

V-115
(2015)

This plat supercedes a portion of the plat recorded in Plat Book 212 Page 12.
The purpose of this revision is to:
To add land from Lot 82 to lot 83 to clear the detached garage property line encroachment.

Approved by _____ Date _____
Cobb County Water System
Cobb County Zoning Division
Cobb County Development & Inspections Division
Date _____

Owner's Acknowledgment

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval for any other use of the property. I understand that any easement or other right created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims or damages that may be asserted against me or my heirs, successors, or assigns, if and when I do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Signature _____ Printed Name _____ Date _____

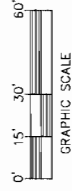
Signature _____ Printed Name _____ Date _____

Address:

Lot 82
4288 Bristlecone Drive
Marietta, Ga. 30064

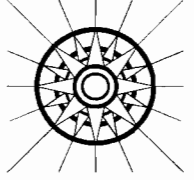
Lot 83
4290 Bristlecone Drive
Marietta, Ga. 30064

This survey was prepared in conformity with the Technical Standards for Land Surveyors of the State of Georgia, Chapter 180-2-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors, Georgia Code, Official Code of Georgia Annotated, 19-4-87.



TASO & ASSOCIATES, LLC
LAND SURVEYORS

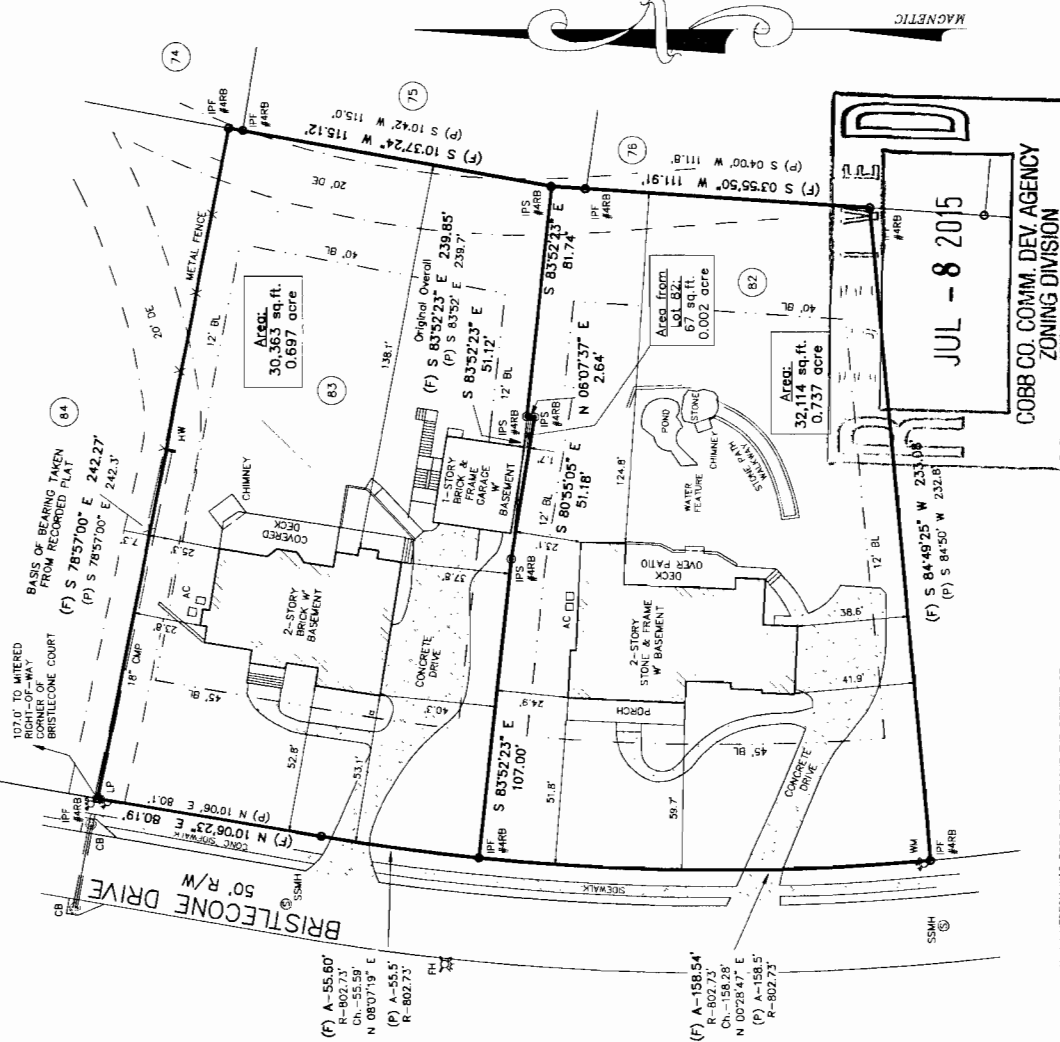
1000 South Peachtree Street, Suite 305
Averett, Georgia 30101
404-875-9911
taso@taso-llc.com



(F) - FIELD MEASUREMENTS
(P) - RECORD PLAT MEASUREMENTS

LEGEND:

- B/C - BACK OF CURB
- CB - CATCH BASIN
- CH - CHORD
- CL - CURB LINE
- CUP - CORRUGATED METAL PIPE
- CONC - CONCRETE
- DE - DRAINAGE EASEMENT
- EDP - EDGE OF PAVEMENT
- EA - EASTING
- IP - IRON PIN FOUND
- IPS - IRON PIN SET
- #ARB - 1/2" REBAR
- A - LENGTH OF ARC
- PP - POWER POLE
- RTW - RETAINING WALL
- R/W - RIGHT-OF-WAY
- SSE - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
Re-Plat of:
Lots 1 and 2
Sweet Pine Creek
Located in Land Lot 312
20th District - 2nd Section
Cobb County, Georgia
June 25, 2015
Scale: 1" = 30'

SURVEYOR'S CERTIFICATE: THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THEREON HEREON ACTUALLY EXIST, AND THEIR LOCATIONS, SIZES, TYPES AND MATERIALS ARE CORRECTLY SHOWN.

ANASTASIOS COSTARIDES
DLS 2448

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED, TASO & ASSOCIATES, LLC, MAKES NO GUARANTEES OR REPRESENTATIONS AS TO RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENT'S CONVENIENCE. THE SURVEYOR MAY BE OTHER RESPONSIBLE ONLY FOR THE UTILITIES SHOWN; THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION (LOT 82) OF ONE IN 111,377 FEET, (LOT 83) OF ONE IN 111,377 FEET, AND A CLOSURE OF 04" PER ANGLE POINT AND THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 18,450 FEET.

EQUIPMENT UTILIZED: ANIMATOR - TRIMBLE S6, LINEAR - EDM.

"TRA OFFICIAL FLOOD HAZARD MAP" COMMUNITY NO. 130052, MAP ZONE "X", PAGE 0803 G, DATE DEC. 16, 2008 SHOWS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

APPLICANT: Jerre Barnes

PETITION No.: V-115

PHONE: 770-403-3284

DATE OF HEARING: 09-11-2015

REPRESENTATIVE: Wanda Stephens

PRESENT ZONING: R-30

PHONE: 770-235-5099

LAND LOT(S): 312

TITLEHOLDER: Robert M. Barnes and Jerre F. Barnes

DISTRICT: 20

PROPERTY LOCATION: On the east side of Bristlecone Drive, west of Midway Road (4290 Bristlecone Drive).

SIZE OF TRACT: 0.70 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (approximately 840 square foot garage) from the required 100 feet to 1 foot adjacent to the southern property line and 93 feet from the rear property line.

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

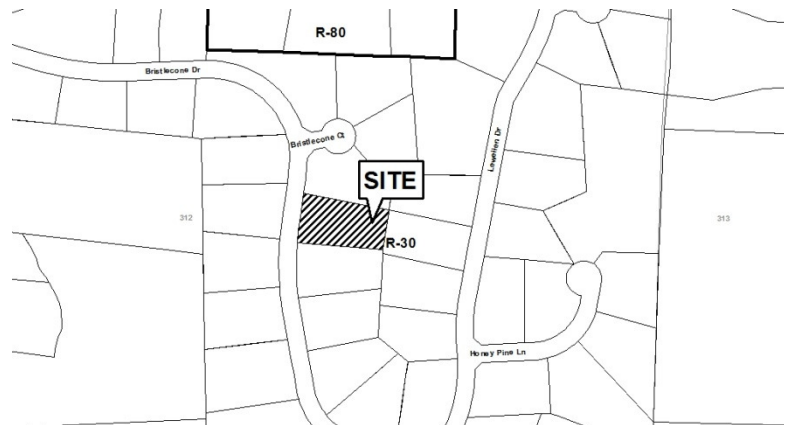
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Jerre Barnes **PETITION No.:** V-115

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 the reconfiguration of both lots; showing all improvements on Lot 83; and referencing the boundary changes and 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 were observed.

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.

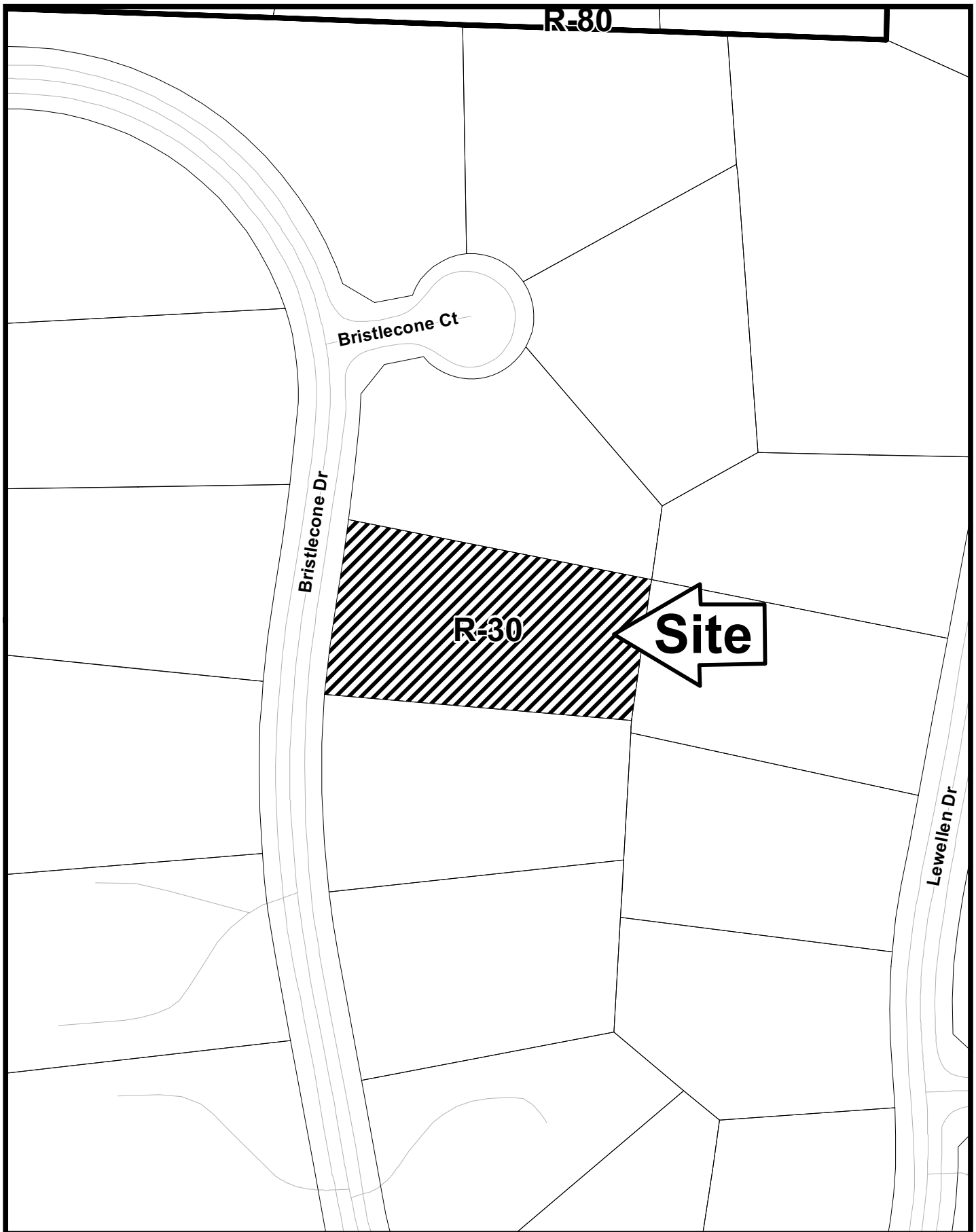
WATER: No conflict.

SEWER: No conflict.

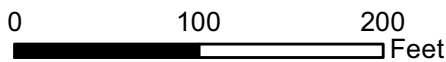
APPLICANT: Jerre Barnes **PETITION No.:** V-115



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.

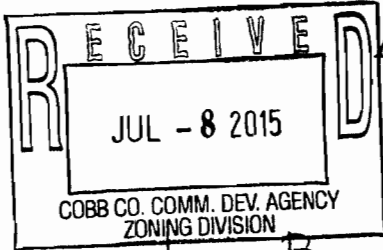
V-115



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-115
Hearing Date: 9-11-15

Applicant Jerre Barnes Phone # 770-403-3284 E-mail michaeljerre@bellsouth.net

Wanda Stephens Address 3475 Dallas Hwy Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

Wanda Stephens Phone # 770-235-5999 E-mail wanda@stephens@gmail.com
(representative's signature)

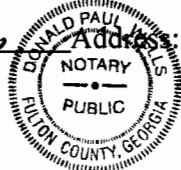


Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____ My Commission Expires March 24, 2017

Titleholder Jerre Field Barnes Phone # 770-403-3284 E-mail michaeljerre@bellsouth.net

Signature Jerre Field Barnes Address: 4290 Bristlecone Drive
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____ My Commission Expires March 24, 2017

Present Zoning of Property R30

Location 4290 Bristlecone Drive Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 312 District 2D 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).

See attached Explanation
See attached copy of original permit and Certificate of Occupancy
See attached requested Surveys

List type of variance requested: Building Set Back Line Variance

Explanation:

V-115
(2015)
Exhibit

Owner of 4290 Bristlecone Dr. added the 2 bay 3 sided brick garage addition in approx. 2002, using the pins located in the back and front yard. A permit from Cobb County was applied for and all inspections completed for the project. A certificate of completion is attached. While selling the property, a survey was completed by the potential Buyer and the pin in the backyard was not in the correct place and the garage and retaining wall was built approx. 1.7 feet over the property line. The affected neighbor will give a small section of the property in order to remove the encroachment. An approval on the building line change and a variance is needed since it is over the building set back line.

