

VICINITY MAP
NOT TO SCALE

LEGEND

—	BROKEN LINE NOT TO SCALE
—	FENCE LINE
—	OVERHEAD ELECTRIC LINE
—	OVERHEAD TELEPHONE LINE
—	SANITARY SEWER LINE
—	COMPUTED POINT
○	CLEANOUT
○	ELECTRIC METER
○	ELECTRIC MOUNT
○	GAS METER
○	GAS VALVE
○	GROUND LIGHT
○	GUY WIRE
○	HEADWALL
○	HEATING/AC CONDITIONING UNIT
○	LIGHT POLE
○	POWER POLE
○	SANITARY SEWER MANHOLE
○	SIGN POST
○	STORM WATER DROP INLET
○	STORM WATER INLET (HATCH BOX)
○	STORM WATER YARD INLET
○	WATER METER
○	WATER VALVE
○	CRANKED TOP PIPE FOUND
○	FINISHED FLOOR ELEVATION
○	IRON PIN FOUND
○	1/2" IRON PIN SET
○	PK NAIL SET
○	REBAR FOUND
○	BUILDING SETBACK LINE
○	UTILITY EITHER
○	CALLER'S AREA
○	CONCRETE PAD
○	CHAIN LINK FENCE
○	COMPLICATED METAL PIPE
○	DECK BOARD & FENCE
○	DUCTILE IRON PIPE
○	HEADER CURB
○	HIGH DENSITY POLYETHYLENE PIPE
○	INVERT ELEVATION
○	INVERT STRUCTURE
○	OUTLET CENTRAL STRUCTURE
○	PLAT BOOK & PAGE
○	PLASTIC PIPE
○	REINFORCED CONCRETE PIPE

UTILITY WARNING

INFORMATION REGARDING THE REPORTED 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 INFORMATION IS BASED ON RECORDS, FIELD SURVEY, AND OTHER SOURCES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND AND AGREE THAT THEY ARE NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



811
Know what's below.
Call before you dig.
Or Call 800-368-1411
Have working days only on weekdays.

PLAT REFERENCES
1) "OVERBROOK SUBDIVISION EXTENSION" PREPARED BY HAYES, SUDDETH AND ETHERIDGE, INC., DATED 6/26/1994, LAST REVISED 6/17/1999, RECORDED IN PLAT BOOK 47, PAGE 189, COBB COUNTY, GEORGIA RECORDS.

STATE OF GEORGIA PLAT ACT CERTIFICATION
THIS SURVEY WAS PREPARED IN CONFORMANCE 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 CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS. THIS SURVEY WAS CONDUCTED AND THE STATION WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 3 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR AN ANGLE ERROR OF 3 SECONDS PER STATION AND THE ACCURACY STATE WITHIN ONE FOOT IN 20,153 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 104,222 FEET.

FIELD DATE: 7/20/15

SCALE: 1" = 30'
DATE: 7/23/2015
JOB NUMBER: 15462
FILE NUMBER: 7/23/2015
PLOTTED:

BOUNDARY SURVEY

SHEET 1 OF 1

BOUNDARY SURVEY FOR:
RAY SUMMEROUR
LAND LOT 948 16TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

VA
VALENTINO & ASSOCIATES, INC.
LAND SURVEYING
17280 WINDYBROOK DRIVE
SUITE 200
ALPHARETTA, GA 30201
TEL: 770-241-1111
FAX: 770-241-1112
WWW.VA-SURVEYING.COM

V-129
(2015)

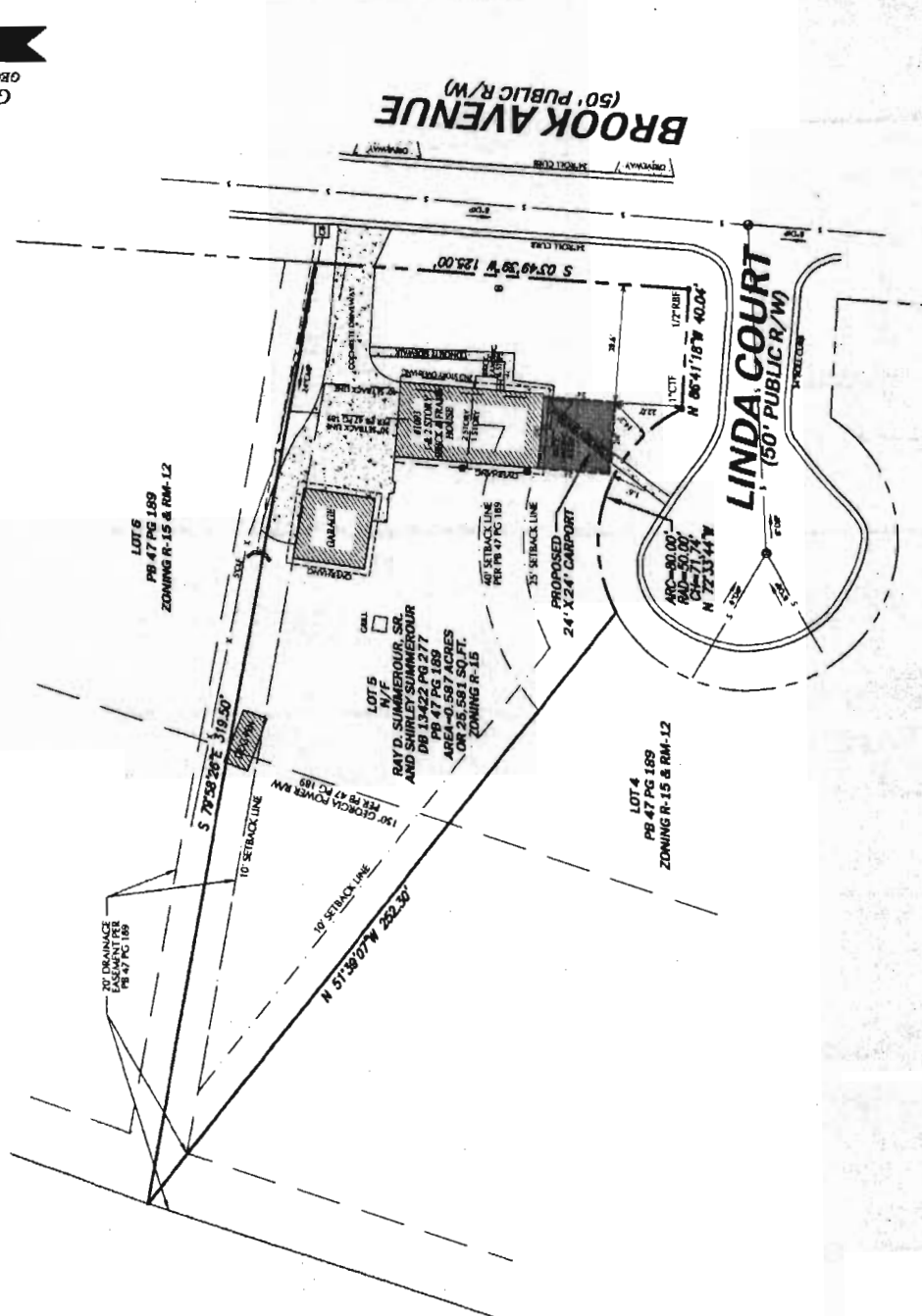


SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TECHNICAL STANDARDS RELATIVE TO PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE UNDERSIGNED SURVEYOR HAS MADE A STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

GENERAL NOTES

- ACCORDING TO THE F.L.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067CD107H, DATED 11/22/2012 FOR COBB COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.L.M.A.
- CURRENT ZONING ACCORDING TO COBB COUNTY IS LISTED AS R-15, RESIDENTIAL DISTRICT COBB COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK - 35 OR 40 FEET.
MINIMUM MAJOR SIDE SETBACK - 25 FEET.
MINIMUM MAJOR SIDE SETBACK - 10 FEET.
MINIMUM REAR SETBACK - 30 FEET.
MINIMUM BUILDING HEIGHT IS 35 FEET OR 3 STORES.
- HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME CORRECTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)
- ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.



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V-129
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PLOTTED:

BOUNDARY SURVEY

SHEET 1 OF 1

APPLICANT: Ray Summerour
PHONE: 678-314-5686
REPRESENTATIVE: Ray Summerour
PHONE: 678-314-5686
TITLEHOLDER: Ray D. Summerour
PROPERTY LOCATION: At the northwest corner of
Linda Court and Brook Avenue
(1093 Brook Avenue).

PETITION No.: V-129
DATE OF HEARING: 10-01-2015
PRESENT ZONING: R-15
LAND LOT(S): 948
DISTRICT: 16
SIZE OF TRACT: 0.59 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 1.6 feet; 2) waive the rear setback from the required 30 feet to 7 feet; and 3) waive the rear setback for an accessory structure under 650 square feet (approximately 160 square foot dog pen) from the required 30 feet to zero feet.

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

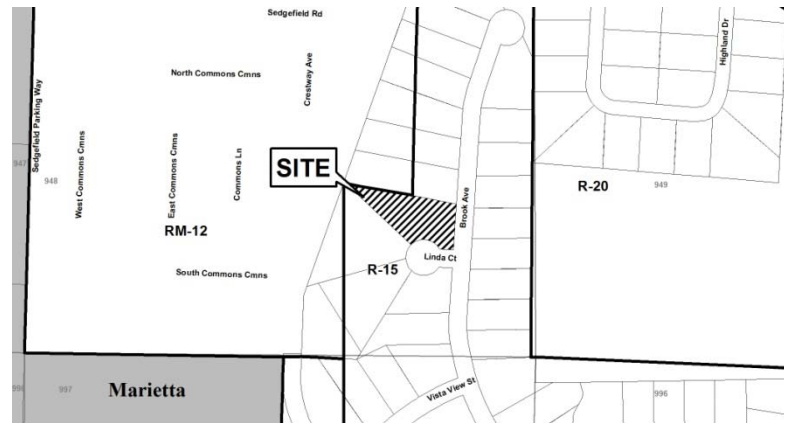
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



**APPLI
CANT:**

Ray Summerour

PETITION No.:

V-129

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 anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict (Marietta service area).

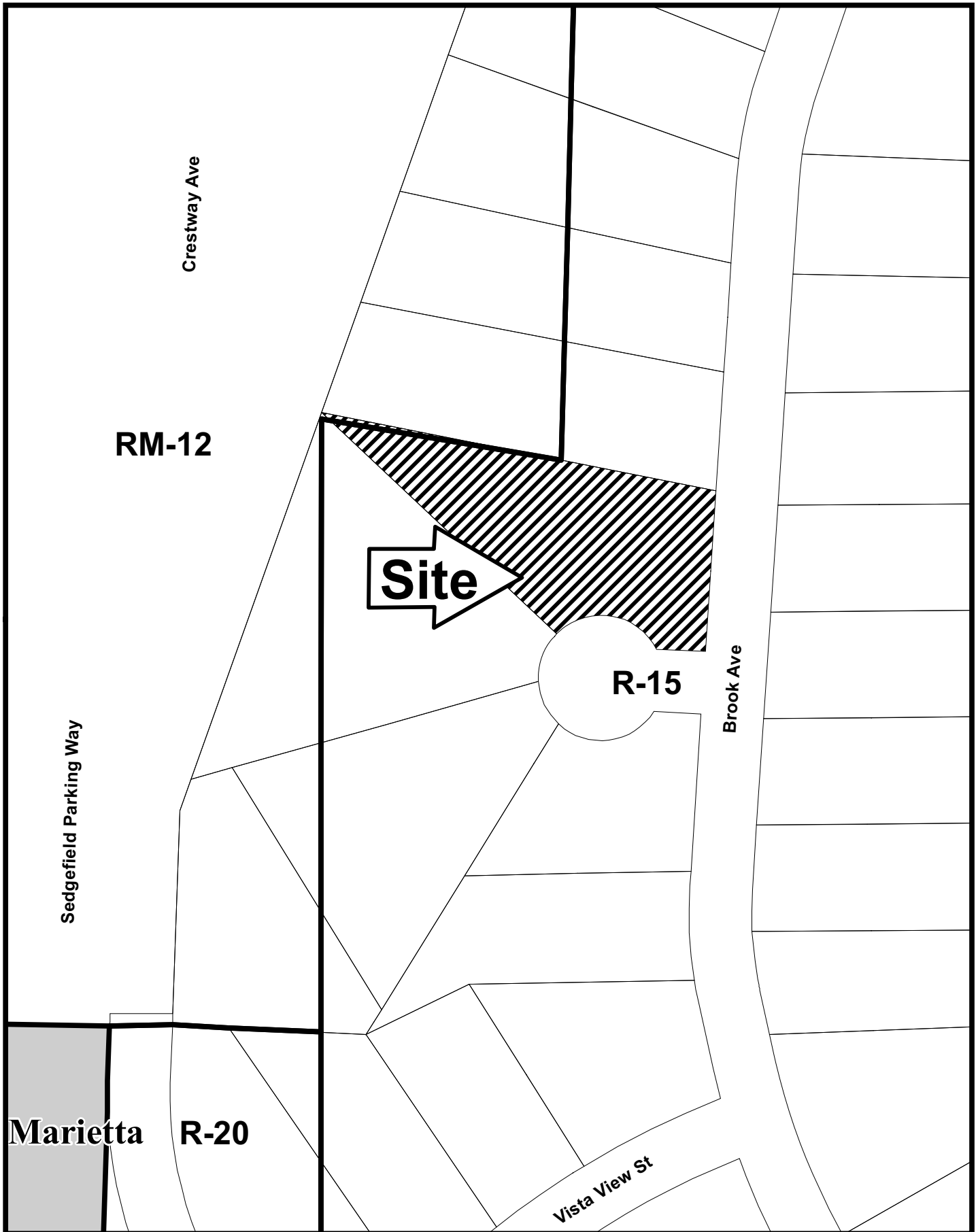
SEWER: No conflict (Marietta service area).

APPLICANT: Ray Summerour

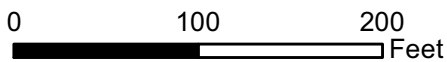
PETITION No.: V-129



FIRE DEPARTMENT: NO COMMENTS: 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-129



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-129

Hearing Date: 10-1-15

Applicant Ray Summerour Phone # 678-314-5686 E-mail RASummerour@bellsouth.net

Ray Summerour Address 1093 Brook Ave MHA GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-314-5686 E-mail ---
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

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

Titleholder Ray Summerour Phone # 678-314-5686 E-mail _____

Signature [Signature] Address: 1093 Brook Ave MHA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

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

Present Zoning of Property R-15

Location 1093 Brook Ave MHA GA LINDA COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 948 District 16th Size of Tract 0.587 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 25,581 sq ft 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).

REQUEST TO PUT CARPORT NEXT SIDE OF HOUSE BECAUSE EXISTING HOUSE IS SPLIT LEVEL HOUSE. ONCE CARPORT ADDED WILL COMPLY WITH HOUSES IN NEIGHBORHOOD

List type of variance requested: TO INSTALL 24x24 CARPORT TO EXISTING HOUSE