

THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 74,
PAGE 152. THE PURPOSE OF THIS REVISION IS TO:

SHOW CURRENT BUILDING SETBACKS FOR R-20 ZONING.

APPROVED BY: _____ DATE _____
COBB COUNTY ZONING DIVISION

COBB COUNTY DEVELOPMENT & INSPECTIONS DIVISION DATE _____



- SURVEY NOTES:**
1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 134,429 FEET.
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN AVERAGE CROSSER OF 03" PER ANGLE AND WAS ADJUSTED USING THE COLLIER METHOD.
 3. EQUIPMENT TOPCON GPT 8205A ROBOTIC STATION
 4. DATE OF SURVEY: 03-25-15
 5. I HAVE THIS DATE EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0068H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

CURRENT ZONING: R-20
FRONT SETBACK: 35 FT.
MINOR SIDE SETBACK: 10 FT.
MAJOR SIDE SETBACK: 25 FT.
REAR SETBACK: 35 FT.
SETBACKS ARE PER CURRENT ZONING REQUIREMENTS.
LOT AREA = 22,674 SQ. FT.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(878) 483-0242

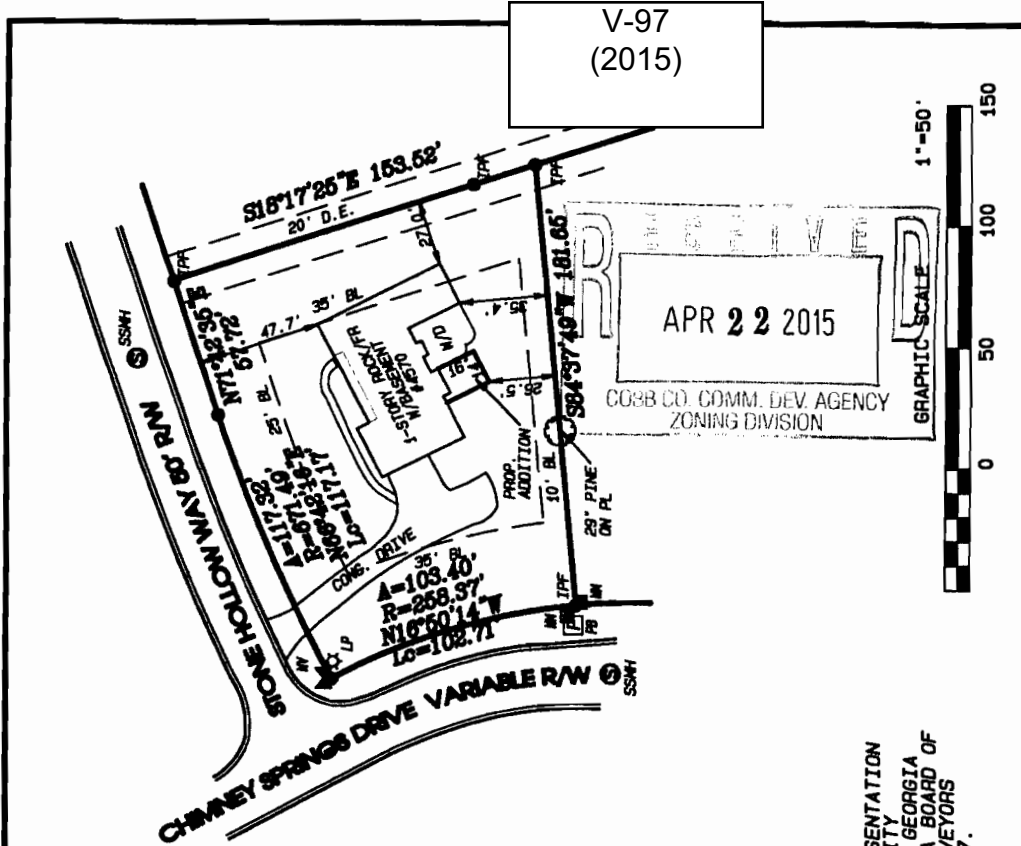
DRAWN BY
RBB
CHECKED BY
RBB
DRAWING SCALE
1" = 50'
FILE NUMBER
6040.PRO
JOB NUMBER
6040



REVISION RECORD	DATE	DESCRIPTION	ADDRESS COMMENTS
	4-16-15		

FINAL SURVEY
LOT 31, BLOCK "T",
CHIMNEY SPRINGS SUBD. UNIT 9

LOCATED IN: LAND LOT 20
1ST DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 04-01-2015
PREPARED FOR:
SAM ROTH



V-97
(2015)

APPLICANT: Samuel Roth

PETITION No.: V-97

PHONE: 404-317-5282

DATE OF HEARING: 07-15-2015

REPRESENTATIVE: Samuel Roth

PRESENT ZONING: R-20

PHONE: 404-317-5282

LAND LOT(S): 20

TITLEHOLDER: Samuel S. Roth and Bonnie S. Roth

DISTRICT: 1

PROPERTY LOCATION: On the southeast corner of
Chimney Springs Drive and Stone Hollow Way
(4570 Stone Hollow Way).

SIZE OF TRACT: 0.52 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 27 feet (existing).

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Samuel Roth **PETITION No.:** V-97

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.

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.

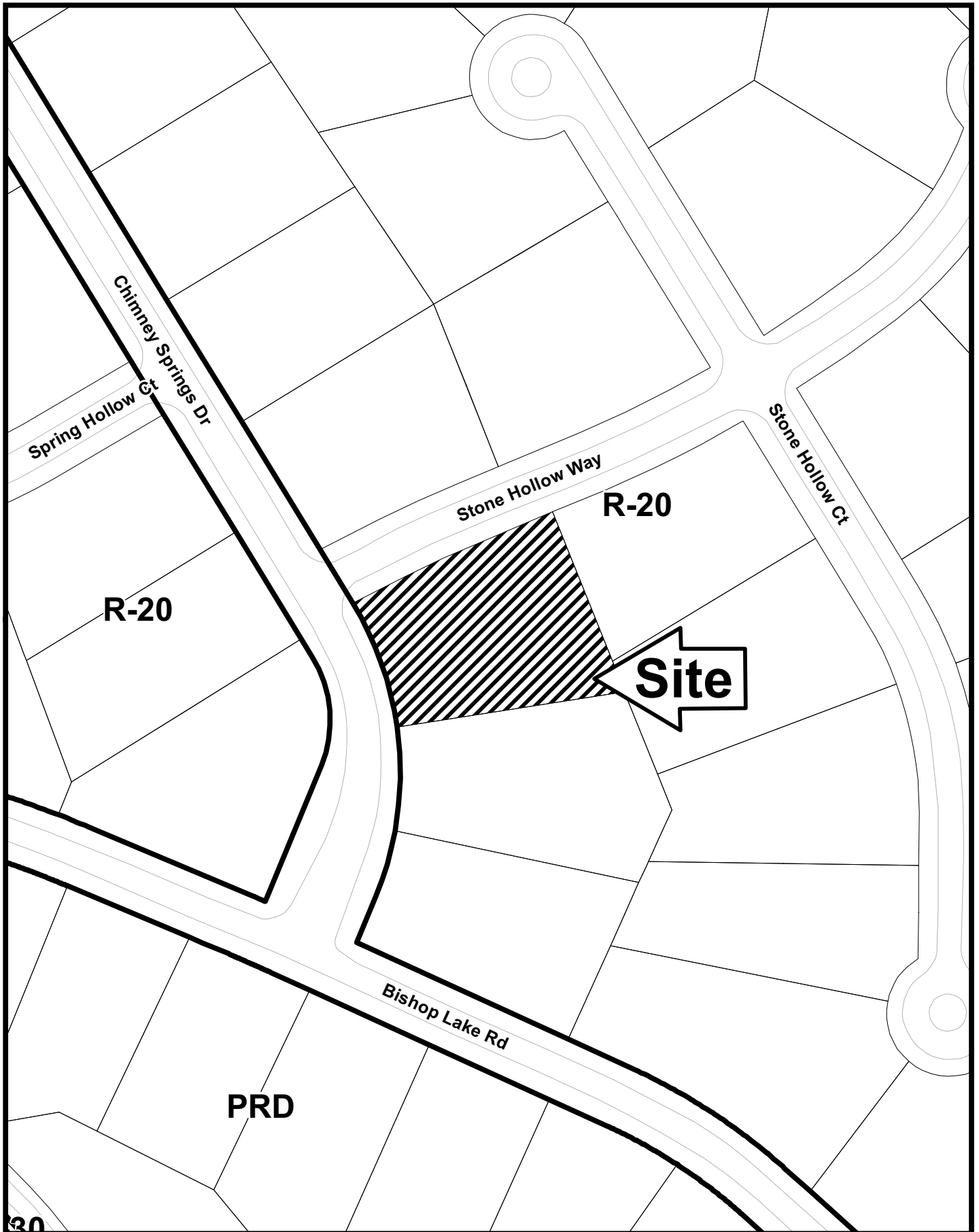
WATER: No conflict.

SEWER: No conflict.

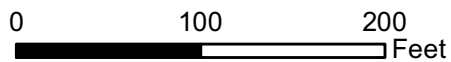
APPLICANT: Samuel Roth **PETITION No.:** V-97

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.

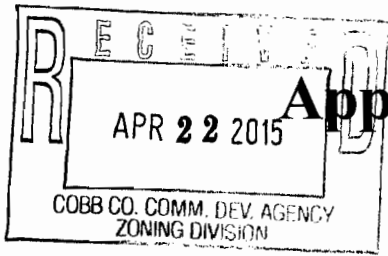
V-97



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)

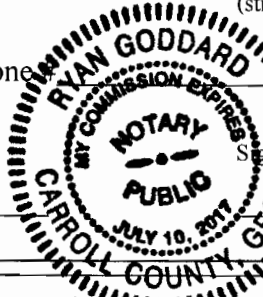
Application No. V-97
Hearing Date: 7-15-15

Applicant Samuel Roth Phone # (404) 317-5282 E-mail samroth@bellsouth.net

? Samuel Roth Address 4570 Stone Hollow Way, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30062

Samuel S. Roth Phone _____ E-mail _____
(representative's signature)

My commission expires: July 10, 2017

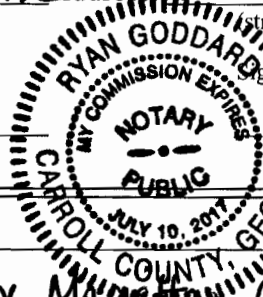


Signed, sealed and delivered in presence of: Added
Notary Public

Titleholder Samuel & Bonnie Roth Phone # (404) 317-5282 E-mail samroth@bellsouth.net

Signature Samuel S. Roth / Bonnie Roth Address: 4570 Stone Hollow Way, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: July 10, 2017



Signed, sealed and delivered in presence of: Added
Notary Public

Present Zoning of Property _____

Location 4570 Stone Hollow Way, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 District 1st Size of Tract _____ 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).

Hardship: Plat requirements in 1979 conflict with plat requirements today. _____
This variance is to recognize that the builder in 1979 placed the southeast corner of the structure (home) eight feet over the 35 foot setback restriction at the rear of the property. _____
If future structural repairs are required by the current or future homeowner, this variance will be recorded so that work could commence immediately without delay. _____

List **Type of Variance:**
_____ **Original builder (1979) followed setback requirements for all corners of the structure except the southeast corner. The structure encroaches the setback by eight feet. No variance was found to acknowledge this encroachment, thus the current homeowner looks to remedy the encroachment via the variance process.** _____