

ARC = 71.63'  
 RAD = 206.54'  
 CHORD BEARING  
 S 09°07'11" W  
 CHORD DIST. 71.27'

BOUNDARY  
 RETRACEMENT SURVEY  
 FOR  
 THOMAS J. HUESCH  
 AND  
 LAURA I. HUESCH  
 BEING LOT 127, BLOCK R  
 UNIT XIV  
 OF  
 BROOKSTONE RD. I  
 SUBDIVISION

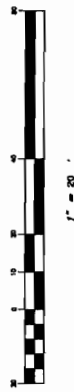
LOCATED IN LAND LOT 229 OF  
 THE 20TH DISTRICT 2ND SECTION  
 OF COBB COUNTY, GEORGIA  
 SCALE 1" = 20'  
 DATED JANUARY 20, 2015  
 (FIELD LOCATION COMPLETED 01-16-2015)  
 JOB NUMBER 3410-15  
 (DRAWING NO. 2)  
**RULLING AND RULLING LAND SURVEYORS**  
 2680-B SUMMERS STREET N.W.  
 KENNESAW GEORGIA 30144  
 PHONE (770) 422-8768

(DRAWING NO. 2)  
 JOB NUMBER 3410-15

REFERENCE PLAT FOUND  
 IN PLAT BOOK 233 PAGE 44



**RECEIVED**  
 APR - 6 2015  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



**FLOOD HAZARD NOTE**  
 THIS SURVEY DOES NOT include a 100 year flood hazard area as defined by  
 the Federal Emergency Management Agency, Community Planning  
 Number 1287-C (07/8 S. Revised December 16, 2006)  
 The client was prepared for the accurate use of the property, easements, or  
 other interests shown on this plat. The client was advised that the  
 surveyor is not responsible for an accurate determination of the accuracy  
 of the flood hazard data.  
 The client has been prepared using a computer reading device to 1 second  
 and an electronic distance measuring device reading directly to 1/16  
 inch. The client was advised that the surveyor is not responsible for  
 the accuracy of the flood hazard data.  
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 accuracy of the flood hazard data.  
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 accuracy of the flood hazard data.

THE PROPOSED NEW CONSTRUCTION AREA (17.0' X 14.5') LOCATION  
 IS SHOWN ON THE PLAT AND IS TO BE CONSIDERED AS ONE OF THE  
 PROPOSED CHANGES TO THE PLAT. THE SURVEYOR IS NOT  
 RESPONSIBLE FOR THE ACCURACY OF THE FLOOD HAZARD DATA  
 SHOWN ON THE PLAT.  
 THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE  
 FLOOD HAZARD DATA SHOWN ON THE PLAT.

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CL - CENTER LINE	--- - CENTER LINE
CO - CONCRETE	--- - CONCRETE
CR - CURB	--- - CURB
DR - DRIVE	--- - DRIVE
FR - FENCE	--- - FENCE
GC - GOLF COURSE	--- - GOLF COURSE
GS - GOLF SHAFT	--- - GOLF SHAFT
HA - HAMMOCK	--- - HAMMOCK
IR - IRON PIPE	--- - IRON PIPE
LD - LANDSCAPE	--- - LANDSCAPE
LP - LEAD PIPE	--- - LEAD PIPE
MS - MASONRY	--- - MASONRY
PO - POLE	--- - POLE
PS - PAVED SURFACE	--- - PAVED SURFACE
RP - RAILROAD	--- - RAILROAD
SP - SPUR	--- - SPUR
ST - STREET	--- - STREET
TR - TRAIL	--- - TRAIL
UT - UTILITY	--- - UTILITY
VE - VEGETATION	--- - VEGETATION
WI - WIRE	--- - WIRE
WM - WOODEN	--- - WOODEN
WP - WOOD PILE	--- - WOOD PILE

**APPLICANT:** Laura Hubsch

**PETITION No.:** V-87

**PHONE:** 770-420-9042

**DATE OF HEARING:** 06-10-2015

**REPRESENTATIVE:** Amy N. Hall

**PRESENT ZONING:** PD

**PHONE:** 770-318-8097

**LAND LOT(S):** 229

**TITLEHOLDER:** Laura I. Hubsch, and her successors, as the Trustee of The Laura I. Husbch Revocable Trust

**DISTRICT:** 20

**PROPERTY LOCATION:** On the west side of Benbrooke Lane, north of Benbrooke Overlook (1383 Benbrooke Lane).

**SIZE OF TRACT:** 0.36 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** To increase the maximum allowable impervious surface from 40% to 53%

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

**BOARD OF APPEALS DECISION**

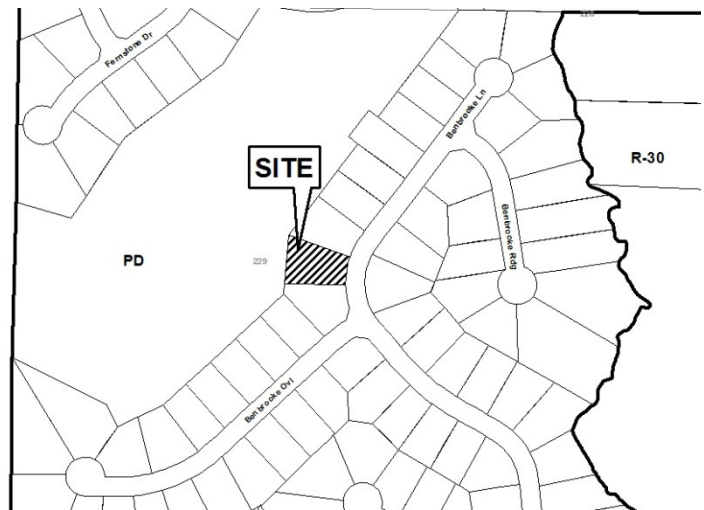
APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Laura Hubsch

**PETITION No.:** V-87

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**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. The existing coverage has been in place for over 15 years. The new gazebo will be located over an existing impervious area.

**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.

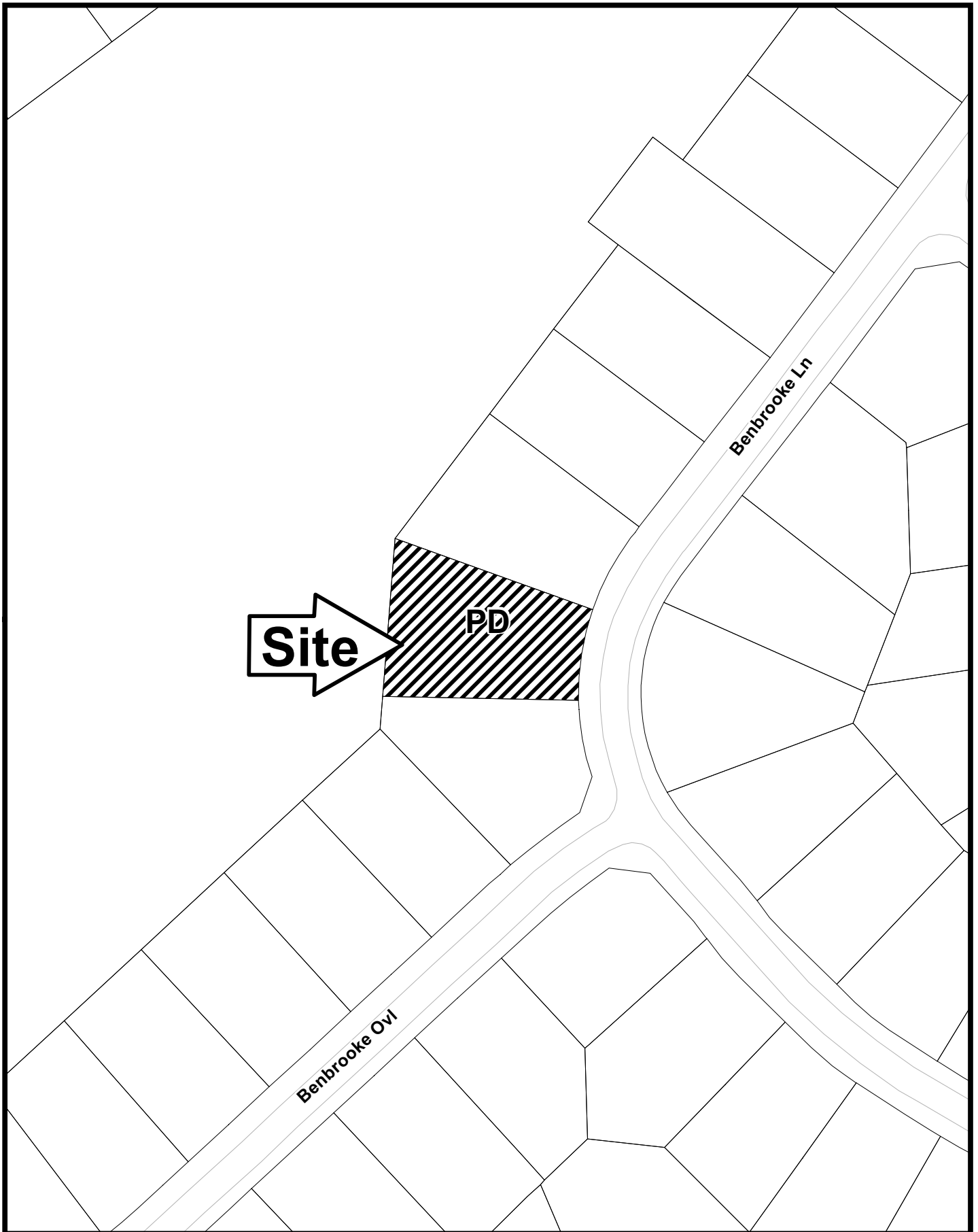
**SEWER:** No conflict.

**APPLICANT:** Laura Hubsch **PETITION No.:** V-87

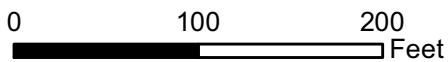
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-87



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



-  City Boundary
-  Zoning Boundary