

V-64
(2015)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2014 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

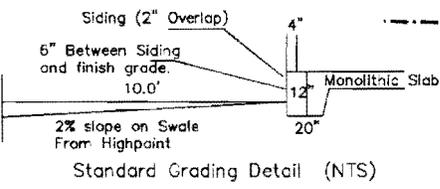
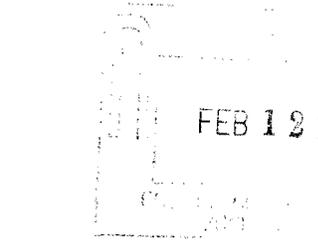
AN ANGULAR ERROR OF .03 SECONDS PER ANGLE POINT CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN INFORMATION USED IN THE PREPARATION OF THIS PLAT.

LEGEND:

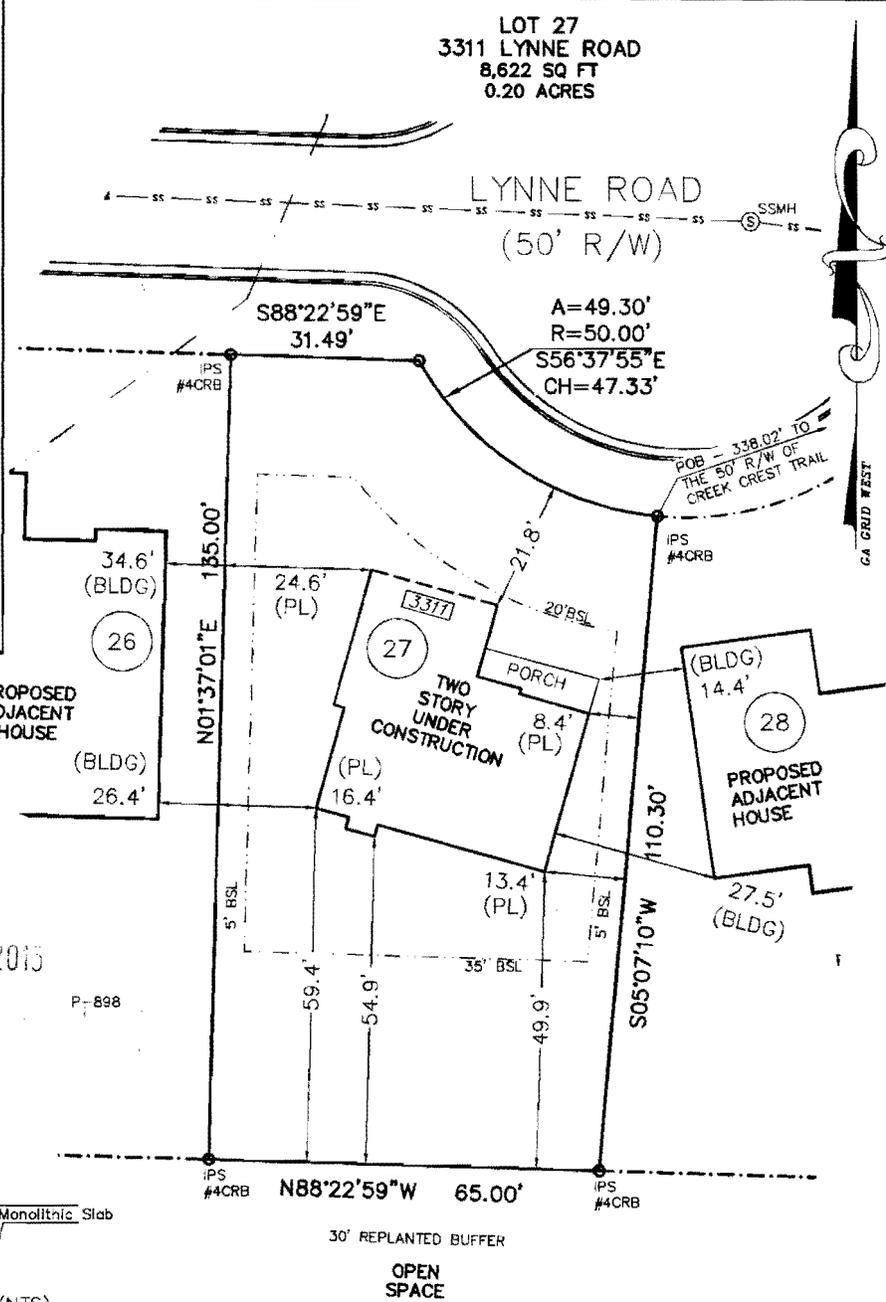
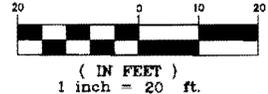
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
- RB REINFORCING BAR (REBAR)
- RB CAPPED REBAR
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- CONC CONCRETE
- PP POWER POLE
- LP LIGHT POLE
- GV GAS VALVE
- GM GAS METER
- SS SANITARY SEWER
- FENCE
- PROP PROPOSED
- CMF CONC MONUMENT FOUND
- OVERHEAD UTILITY LINE(S)
- SSMH SANITARY SEWER MAN HOLE
- MHT MAN HOLE TELEPHONE
- DWCB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- WV WATER VALVE
- WM WATER METER
- CO C/O SANITARY SEWER CLEANOUT
- LLL LAND LOT LINE
- HW HEAD WALL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- SSE SANITARY SEWER EASEMENT
- FH FIRE HYDRANT
- DE DRAINAGE EASEMENT
- PB ELECTRIC POWER BOX

BUILDING SETBACKS:

- FRONT: 20'
- SIDE: 5'
- MIN. DISTANCE
- BETWEEN HOUSES: 15'
- REAR: 35' (LOTS 1-27), 61'
- NONE (LOTS 28-60)
- ZONING: CS



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FRONTLINE SURVEYING & MAPPING, INC.
No. 2400
PROFESSIONAL
THOMAS EDWARD PERRY, JR.
02/12/15

FOR THE FIRM OF FRONTLINE SURVEYING & MAPPING, INC.
JOB #: 50688-1

VARIANCE PLAN FOR:		DATE 02/12/15	
KERLEY FAMILY HOMES		SCALE 1" = 20'	
LAND LOT 983	19th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
SUBDIVISION DOGWOOD PARK		PHASE: SECTIONS	PB 256 PG 15-18
LOT(S) 27	REVISION:	BY:	DATE:
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
MAP ID 13067C01B2H		EFFECTIVE DATE: 03/03/13	

APPLICANT: Kerley Family Homes

PETITION No.: V-64

PHONE: 770-792-5500

DATE OF HEARING: 04-01-2015

REPRESENTATIVE: Gene Kerley

PRESENT ZONING: CS

PHONE: 404-680-9601

LAND LOT(S): 983

TITLEHOLDER: Kerley Family Homes at HR, LLC

DISTRICT: 19

PROPERTY LOCATION: On the south side of Lynne Road, east of Lynne Drive (3311 Lynne Road).

SIZE OF TRACT: 0.20 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the distance between houses from the required 15 feet to 14.4 feet.

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

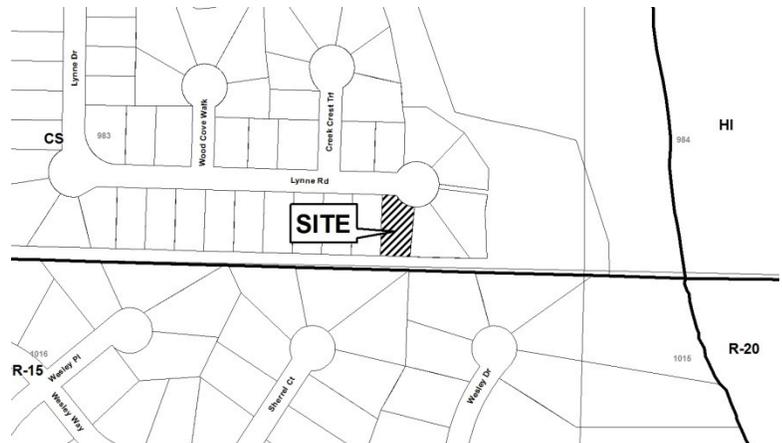
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

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.

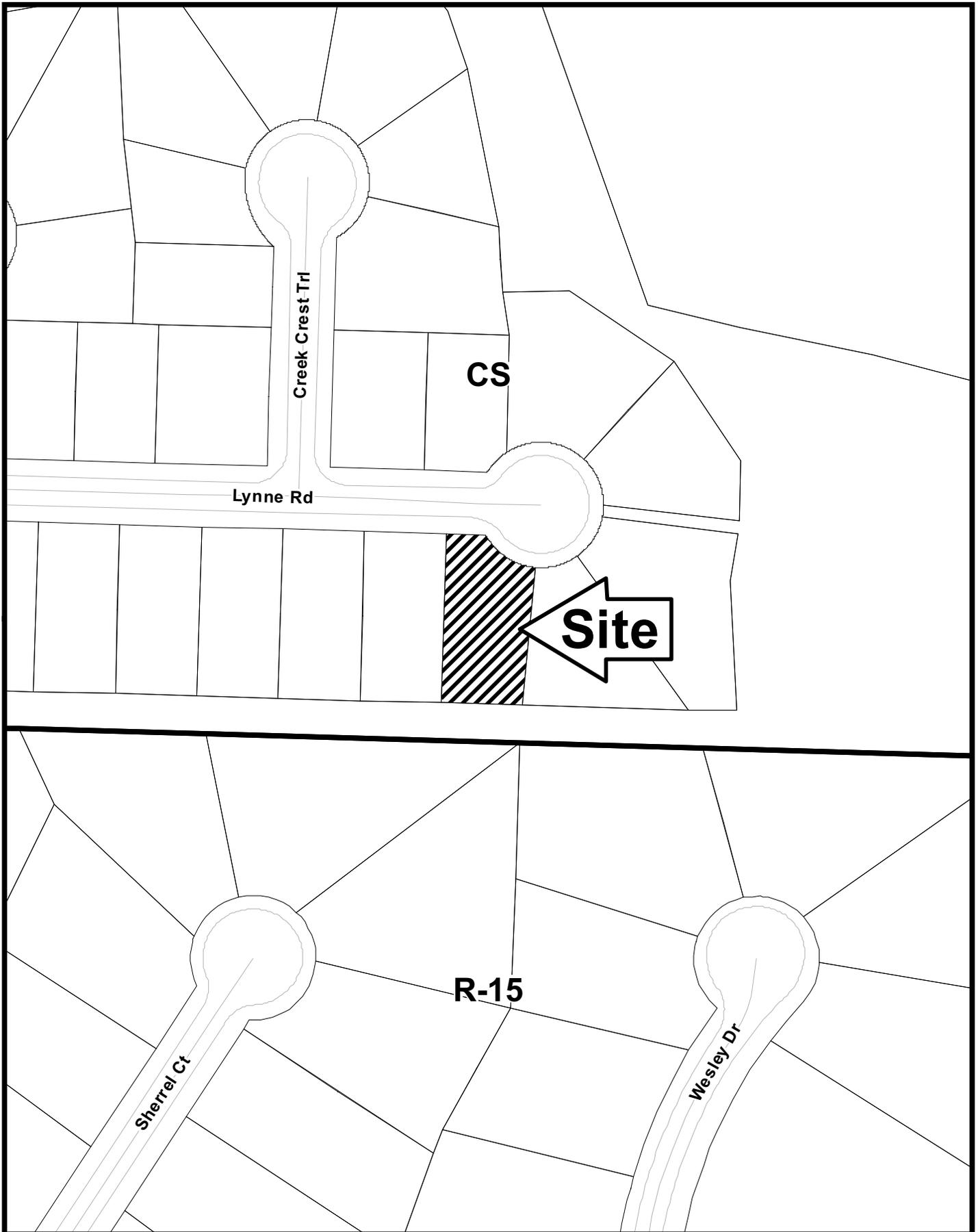
WATER: No conflict (Powder Springs service area).

SEWER: No conflict (Powder Springs service area).

APPLICANT: Kerley Family Homes **PETITION No.:** V-64

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-64



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

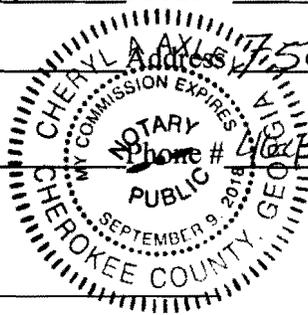
FEB 12 2015

(type or print clearly)

Application No. V-64
Hearing Date: 4-1-15

Applicant Kerley Family Homes Phone # 770 792-5508 E-mail gkerley@kerleyfamilyhomes.com
GENE KERLEY Address: 750 Chastain Corner Marietta GA
(representative's name, printed) (street, city, state and zip code)

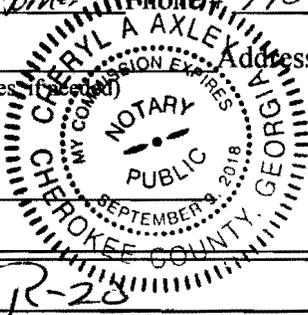
Gene Kerley Phone # 678 680 9601 E-mail gkerley@kerleyfamilyhomes.com
(representative's signature)



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

My commission expires: 9-9-18

Titleholder Kerley Family Homes Phone # 770 792 5500 E-mail gkerley@kerleyfamilyhomes.com
Signature [Signature] Address: _____
(attach additional signatures if needed) (street, city, state and zip code)



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

My commission expires: 9-9-18

Present Zoning of Property R-20

Location 3311 LYNNE RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 983 District 19th Size of Tract 0.198 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 0.198 Shape of Property _____ Topography of Property FLAT 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).

List type of variance requested: Due to Porch encroaching side set back between homes ILO d5-0 like to change it to 14'-6"