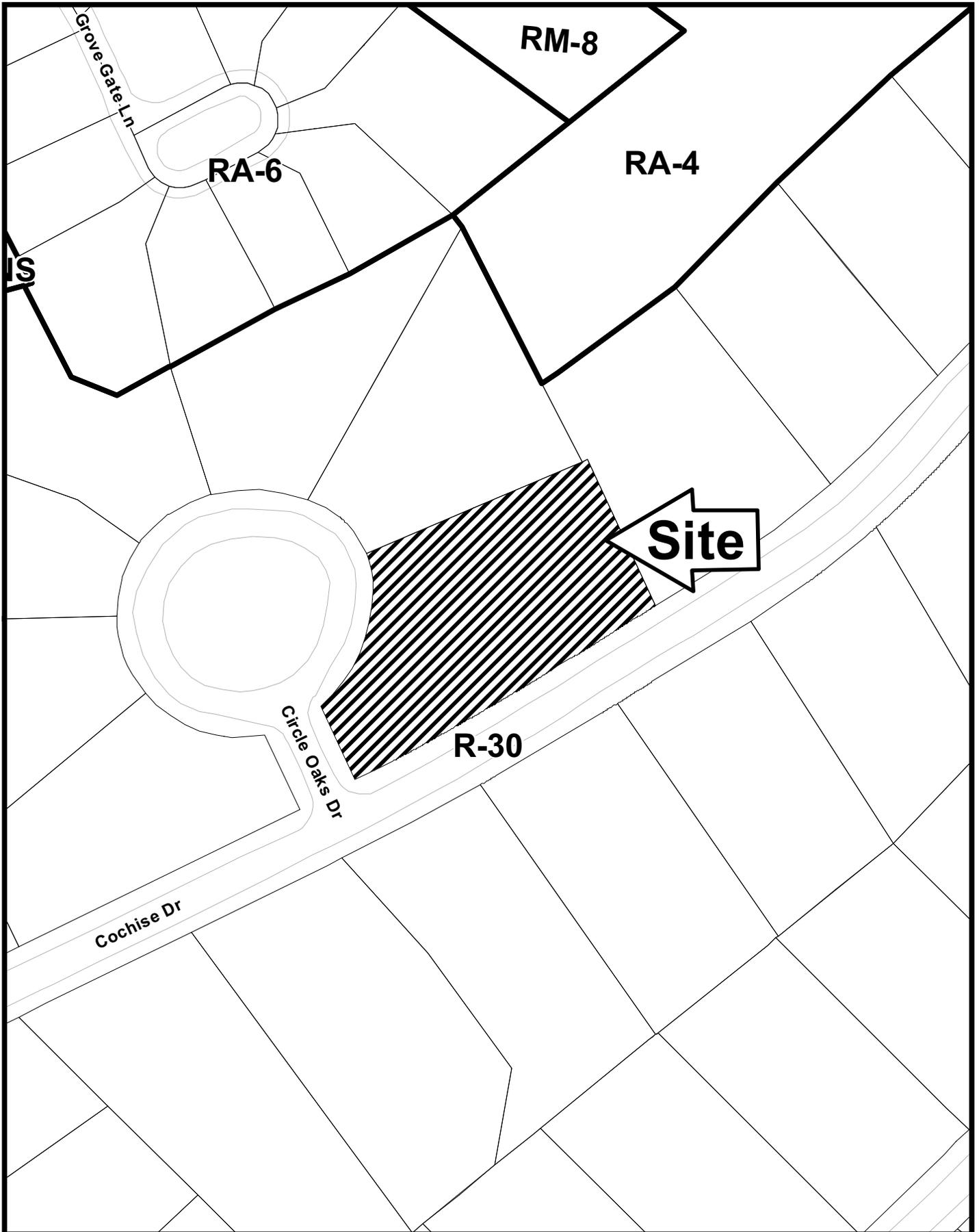
**SEWER:** No permanent structures (walls, decks, pool equipment, etc) are allowed inside or within 2 feet of the 20 foot Sanitary Sewer Easement. All existing structures in violation must be relocated, or the sewer must be relocated, or a Hold Harmless agreement must be executed.

**APPLICANT:** Preston and Elizabeth Smith    **PETITION No.:** V-35

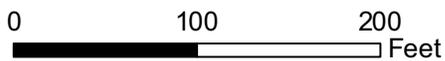
\*\*\*\*\*

**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.

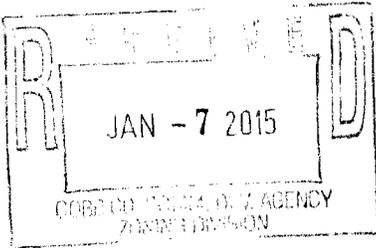
# V-35



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-35  
Hearing Date: 3-11-15

Applicant Preston & Elizabeth Smith Phone # 770-876-1877 E-mail PrestonSmith@bellsouth.net  
Address 3271 Circle Oaks Dr. SE, Atlanta, GA 30339  
(representative's name, printed) (street, city, state and zip code)

Preston & Elizabeth Smith Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: April 8, 2017

Signed, sealed and delivered in presence of:  
Jerry W. Seal  
Notary Public  
Newton Co., Georgia  
MY COMMISSION EXPIRES APRIL 8 2017

Titleholder Preston & Elizabeth Smith Phone # 770-876-1877 E-mail PrestonSmith@bellsouth.net  
Signature Preston & Elizabeth Smith Address: 3271 Circle Oaks Dr. SE Atlanta GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 8, 2017

Signed, sealed and delivered in presence of:  
Jerry W. Seal  
Notary Public  
Newton Co., Georgia  
MY COMMISSION EXPIRES APRIL 8 2017

Present Zoning of Property R-30

Location 3271 Circle Oaks Dr. SE Atlanta, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 952 and 953 District 17 Size of Tract .774 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).

Due to the shape and topography of the property and its location at the corner of Cochise Drive and the cul-de-sac circle of Circle Oaks Drive, a significant portion of the property is un-buildable because of right-of-way and building set back lines. To accomodate aging family members, the only way to attach a garage on the main level grade is to relocate the driveway and extend the garage partially into the rear set-back. The contiguous neighbors have reviewed + approved plans.

List type of variance requested: (1) Reduce the rear set-back from 40 feet to 17 feet for garage addition;  
(2) Increase the maximum allowable impervious surface area from 35% to 39%.