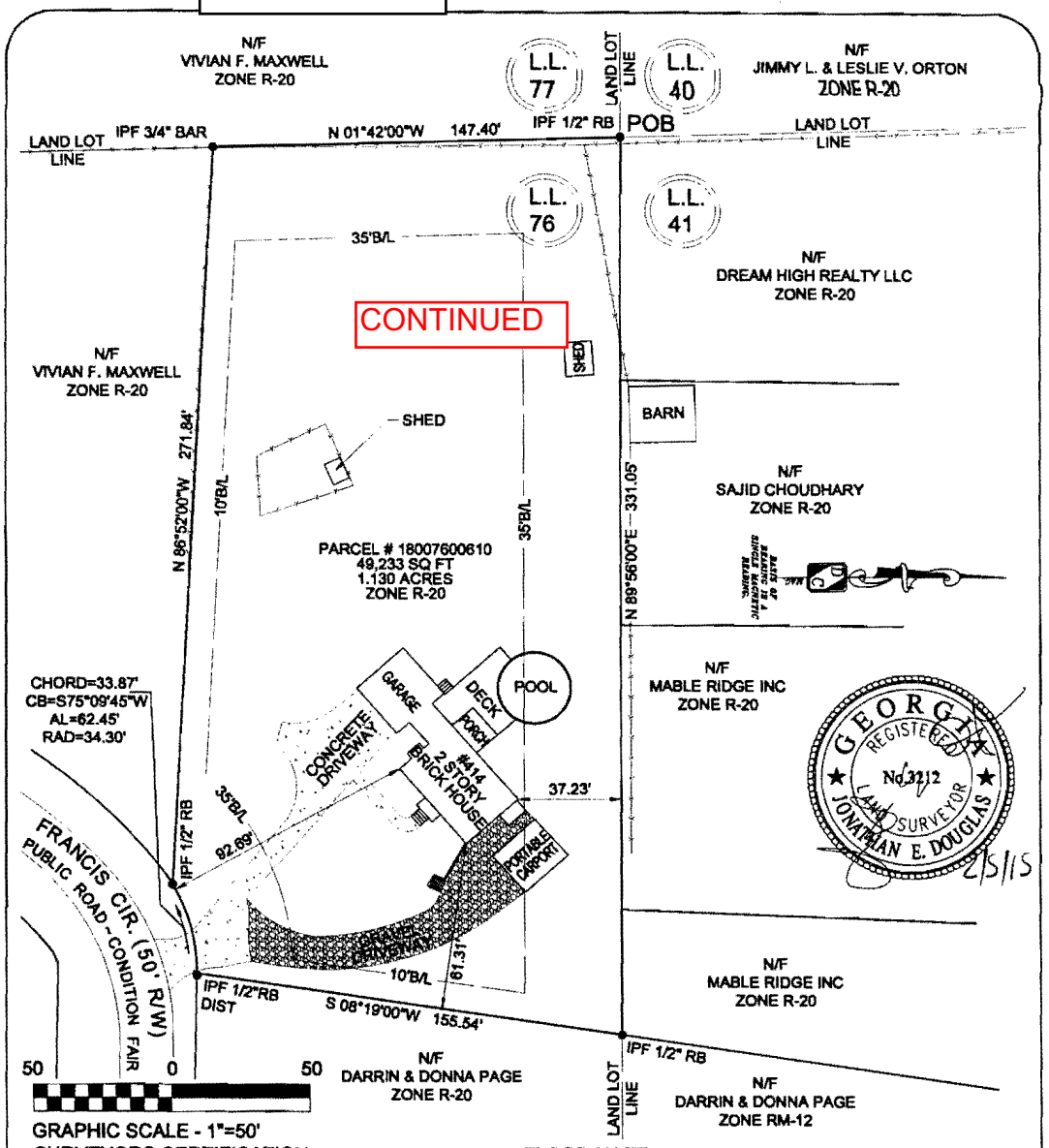
V-82
(2015)



GRAPHIC SCALE - 1"=50'

SURVEYORS CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 25,986 FEET, AND ANGULAR ERROR OF 0 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NONE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION GEOMAX ZOOM80 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION IN THIS PLAT.

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.

2/5/15

JONATHAN E. DOUGLAS, R.L.S. #3212 DATE

FLOOD NOTE:

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #13067C0212 H LAST REVISED MARCH 4, 2013.

SURVEY REFERENCE:

1. WARRANTY DEED FOR PHILLIP WALLACE, DEED BOOK 14,612 PAGES 384-388, COBB COUNTY RECORDS, DATED MAY 29, 2006.

SITE NOTES:

ZONING: R-20
TOTAL SITE AREA: 49,233 SQ FT / 1.130 ACRES
BUILDING SETBACKS: 35' FRONT, 10' SIDE, 35' REAR

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SURVEY FOR:
PHILLIP WALLACE
414 FRANCIS CIRCLE
CITY OF MABLETON
LAND LOT 76, 18TH DISTRICT, 2ND SECTIO
COBB COUNTY, GEORGIA

CHECKED: JED
DRAWN :JED
SCALE: 1"=50'
FIELD DATE: 02-05-2015
DWG. DATE: 02-05-2015
JOB NO.: 414 FRANCIS

C:\JD Land Projects\DC 13 Jobs\414 Francis Circle, Mableton, GA\DWG\414 Francis Circle, Mableton, GA.dwg, 1:1

APPLICANT: Phillip Wallace

PETITION No.: V-82

PHONE: 404-384-1239

DATE OF HEARING: 05-13-2015

REPRESENTATIVE: Phillip Wallace

PRESENT ZONING: R-20

PHONE: 404-384-1239

LAND LOT(S): 76

TITLEHOLDER: Phillip Wallace

DISTRICT: 18

PROPERTY LOCATION: On the north side of Francis Circle, west of Garner Road (414 Francis Circle).

SIZE OF TRACT: 1.10 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet.

CONTINUED

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

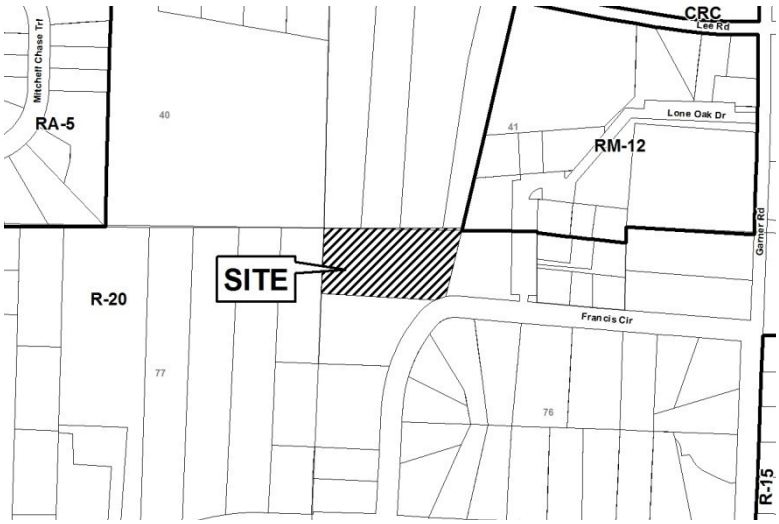
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

_____

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