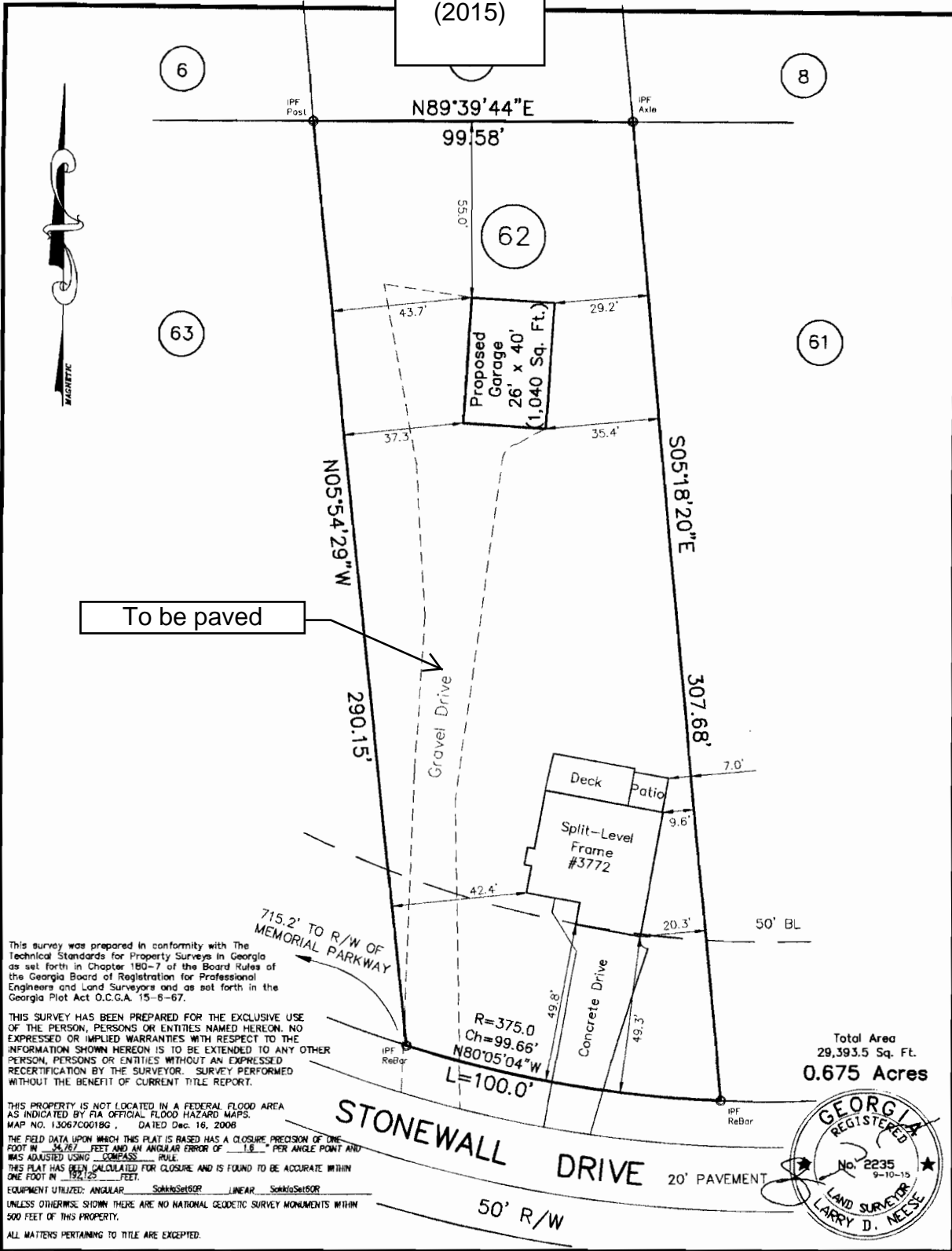


V-161
(2015)



This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 1306700018G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,267 FEET AND AN ANGULAR ERROR OF 1.8" PER ANGLE POINT AND WAS ADJUSTED USING COMPESS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,125 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkisoSetBOR LINEAR SokkisoSetBOR UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

SURVEY FOR:
Donald Petry, III

Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com

Lot 62 Block F	REVISIONS --
Kennesaw Acres Subdivision	
Plat Book 16 Page 105	
LAND LOT: 144	CC: HP
DISTRICT 20th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia	SURVEY/
Field Date: 9-09-15	Plat Date: 9-10-15
	JOB: 150067

30' 15' 0 30' 60' 90'

GRAPHIC SCALE

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

APPLICANT: Don Petry

PETITION No.: V-161

PHONE: 678-898-0127

DATE OF HEARING: 11-11-2015

REPRESENTATIVE: Don Petry

PRESENT ZONING: R-20

PHONE: 678-898-0127

LAND LOT(S): 144

TITLEHOLDER: Donald Petry, III

DISTRICT: 20

PROPERTY LOCATION: On the north side of
Stonewall Drive, south of Memorial Parkway
(3772 Stonewall Drive).

SIZE OF TRACT: 0.68 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (proposed 1,040 square foot garage) from the required 100 feet to 55 feet to the rear, 29 feet adjacent to the eastern property line and 37 feet adjacent to the western property line; 2) waive the side setback for the house from 10 feet to 9 feet adjacent to the eastern property line; and 3) allow an additional electric meter on a residential lot.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Don Petry **PETITION No.:** V-161

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. Subject to approval by adjacent property owner at 3784 Stonewall Drive.

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.

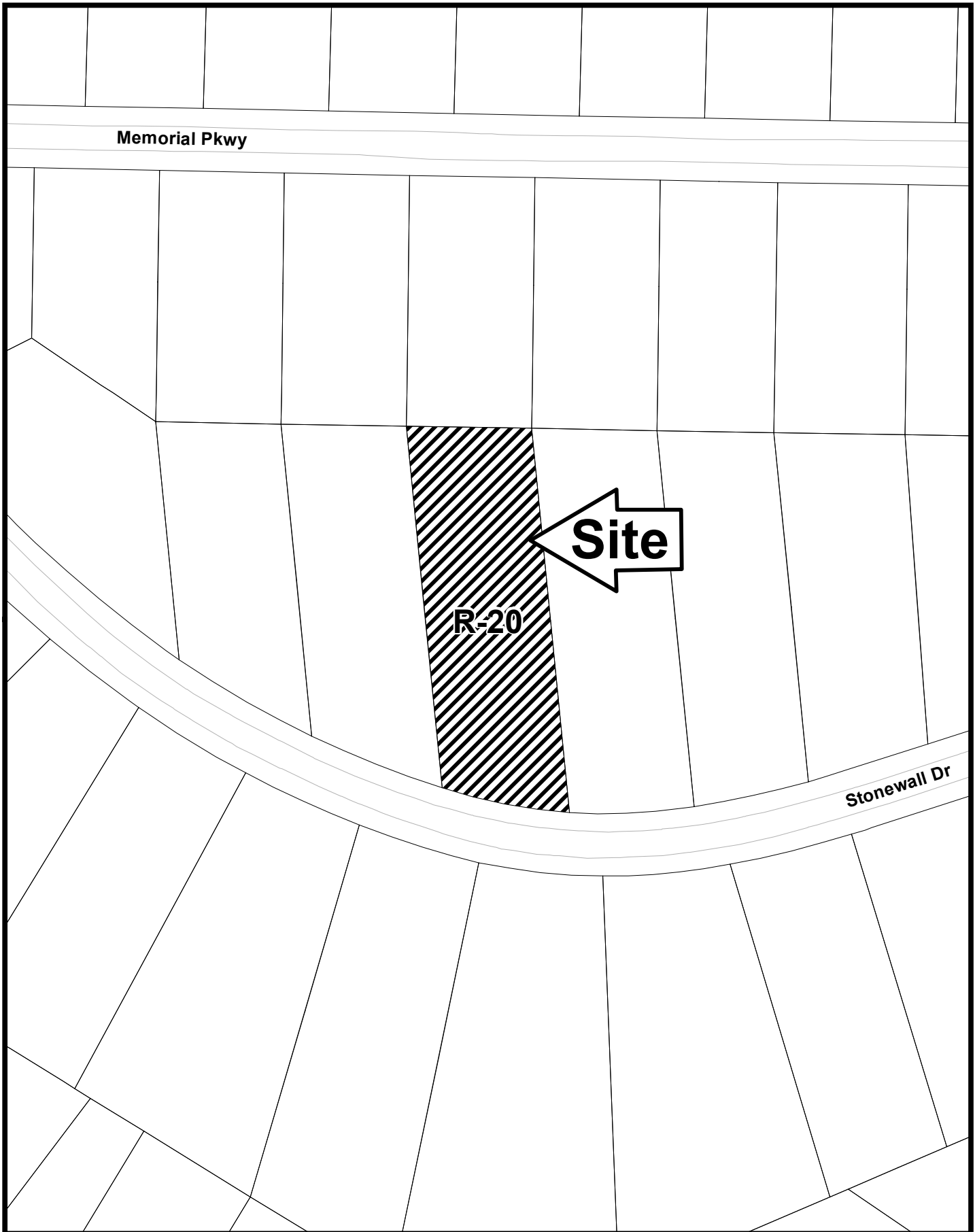
CEMETERY PRESERVATION: No comment.

WATER: No conflict

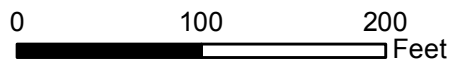
SEWER: No conflict



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.

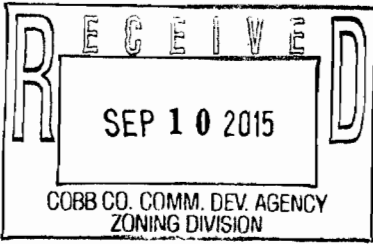
V-161



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)

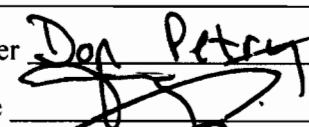
Application No. V-1461
Hearing Date: 11/11/15

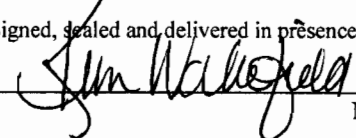
Applicant Don Petry Phone # 678 898 0127 E-mail donpetry@gmail.com
Don Petry Address 3772 Stonewall Drive, NW
(representative's name, printed) (street, city, state and zip code)

 Phone # 678 898 0127 E-mail donpetry@gmail.com
(representative's signature)

My commission expires: 11/19/18
Signed, sealed and delivered in presence of: 
Notary Public



Titleholder Don Petry Phone # 678 898 0127 E-mail donpetry@gmail.com
Signature  Address: 3772 Stonewall Drive, NW, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/19/18
Signed, sealed and delivered in presence of: 
Notary Public



Present Zoning of Property R20
My Commission Expires November 19, 2018

Location 3772 Stonewall Drive NW, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 144 District 20 Size of Tract 0.675 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).

List type of variance requested: Size of accessory structure

