

V-49
(2016)

SENTRY WALK
50' R/W

SURVEYOR'S NOTES:

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

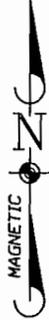
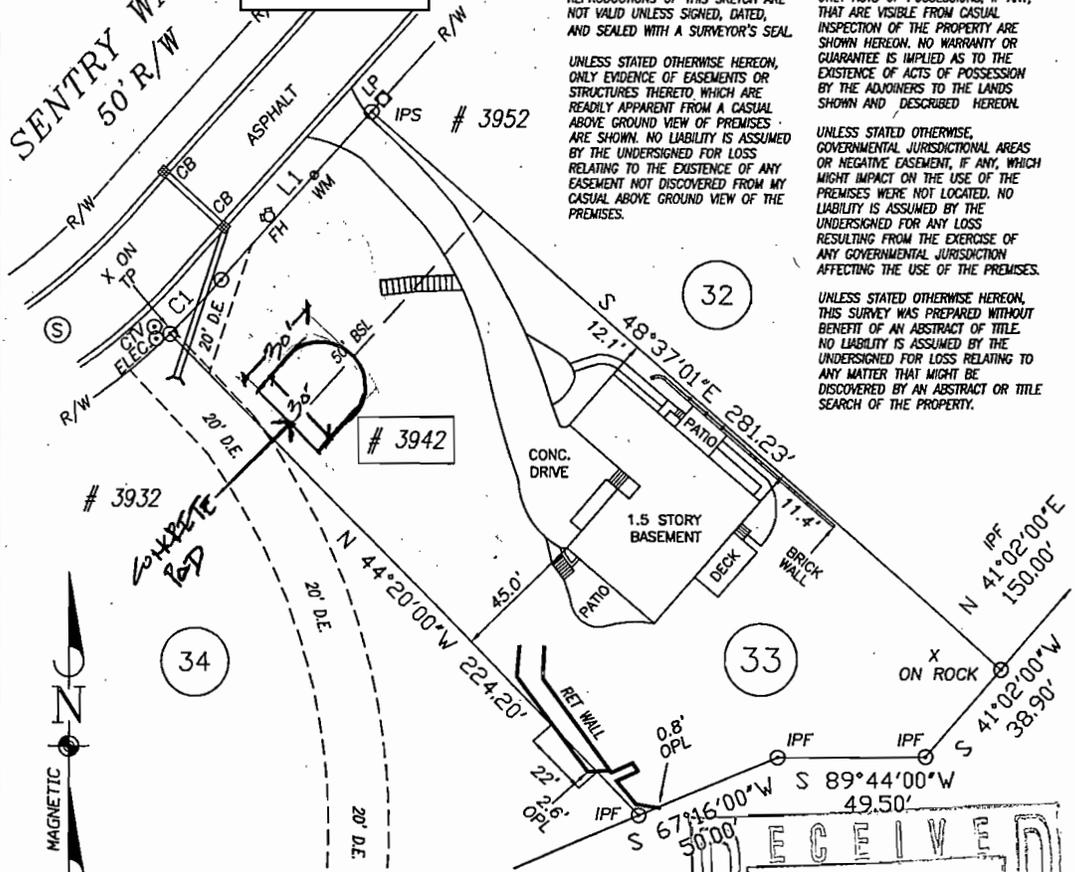
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THEREON WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

SURVEYOR'S NOTES:

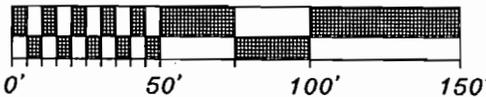
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.



SCALE : 1" = 50'



RECEIVED
GOLF COURSE
FEB 11 2016
AREA LOT-33
0.649 ACRES
28,302 SQ FT
SQC CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- DE DRAINAGE EASEMENT
- OPL OVER PROPERTY LINE
- CONC CONCRETE
- ASPH ASPHALT
- RET RETAINING WALL
- MH MANHOLE
- SSMH SANITARY SEWER MANHOLE
- ELEC. ELECTRIC BOX
- WV WATER VALVE
- BSL BUILDING SETBACK LINE
- FH FIRE HYDRANT
- CB CATCH BASIN
- WM WATER METER
- LP LIGHT POLE
- TP TELEPHONE PEDESTAL
- PB DEED BOOK
- PG PAGE
- OVERHEAD POWER LINE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



C1
N 43°18'18"E 25.02'
RAD 262.20' ARC 25.03

L1
N 41°26'56"E 75.03'

DATE: 10-01-2014

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF APLUS SURVEYING LLC. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

NOTES:

ALL IRON PINS LABELED AS SET or FOUND (IPS or IPF), ARE 1/2" REBAR RODS, UNLESS OTHERWISE INDICATED.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH NIKON 2 SECOND TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,478 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +100,000 FEET.

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS PRIVATE AND PUBLIC. UNDERGROUND UTILITIES AND / OR STRUCTURES, IF ANY, MAY NOT BE SHOWN

ALL MATTERS OF TITLE ARE EXCEPTED

SURVEY FOR: BROWN CASEY JOHN & HEATHER ANGELA	
APLUS SURVEYING, LLC. 708 MIDDLEBROOKE CHASE - CANTON, GEORGIA 30115 404-502-4040	
LAND LOT: 1041	SURVEYED: 09-30-2014
DISTRICT: 16TH SEC 2	DRAWN: 10-01-14 BY: JAJ
COUNTY: COBB	SCALE: 1" = 50'
LOT 33	
3942 SENTRY WALK, MARIETTA, GA. 30068	
SUBD: INDIAN HILLS COUNTRY CLUB / PHASE II	
PB 49 PG 79	AP2014-138

APPLICANT: Casey Brown

PETITION No.: V-49

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comments.

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 site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

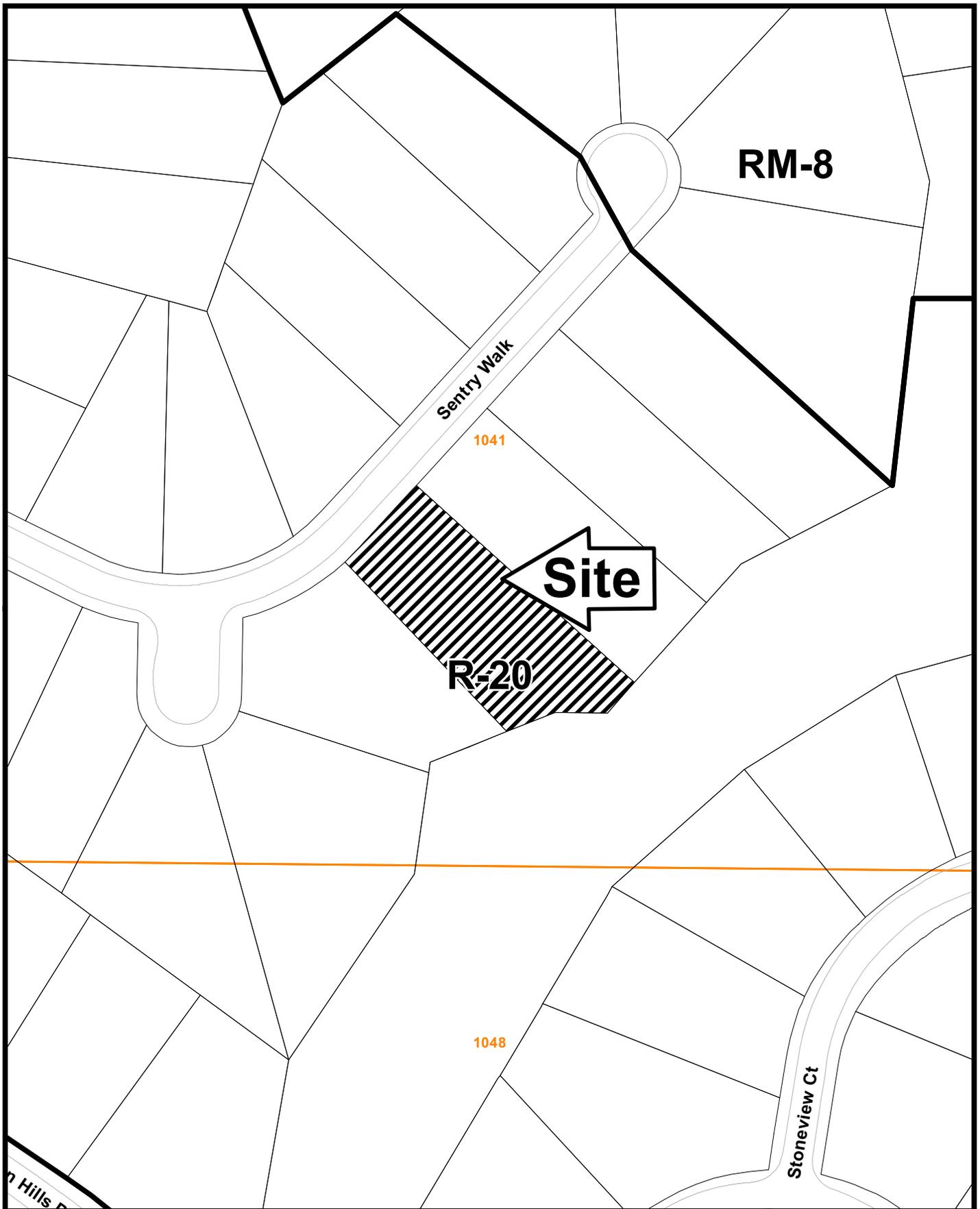
WATER: No conflict

SEWER: No conflict

APPLICANT: Casey Brown **PETITION No.:** V-49

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-49

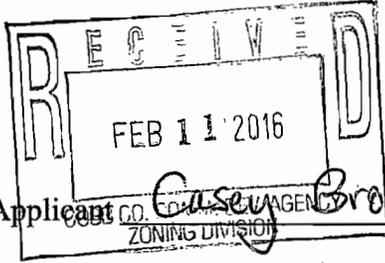


This map is provided for display and planning purposes only. It is not meant to be a legal description.



Application for Variance

Cobb County



(type or print clearly)

Application No. 1-49
Hearing Date: 4-13-16

Applicant Casey Brown
COBB COUNTY ZONING DIVISION

Phone # (404) 394-2366 E-mail Caseybrown100@yahoo.com
Address 3942 Sentry Walk, Marietta, GA 30068
(street, city, state and zip code)

(representative's name, printed)

Phone # _____ E-mail _____

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

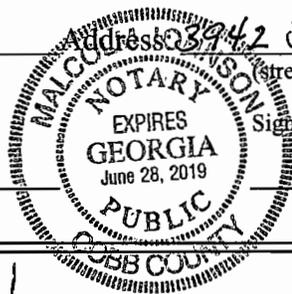
Notary Public

Titleholder Heather Brown Phone # 404-434-6698 E-mail _____

Signature Heather Brown
(attach additional signatures, if needed)
Address 3942 Sentry Walk Marietta, GA 30068
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: June 28, 2019



[Signature]

Notary Public

Present Zoning of Property Residential

Location 3942 Sentry Walk, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1041 District 16th Size of Tract .649 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 X 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).

Due to the 30 ft golf course (IHCC) easement along back and ^{back/side} side of property, there is not sufficient space for a basketball pad. Due to the driveway being on a steep hill, it is dangerous to put a basketball goal on the driveway. The only place a basketball goal can go is on the flat area on the front/side of yard. We will hide it with bushes.

List type of variance requested: _____