

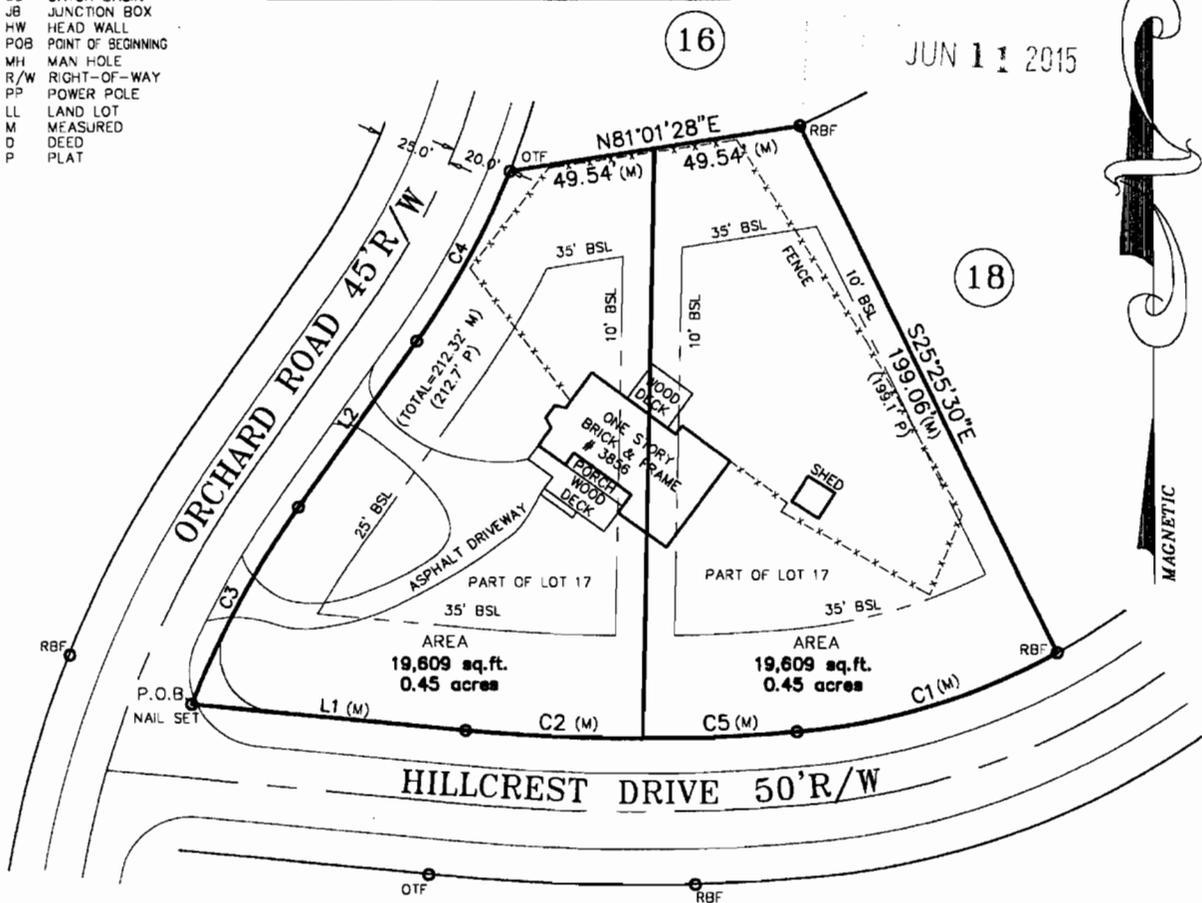
V-110
(2015)

LEGEND

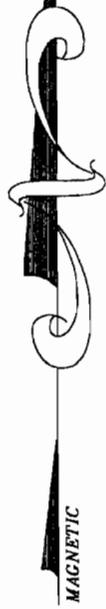
- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CURVE				
CURVE	LENGTH	RAD		
C1	92.31	215.84	91.61	S72°50'46"W
C2	59.87	617.16	59.85	S87°18'08"E
C3	76.88	322.04	76.69	S28°30'05"W
C4	66.33	278.05	66.17	N28°30'21"E
C5	51.92	617.16	51.91	S87°30'30"W

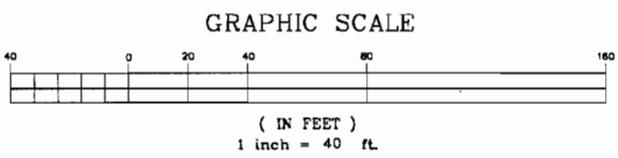
LINE TABLE		
LINE	LENGTH	BEARING
L1	92.73'	N84°31'23"W
L2	69.11'	N35°20'24"E



JUN 11 2015



PROPOSED ZONING R-20
 IMPROVEMENTS TO BE REMOVED
 MAJOR SIDE 25' SETBACK
 FRONT 35' SETBACK
 REAR 35' SETBACK
 SIDE 10' SETBACK



PLAT CERTIFICATION NOTICE

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.

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 THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS 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 AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-18, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING.

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 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 WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

REF. JOB # 08-04560 11/17/08

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	6/10/2015
	OWNER / PURCHASER		SCALE	
	LAND LOT 769 17th DISTRICT 2nd SECTION		COBB COUNTY, GEORGIA	
	LOT PART OF LOT 17 BLOCK UNIT		AREA OF LOT:	
	SUBDIVISION RIDGEWOOD HEIGHTS SECTION NO.2			
PLAT BOOK 14 PAGE 18 DEED BOOK PAGE		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052				

APPLICANT: Angel Oak Homes, LLC

PETITION No.: V-110

PHONE: 770-422-7016

DATE OF HEARING: 08-12-2015

REPRESENTATIVE: Parks F. Huff, Esq.

PRESENT ZONING: R-20

PHONE: 770-422-7016

LAND LOT(S): 769

TITLEHOLDER: Subodh Lal and Chhavi Lal

DISTRICT: 17

PROPERTY LOCATION: At the northeast intersection of Orchard Road and Hillcrest Drive (3856 Hillcrest Drive).

SIZE OF TRACT: 0.90 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 19,000 square feet for two proposed lots.

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

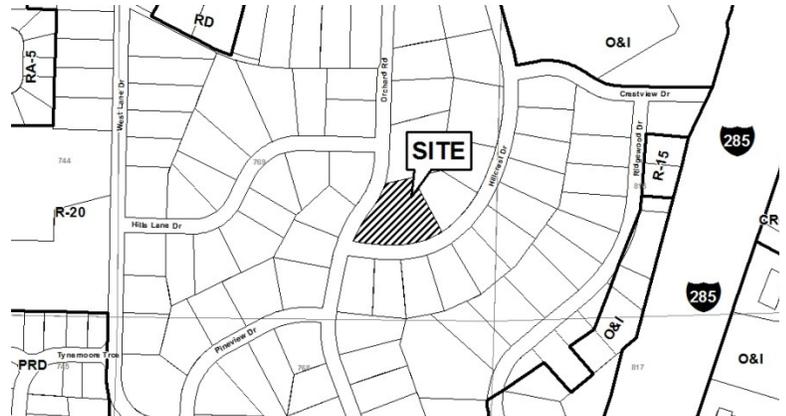
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Angel Oak Homes,LLC

PETITION No.: V-110

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 issuance of any building permits) showing the lot division and referencing this variance case. The existing house must be removed before the plat can be approved for recording. 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: If variance is granted, lot grading plans will be required to be approved by Stormwater Management Division prior to issuance of building permits.

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.

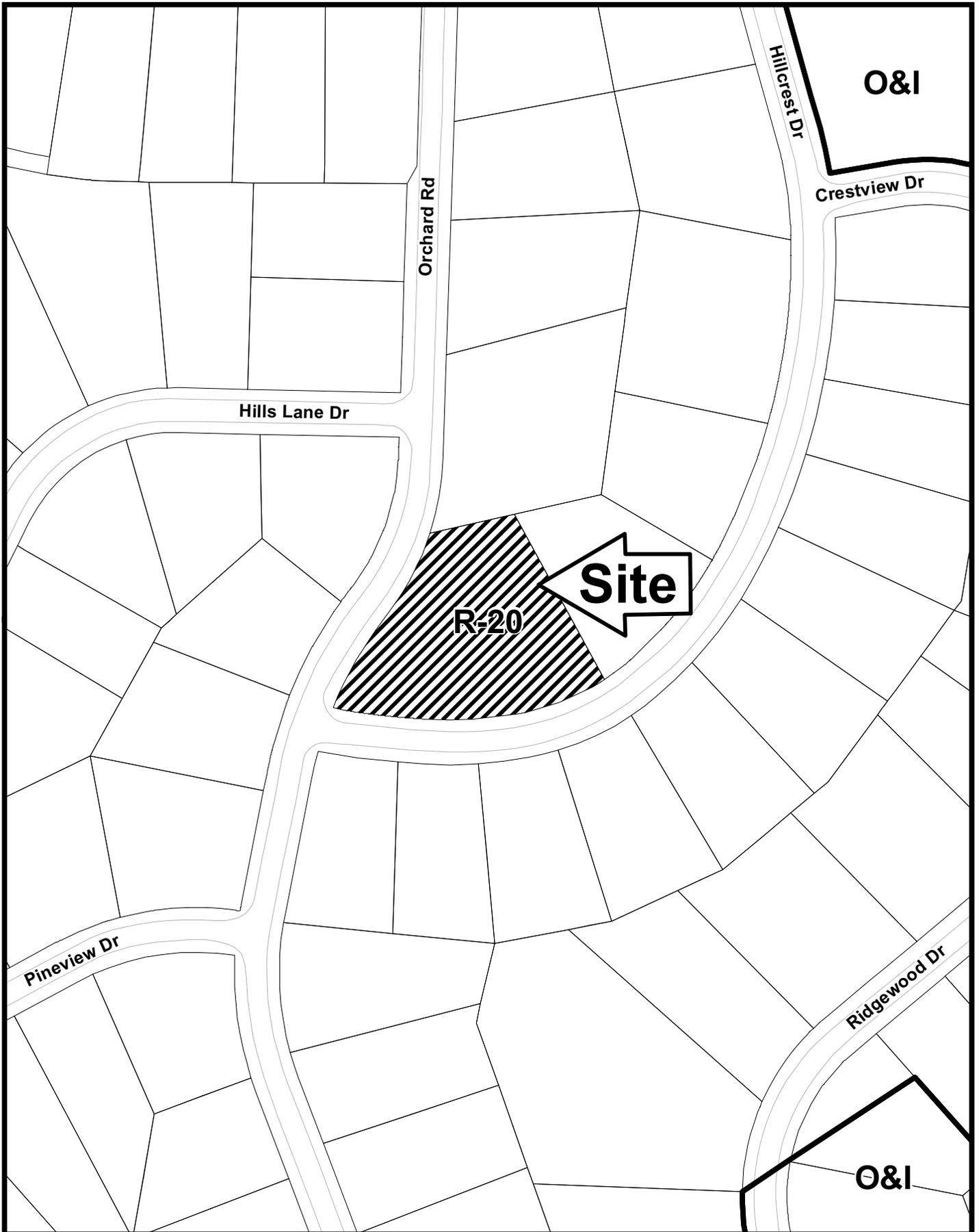
WATER: No conflict.

SEWER: Applicant should be made aware that this property is in the Hillcrest Drive Petition Extension Area \$2,300+ System Development Fee per lot. After spilt, both lots must connect to sewer and pay the fees.

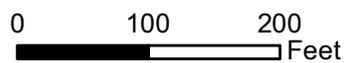
APPLICANT: Angel Oak Homes,LLC **PETITION No.:** V-110

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-110



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



-  City Boundary
-  Zoning Boundary

JUN 11 2015

Application for Variance Cobb County

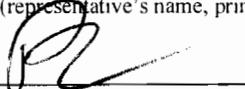
(type or print clearly)

Application No. V- 110

JUN 11 2015 Hearing Date: 08/11/2015

Applicant Angel Oak Homes, LLC Phone # _____ E-mail _____

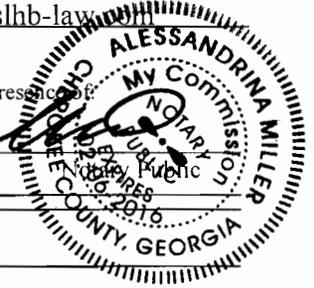
Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

Phone # (770) 422-7016 E-mail phuff@slhb-law.com

Signed, sealed and delivered in presence of:





My commission expires: 2-6-16

Titleholder Subodh Lal & Chhavi Lal Phone # _____ E-mail _____

Signature See attached Exhibit "A" for signatures Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location 3856 Hillcrest Drive, Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 769 District 17 Size of Tract 0.9 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).

The Ridgewood Heights neighborhood was platted and developed prior to the adoption of a zoning ordinance. The lot being subdivided is 39,217 square feet which would create two lots approximately 19,000 square feet. Of the 67 lots in Hillcrest, 14 are less than 20,000 square feet with lots as small as 17,000 square feet.

List type of variance requested: Reduce the required lot size from 20,000 square feet to 19,000 square feet to subdivide a 39,217 square foot lot.