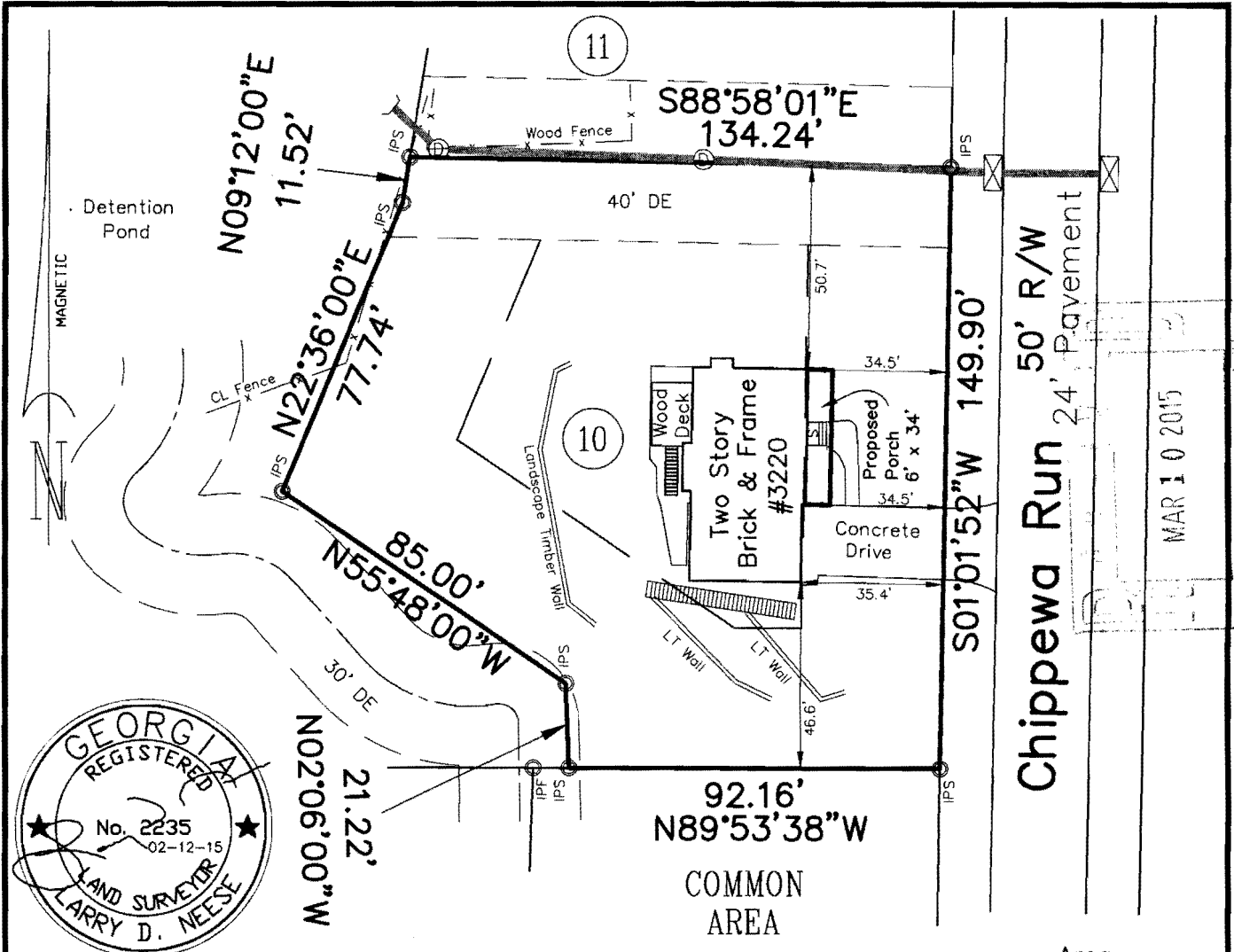


V-72
(2015)



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board 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.

Area
20,286.2 Sq. Ft.
0.466 Acres

MAR 10 2015

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0019G DATED 12-16-08

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,354 FEET AND AN ANGULAR ERROR OF 2 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,689 FEET.

EQUIPMENT UTILIZED: ANGULAR Sokkia Set 60R LINEAR Sokkia Set 60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

40 20 0 40 80
GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

SURVEY FOR: Fong Haung	
LOT 10	BLOCK
Tamarack Falls S/D Unit II	
PLAT BOOK 191	PAGE 62
LAND LOT 180	
DISTRICT 20th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
FIELD DATE 02-12-15	PLAT DATE 02-04-15
SCALE: 1" = 40'	JOB NO. 150012

Larry D. Neese, PLS

P. O. Box 34, Jasper, Georgia 30143 (770) 428-2122 E-Mail: Lneese2235@aol.com

APPLICANT: Fong Huang

PETITION No.: V-72

PHONE: 770-499-8166

DATE OF HEARING: 05-13-2015

REPRESENTATIVE: Fong Huang

PRESENT ZONING: R-20

PHONE: 770-499-8166

LAND LOT(S): 180

TITLEHOLDER: Brian Huang and Fong Huang

DISTRICT: 20

PROPERTY LOCATION: On the west side of Chippewa Run, north of Hackmatack Drive (3220 Chippewa Run).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 28 feet.

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

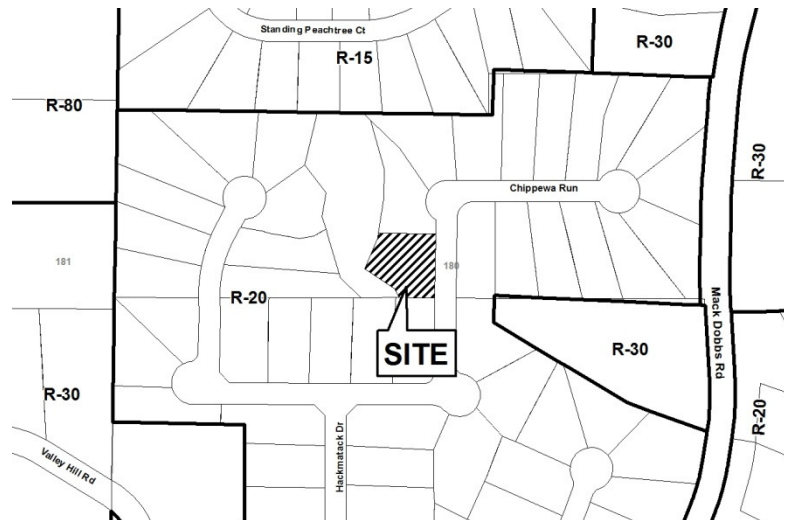
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Fong Huang **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 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: 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.

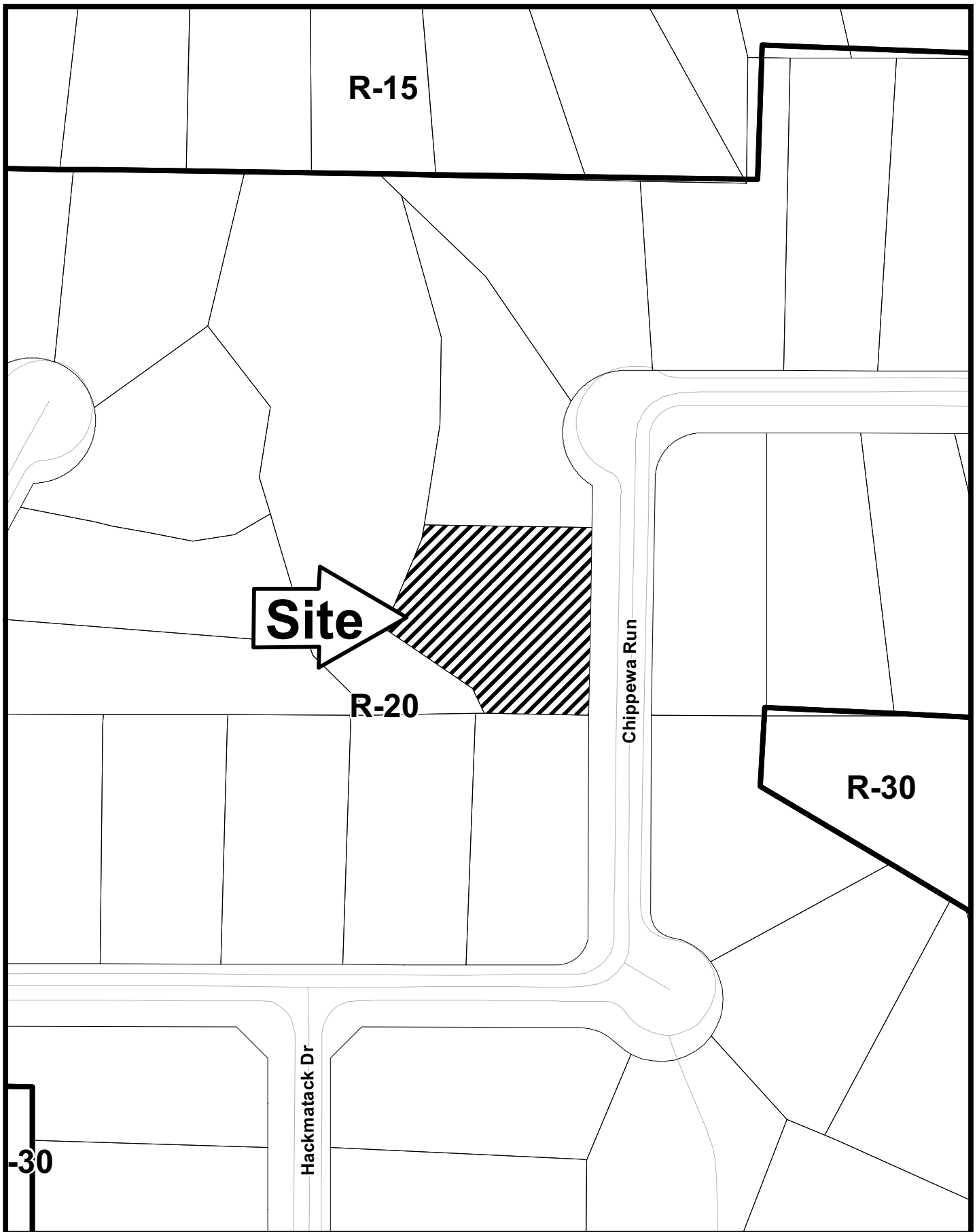
WATER: No conflict.

SEWER: No conflict.

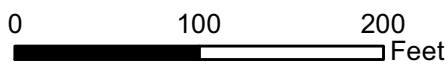
APPLICANT: Fong Huang **PETITION No.:** V-72



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.

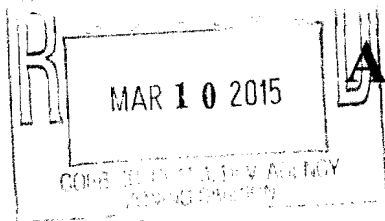
V-72



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: 5-13-15

Applicant Fong Huang Phone # 770-499-8166 E-mail huangkf@comcast.net

Fong Huang
(representative's name, printed) Address 3220 Chippewa Run, Kennesaw, GA 30152
(street, city, state and zip code)

Fong Huang
(representative's signature) Phone _____ E-mail _____

My commission expires: 5/22/18 Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder Brian + Fong Huang Phone # 770-499-8166 E-mail huangkf@comcast.net

Signature Fong Huang
(attach additional signatures, if needed) Address 3220 Chippewa Run, Kennesaw, GA 30152
(street, city, state and zip code)

My commission expires: 5/22/18 Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property R-20

Location 3220 Chippewa Run, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 10 District 20th Size of Tract 0.46 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).

I would like to build a 6x34' front porch, however, the porch is not allowed to be built with the required front setback of 35 feet. Therefore, I would like to apply for an adjustment for a 28.5' variance from the setback regulation, allowing the porch to be built.

List type of variance requested: _____

