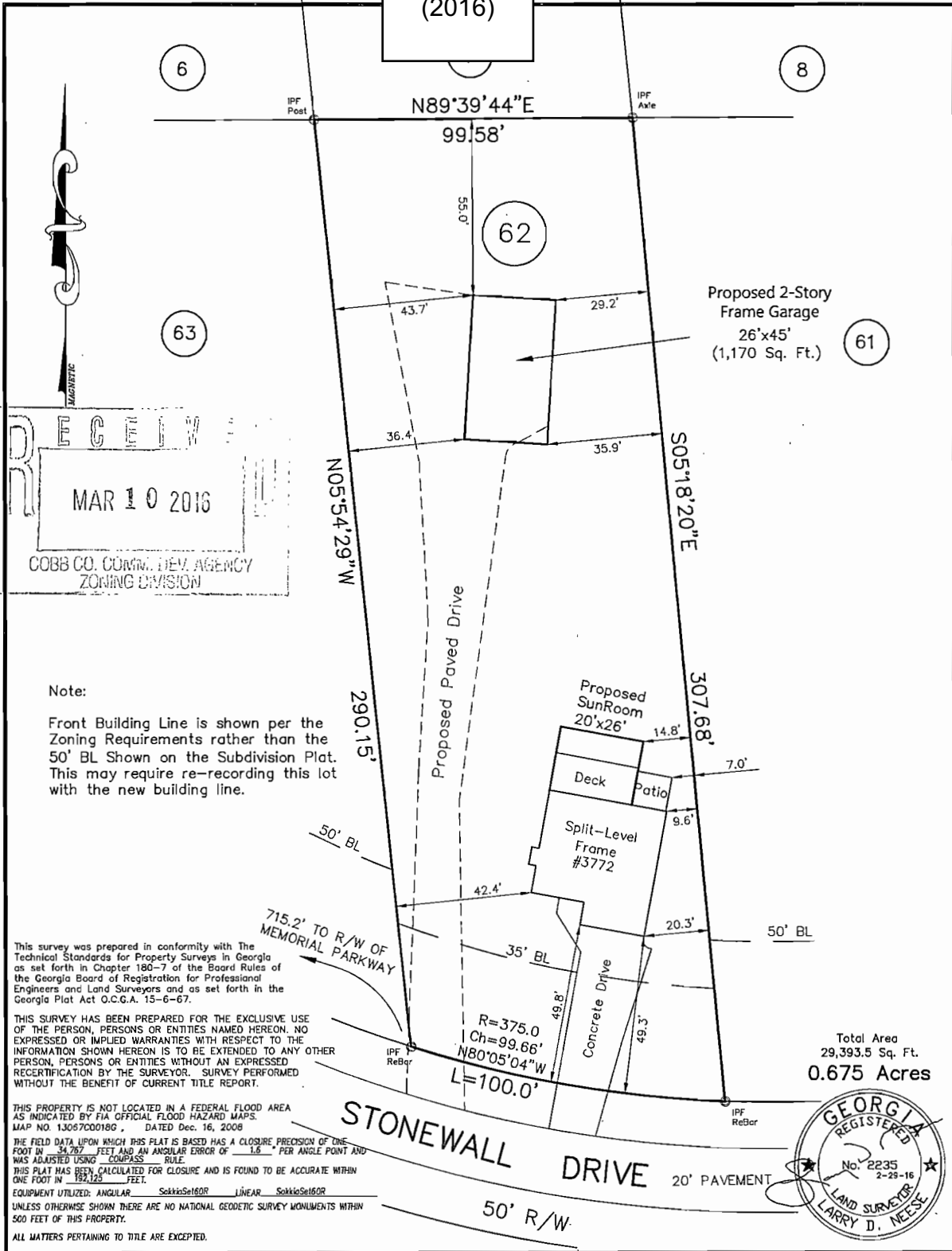


V-67
(2016)



RECEIVED
MAR 10 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Note:

Front Building Line is shown per the Zoning Requirements rather than the 50' BL Shown on the Subdivision Plat. This may require re-recording this lot with the new building line.

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 Plat 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. 13067C0018G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,787 FEET AND AN ANGULAR ERROR OF 1.6" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 89,125 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkisoSet60R LINEAR SokkisoSet60R
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

Total Area
29,393.5 Sq. Ft.
0.675 Acres



SURVEY FOR:

Donald Petry, III

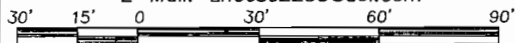
Lot 62 Block F	REVISIONS --
Kennesaw Acres Subdivision	11-06-15
Plat Book 16 Page 105	2-29-16
LAND LOT: 144	CC: HP
DISTRICT: 20th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia SCALE: 1"=30'	SURVEY/
Field Date: 9-09-15 Plat Date: 9-10-15	JOB: 150067

Larry D. Neese, PLS

194 Cadence Trail
Canton, Georgia 30115

(770) 428-2122

E-Mail: Lneese2235@aol.com



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: Donald Petry, III

PETITION No.: V-67

PHONE: 678-898-0127

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Rachel L. Perry

PRESENT ZONING: R-20

PHONE: 205-960-2144

LAND LOT(S): 144

TITLEHOLDER: Donald Petry, III

DISTRICT: 20

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

SIZE OF TRACT: 0.68 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (proposed 2,340 square foot two story garage) from the required 100 feet to 55 feet from the rear, 29 feet from the eastern property line, and 36 feet from the western property line; 2) waive the side setback from 10 feet to nine feet adjacent to the eastern property line; and 3) allow an additional electric meter on a residential lot.

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

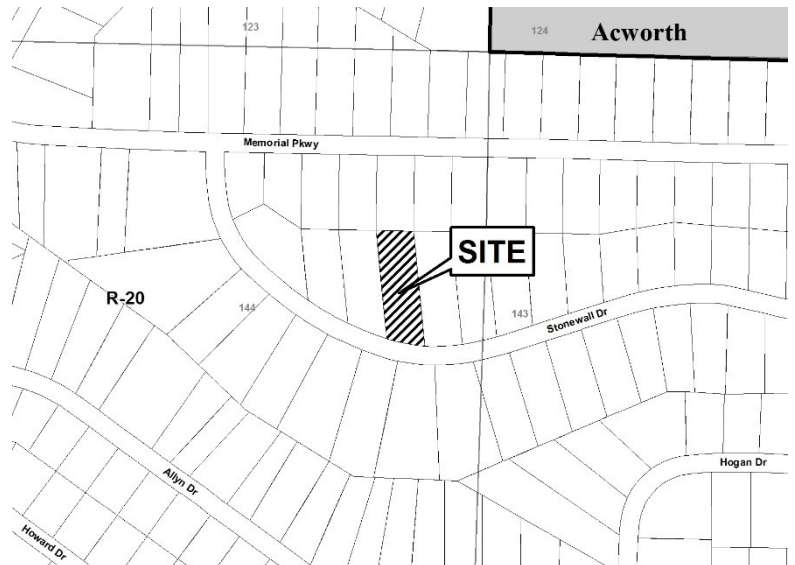
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS: _____



APPLICANT: Donald Petry, III **PETITION No.:** V-67

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 modified setbacks 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 for V-55 –V-70.

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: No comment.

WATER: No conflict.

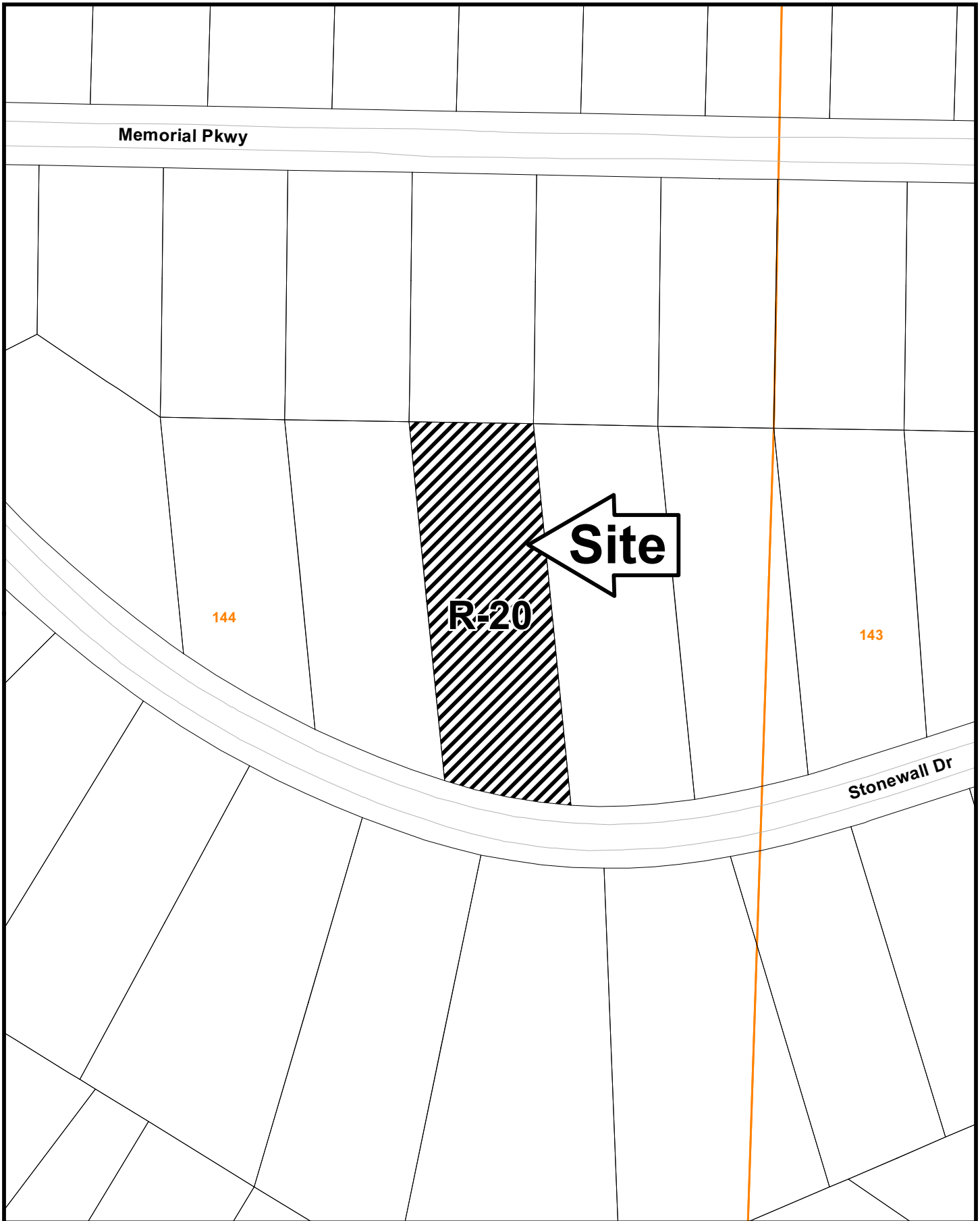
SEWER: No conflict.

APPLICANT: Donald Petry, III

PETITION No.: V-67

FIRE DEPARTMENT: 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-67-2016 GIS MAP



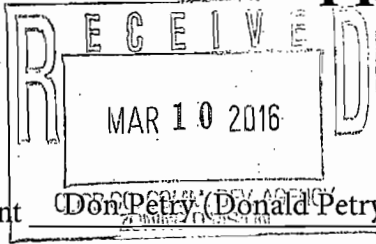
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet

City Boundary
Zoning Boundary

Application for Variance

Cobb County



(type or print clearly)

Application No. V-67
Hearing Date: 5/11/16

Applicant Don Petry (Donald Petry, III) Phone # 678-898-0127 E-mail DonPetry@gmail.com

Rachel L. Petry Address 3772 Stonewall Drive NW, Kennesaw, GA 30152

(representative's name, printed)

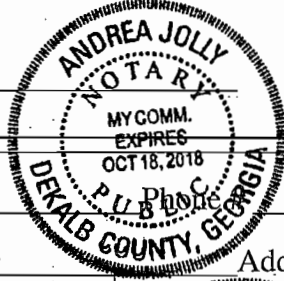
(street, city, state and zip code)

Rachel L. Petry
(representative's signature)

Phone # 205-960-2144 E-mail Rachel.L.Petry@gmail.com

Signed, sealed and delivered in presence of:

My commission expires: _____



[Signature]

Notary Public

Titleholder Donald Petry, III Phone # 678-898-0127 E-mail DonPetry@gmail.com

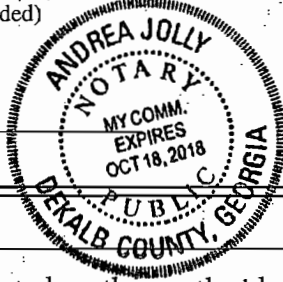
Signature [Signature] Address: 3772 Stonewall Drive NW, Kennesaw, GA 30152

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____



[Signature]

Notary Public

Present Zoning of Property Residential

Location 3772 Stonewall Drive NW (Located on the north side of Stonewall Drive, south of Memorial Parkway)

(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 X Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES X* NO _____

*apprvd in V-161 on 11/15

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).

1) Area was cleared by an unauthorized 3rd party in 2003 (surveryor crossed property lines and cleared incorrect parcel for neighbor's home) and 2) house size is limited. Space will be utilized for hobby space and tractor and tool storage

List type of variance requested: 1) waive the setbacks for an accessory structure over 650 square feet (proposed 1,170 square foot, 2-story frame garage) from the required 100 feet to 55 feet to the rear, 29 feet adjacent to the eastern property line and 36 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 resident lot in Land Lot 144 of the 20th District.