

V-5
(2016)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN ACCURATE TO 1 FOOT IN AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2015 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

ANGULAR ERROR OF .03 SECONDS PER ANGLE POINT AND FOUND TO BE ACCURATE TO 1 FOOT IN THE PREPARATION OF THIS PLAT. THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CB CATCH BASIN
- DI DROP INLET
- YI YARD INLET
- JB JUNCTION BOX
- HW HEAD WALL
- PGB POINT OF BEGINNING
- MH MAN HOLE
- CO CLEAN OUT
- R/W RIGHT-OF-WAY
- PP POWER POLE
- OT OPEN TOP
- CT CRIMP TOP
- RB REBAR
- CRB CAPPED REBAR
- UE UTILITY EASEMENT

THE WILLOWS AT CHASTAIN

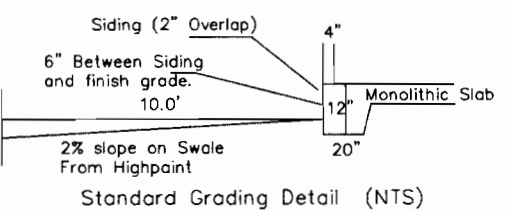
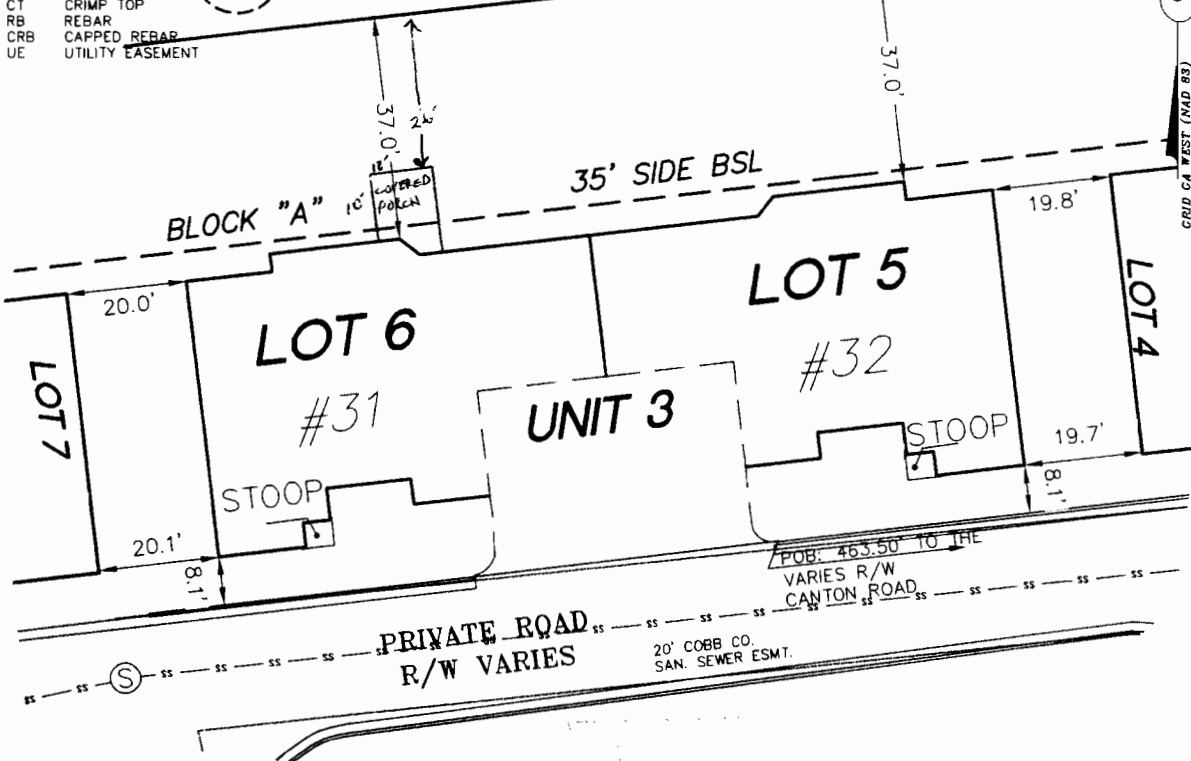
3601 CANTON ROAD

~A RESIDENTIAL DEVELOPEMENT~
LAND LOT 350, 16TH DISTRICT
OF COBB COUNTY, GEORGIA

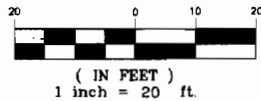
**CANTERBURY
SUBDIVISION
ZONED R-20**

44

43

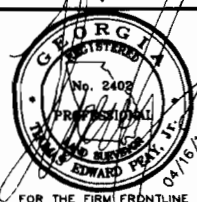


NOV - 9 2015



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

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, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



HOUSE LOCATION PLAN FOR:		DATE 04/16/15	
KERLEY FAMILY HOMES		SCALE 1" = 20'	
LAND LOT 350	16th DISTRICT	SECTION	COBB COUNTY, GEORGIA
SUBDIVISION WILLOWS AT CHASTAIN	PHASE:	SECTIONS	PB 260 PG 7
LOT(S) 5-6	REVISION:	BY:	DATE:
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
MAP ID 13067C0042H EFFECTIVE DATE : 03/04/2013			

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. (SF#000631)
JOB #54167

APPLICANT: Claudia Jahn

PETITION No.: V-5

PHONE: 678-622-2045

DATE OF HEARING: 01-13-2016

REPRESENTATIVE: H. Craig Nolen

PRESENT ZONING: RSL

PHONE: 770-792-5500

LAND LOT(S): 350

TITLEHOLDER: Kerley Family Homes at HR, LLC

DISTRICT: 16

PROPERTY LOCATION: On the west side of
Canton Road, south of Coventry Drive
(3601 Canton Road).

SIZE OF TRACT: 0.06 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback from the required 35 feet to 26 feet.

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

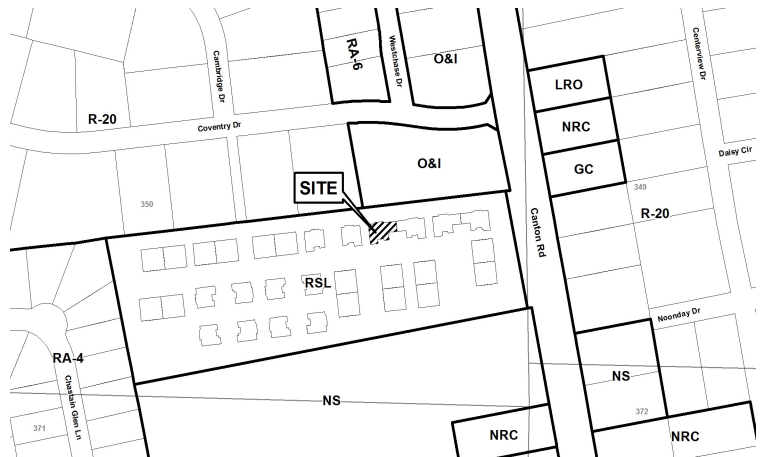
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

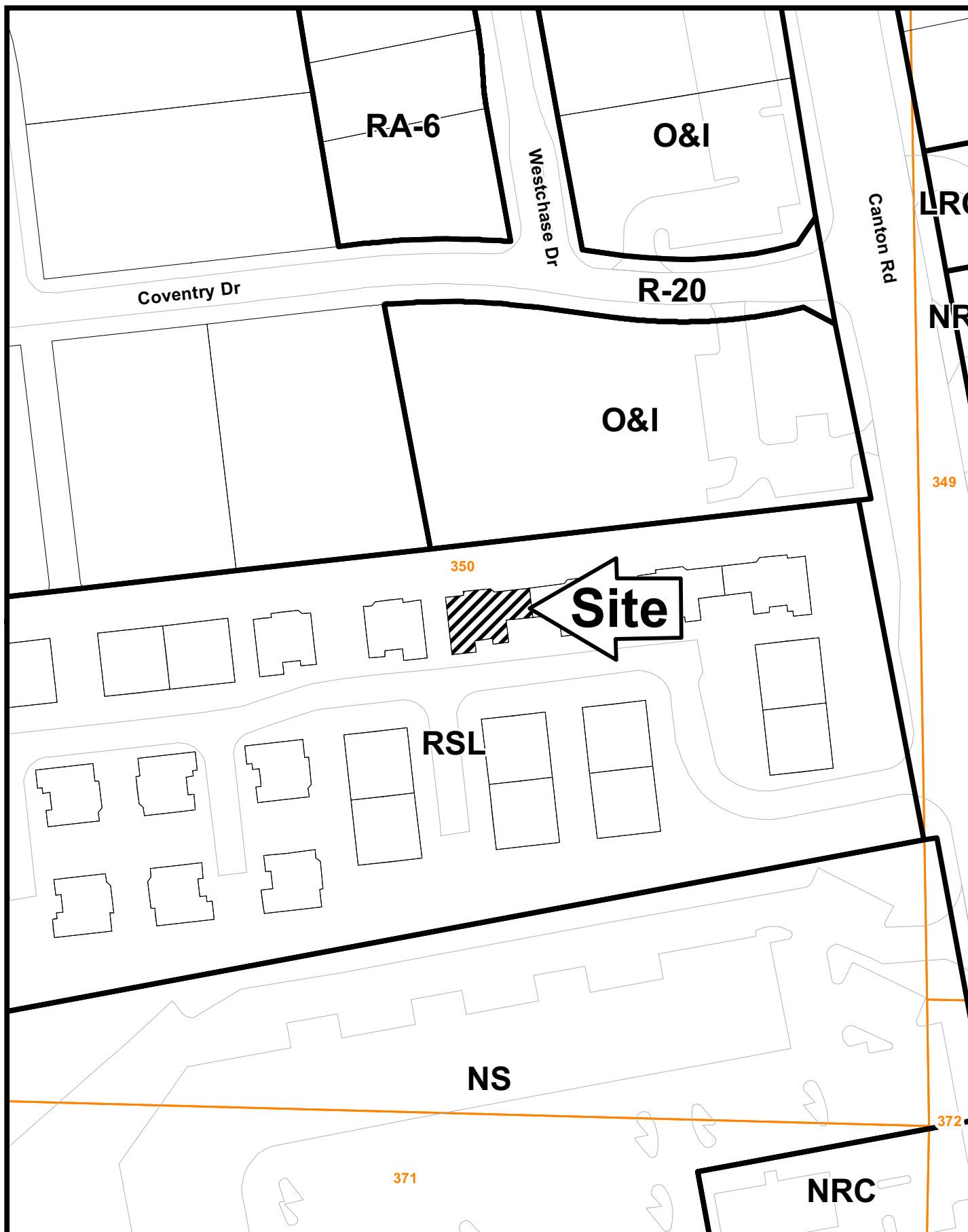
WATER: No conflict.

SEWER: No conflict.

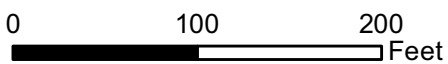
APPLICANT: Claudia Jahn **PETITION No.:** V-5



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.

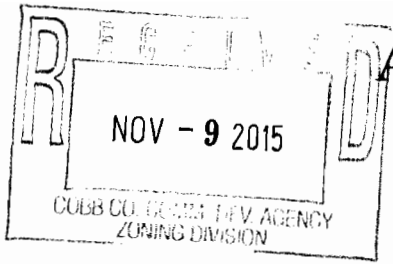
V-5



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)

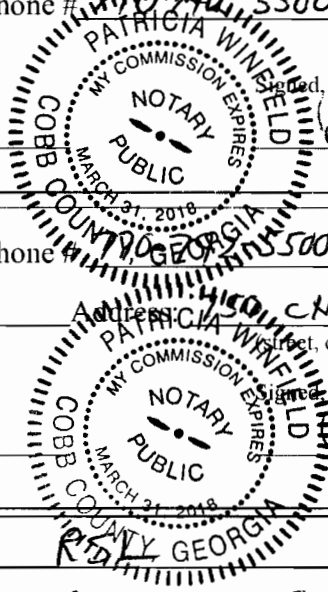
Application No. V-5
Hearing Date: 1-13-16

Applicant CLAUDIA JAHN Phone # 678-622-2045 E-mail _____

H. CRAIG NOLEN
(representative's name, printed) Address 750 CHASTAIN CORNERS MARIETTA, GA 30066
(street, city, state and zip code)

H. Craig Nolen
(representative's signature) Phone # 770-492-5500 E-mail cnolen@kerleyfamilyhomes.com

My commission expires: 3-31-2018
Signature: Patricia Winfield
Notary Public



Titleholder KERLEY FAMILY HOMES Phone # 770-492-5500 E-mail info@kerleyfamilyhomes.com
Signature H. Craig Nolen
(attach additional signatures, if needed) Address 750 CHASTAIN CORNERS MARIETTA, GA 30066
(street, city, state and zip code)

My commission expires: 3-31-2018
Signature: Patricia Winfield
Notary Public

Present Zoning of Property R-20

Location 3601 CANTON RD MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 350 District 16th Size of Tract 1/8 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 96' x 120' Shape of Property RECTANGLE Topography of Property FLAT 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).

MOST OF THE HOMES IN THIS NEIGHBORHOOD HAVE COVERED PORCHES
DUE TO THE BUILDING LINE ON THIS PROPERTY I CAN NOT HAVE A COVERED
PORCH & FOR MY ANIMALS (CATS) I NEED ONE. THIS WOULD NOT
AFFECT NEIGHBORS TO REAR AS IT IS BUFFERED BY HEAVY VEGETATION

List type of variance requested: REQUESTING ^{RED.} REAR SIDE BSL REDUCED FROM
35' TO 26'