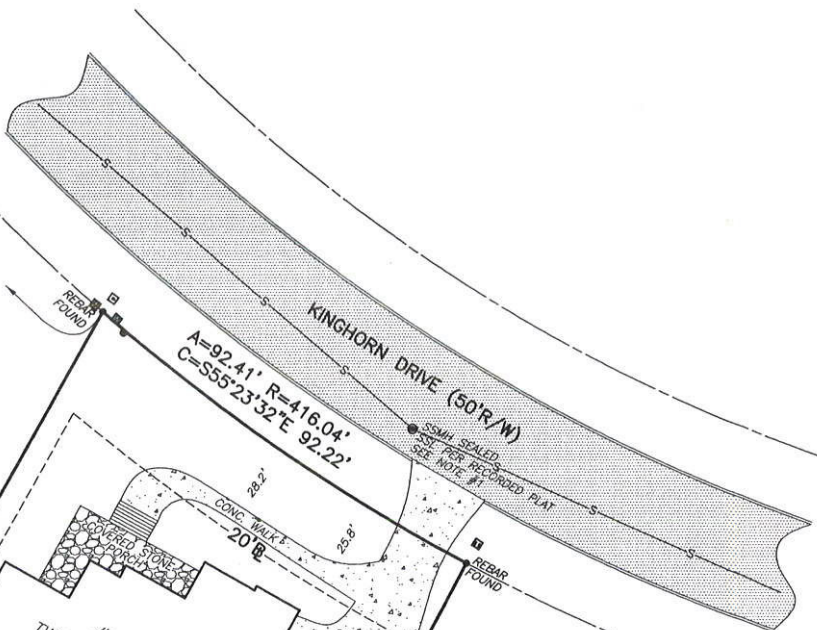


MAGNETIC

N

V-39  
(2016)1,028.04' TO THE WEST R/W OF  
KINGHORN COURT (50'R/W)

## SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,813 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

Know what's below.  
Call before you dig.

## LEGEND

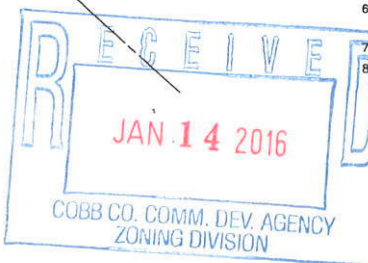
P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
O	DENOTES CUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

## REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF STEPHEN SNOW AND AMBER SNOW DEED BOOK 15213 PAGE 5147-5149 COBB COUNTY, GEORGIA RECORDS



No.	Revision	Date
1		

McLUNG  
SURVEYING SERVICES, INC.4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752This property IS NOT  
located in a Federal Flood  
Area as indicated by F.I.R.M.  
Official Flood Hazard Maps.In my opinion this plat is a  
correct representation of the  
land platted.Michael R. Noles  
Georgia RLS #2648  
Member SAMSOG  
JOB#240584TOTAL AREA= 0.330± ACRES  
OR 14,358± SQ.FT.971 KINGHORN DRIVE  
KENNESAW, GEORGIASURVEY FOR  
STEPHEN SNOW  
AMBER SNOWLOT 69  
UNIT ONE  
WOODBRIDGE  
AT HAMILTON LAKELAND LOT 257  
DISTRICT 20TH  
COBB COUNTY  
GEORGIAPLAT PREPARED: 10-16-15  
FIELD: 10-13-15 SCALE: 1"=20'PB 198  
PG 84-86

<b>APPLICANT:</b> <u>Stephen Snow</u>	<b>PETITION No.:</b> <u>V-39</u>
<b>PHONE:</b> <u>678-656-3022</u>	<b>DATE OF HEARING:</b> <u>03-09-16</u>
<b>REPRESENTATIVE:</b> <u>Stephen Snow</u>	<b>PRESENT ZONING:</b> <u>R-30/OSC</u>
<b>PHONE:</b> <u>678-656-3022</u>	<b>LAND LOT(S):</b> <u>257</u>
<b>TITLEHOLDER:</b> <u>Stephen Snow and Amber Snow</u>	<b>DISTRICT:</b> <u>20</u>
<b>PROPERTY LOCATION:</b> <u>On the south side of</u>	<b>SIZE OF TRACT:</b> <u>0.33 acre</u>
<u>Kinghorne Drive, west of Kinghorn Court</u>	<b>COMMISSION DISTRICT:</b> <u>1</u>
<u>(971 Kinghorne Drive).</u>	

**TYPE OF VARIANCE:** Waive the setback for a retaining wall between six feet and 11 feet in height (eight foot wall) from the required 10 feet to zero feet adjacent to the rear property line.

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

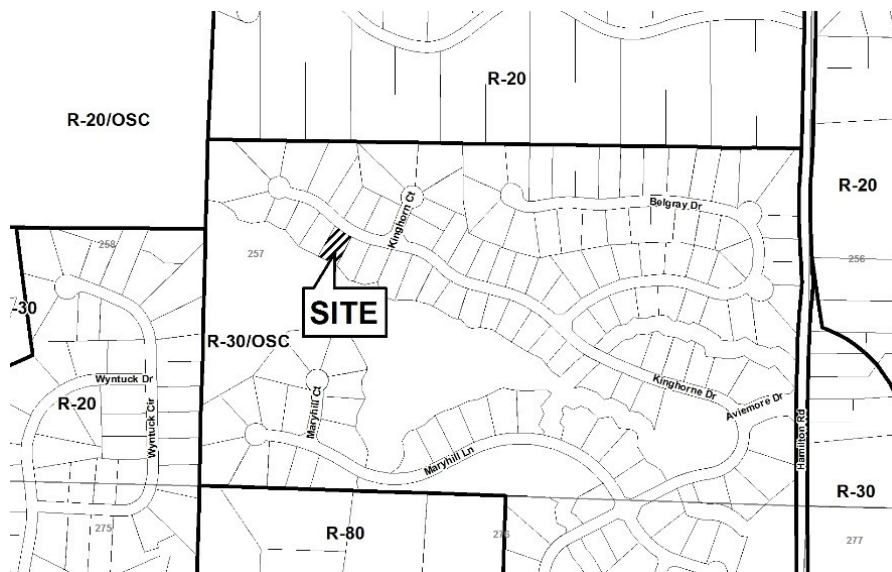
**BOARD OF APPEALS DECISION**

**APPROVED** MOTION BY

**REJECTED** SECONDED

**HELD** CARRIED

**STIPULATIONS:**



**APPLICANT:** Stephen Snow

**PETITION No.:** V-39

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** The proposed wall, including footing and required erosion control measures, must be contained entirely within the subject property (erosion control measures are depicted on neighbor's property and HOA property on the submitted site plan). A land disturbance permit will be required in conjunction with the retaining wall permit if more than 100 cubic yards of soil are brought in to backfill the wall. The civil engineering plans for the LDP must be submitted to the Site Plan Review Section, Community Development Agency for review and approval. Call 770-528-2147.

**STORMWATER MANAGEMENT:** If approved, all drainage from elevated yard area must discharge to rear of lot and not onto adjacent neighbor's property. Adequate conveyance of adjacent lot runoff must be provided for along property line at toe of wall. A grading plan will be required to be approved by the Stormwater Management Division.

**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:** Stephen Snow **PETITION No.:** V-39

\*\*\*\*\*

**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-39

## R-20

257

## R-30/OSC

**Site**

Kinghorn Ct

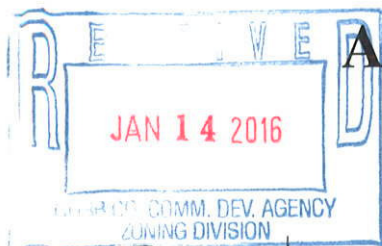
Kinghorne Dr

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

0 100 200 Feet

City Boundary  
Zoning Boundary





# Application for Variance Cobb County

(type or print clearly)


Application No. V-39  
Hearing Date: 3-9-16

Applicant STEPHEN SNOW Phone # (678) 656-3022 E-mail SSNOW@BSLLAW.NET

- SAME -

(representative's name, printed)

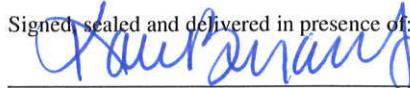
Address 971 KINGHORN DR., KENNESAW, GA 30152  
(street, city, state and zip code)

  
(representative's signature)



Phone # (678) 656-3022 E-mail SSNOW@BSLLAW.NET

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: \_\_\_\_\_

Titleholder STEPHEN + AMBER SNOW Phone # (678) 656-3022 E-mail SSNOW@BSLLAW.NET

Signature

(attach additional signatures, if needed)

Address: 971 KINGHORN DR., KENNESAW, GA 30152  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property \_\_\_\_\_

R30/OSC

Location 971 KINGHORN DR., KENNESAW, GA 30152

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 257 District 20<sup>TH</sup>, 2<sup>ND</sup> SEC. Size of Tract 0.33 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 ☒

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO ☒

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).

OUR BACKYARD IS LARGELY UNUSABLE DUE TO THE SLOPE. A 0'-8' (VARIES) RETAINING WALL IS NECESSARY TO LEVEL THE YARD AS A PLAY AREA. THE 10' SET BACK FOR WALLS GREATER THAN 6' TALL WOULD REDUCE THE FLAT AREA BY APPROX. 1000 SF + GREATLY REDUCE THE USABLE SPACE + DEFEAT THE INTENT OF THE PROJECT.

List type of variance requested:

WAIVE THE 10' SETBACK REQUIREMENT UNDER CODE §134-267 SO THE RETAINING WALL CAN BE CONSTRUCTED CLOSER TO THE SIDE + REAR PROPERTY LINES. ARCHITECT'S RENDERINGS ARE ATTACHED.