

REVISION RECORD  
DATE REVISION

DATE: 03/10/2016  
SCALE: 1" = 40'  
SHEET NUMBER: 1 OF 1  
JOB NUMBER: 16121

**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
350 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30066  
(770) 483-0242



LOT REVISION PLAT &  
VARIANCE PLAT &  
LOTS 40 & 41 LOST MOUNTAIN TRACE  
LOCATED IN  
CROSS COUNTRY  
PREPARED FOR  
CROSS COUNTRY  
GEORGIA  
JOHANNA ELIZABETH LANE

ABBREVIATION LEGEND

A/A	BUILDING
D/A	CONCRETE DRIVE
D/B	CONCRETE DRIVE
E/B	CONCRETE DRIVE
F/B	CONCRETE DRIVE
G/B	CONCRETE DRIVE
H/B	CONCRETE DRIVE
I/B	CONCRETE DRIVE
J/B	CONCRETE DRIVE
K/B	CONCRETE DRIVE
L/B	CONCRETE DRIVE
M/B	CONCRETE DRIVE
N/B	CONCRETE DRIVE
O/B	CONCRETE DRIVE
P/B	CONCRETE DRIVE
Q/B	CONCRETE DRIVE
R/B	CONCRETE DRIVE
S/B	CONCRETE DRIVE
T/B	CONCRETE DRIVE
U/B	CONCRETE DRIVE
V/B	CONCRETE DRIVE
W/B	CONCRETE DRIVE
X/B	CONCRETE DRIVE
Y/B	CONCRETE DRIVE
Z/B	CONCRETE DRIVE

SYMBOL LEGEND

☐	BUY MIX
○	FIRE HYDRANT
○	DROP UNLET
○	METER
○	METER VALVE
○	PUMP POLE
○	METER LINE
○	SEWER MANHOLE
○	SEWER LINE
○	SEWER POWER LINE
○	SEWER POLE
○	SEWER POINT OF BEGINNING
○	SEWER P.O.B.
○	SEWER SQUARE FEET
○	SEWER S.F.
○	SEWER WATER METER
○	SEWER WATER METER MANHOLE

LOT 10: 44,353 S.F. (1.018 ACRES)  
 LOT 11: 30,080 S.F. (0.691 ACRES)  
 LOT 16: TAX PARCEL I.D. #2002710040  
 TAX PARCEL I.D. #2002710041

OWNER'S ACKNOWLEDGEMENT  
 I, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT...  
 AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY...  
 TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

LOT 10 SIGNATURE: JOHANNA ELIZABETH LANE DATE  
 LOT 11 SIGNATURE: JAMES S. TOMPINS DATE  
 SIGNATURE: JULIE B. TOMPKINS DATE



IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION  
 OF THE LAND PLACED AND HAS BEEN PREPARED IN CONFORMITY  
 WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS  
 AND MAPPING ENGINEERS OF THE STATE OF GEORGIA, AS SET FORTH  
 IN THE GEORGIA PLAT ACT O.C.G.A. 45-6-67.

CURRENT ZONING: R-30  
 FRONT SETBACK: 50 FT., 32 FT.  
 REAR SETBACK: 40 FT.

LOT AREAS:  
 LOT 10: 44,353 S.F. (1.018 ACRES)  
 LOT 11: 30,080 S.F. (0.691 ACRES)  
 LOT 16: TAX PARCEL I.D. #2002710040  
 TAX PARCEL I.D. #2002710041

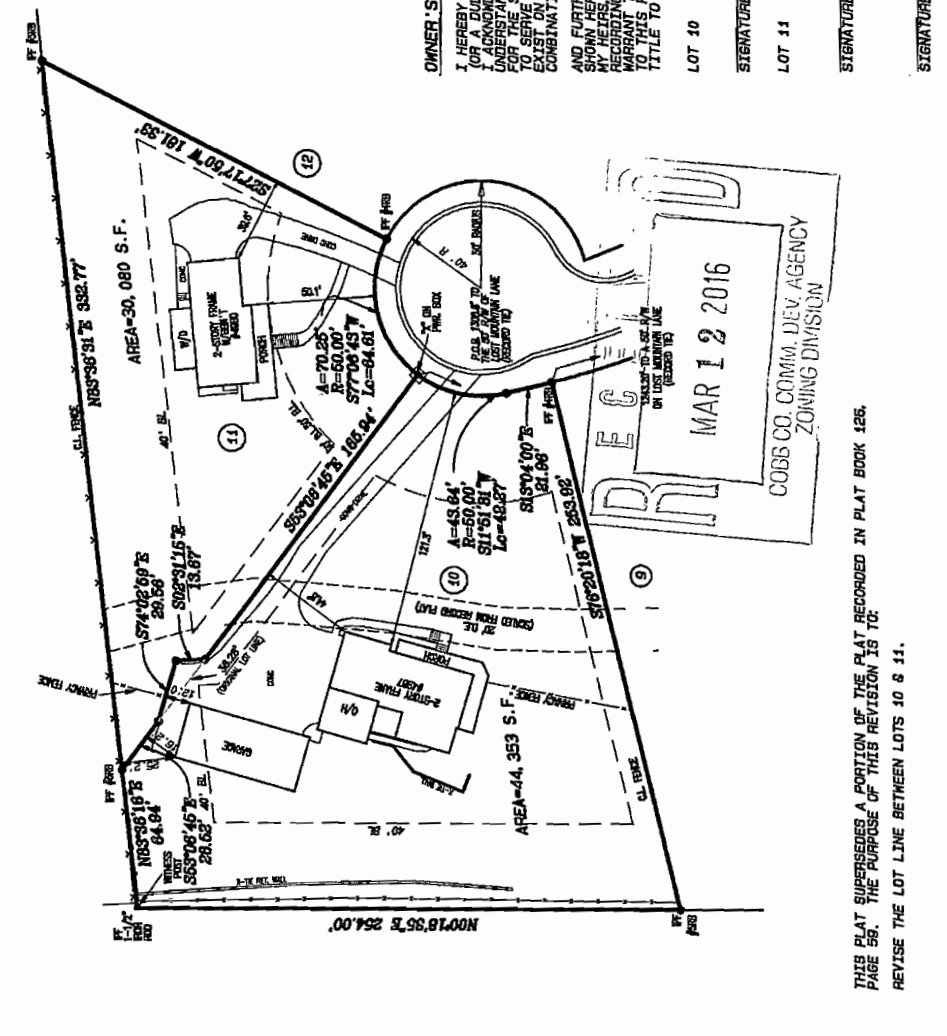


THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 126,  
 PAGE 58. THE PURPOSE OF THIS REVISION IS TO:  
 REVISE THE LOT LINE BETWEEN LOTS 10 & 11.

APPROVED BY: COBBS COUNTY ZONING DIVISION DATE  
 COBBS COUNTY DEVELOPMENT & INSPECTIONS DIVISION DATE

SURVEY NOTES:  
 1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1/8" IN 79,665 FEET TAKEN FROM THE DATA AND PLAT FOR JOHN R. LANE, PREPARED BY CSC LAND SURVEYORS, INC., DATED NOVEMBER 7, 1998. NO FIELD WORK WAS PERFORMED BY THIS FIRM.  
 2. I, THE SURVEYOR, HAVE EXAMINED THE OFFICIAL FTA FLOOD ZONE MAP FOR THIS DATE, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

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 COBBS COUNTY DEVELOPMENT & INSPECTIONS DIVISION DATE

SURVEY REFERENCES:  
 1. PLAT OF LOST MOUNTAIN TRACE RECORDED IN PLAT BOOK 126, PAGE 59.

**APPLICANT:** Johanna Elizabeth Lane

**PETITION No.:** V-72

**PHONE:** 770-655-6310

**DATE OF HEARING:** 06-15-2016

**REPRESENTATIVE:** Robert B. Betterton

**PRESENT ZONING:** R-30

**PHONE:** 678-483-0242

**LAND LOT(S):** 271

**TITLEHOLDER:** Johanna Elizabeth Lane, as Trustee  
of the Johanna Elizabeth Lane  
Personal Residence Trust

**DISTRICT:** 20

**PROPERTY LOCATION:** At the terminus of Lost

**SIZE OF TRACT:** 1.02 acres

Mountain Trace, west of Lost Mountain Lane

**COMMISSION DISTRICT:** 1

(4987 Lost Mountain Trace).

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (existing approximately 1,508 square foot garage) from the required 100 feet to 12 feet adjacent to the northeastern side and to 25 feet adjacent to the rear.

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

**BOARD OF APPEALS DECISION**

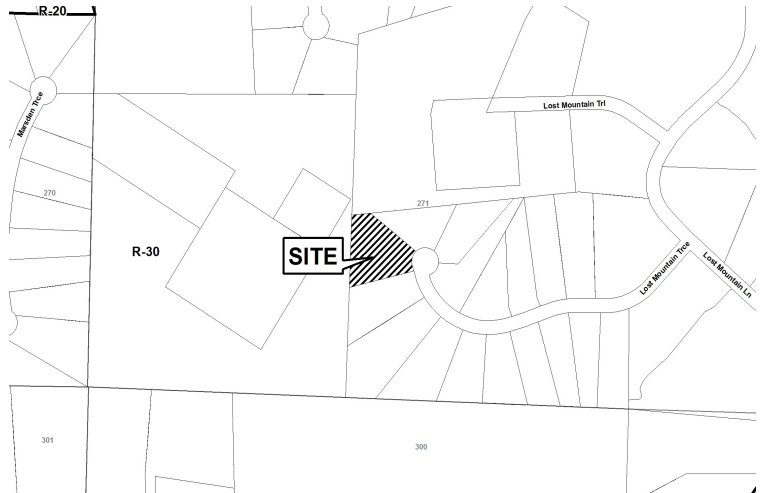
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Johanna Elizabeth Lane      **PETITION No.:** V-72

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts were observed or 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-72 –V-85.

**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 comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

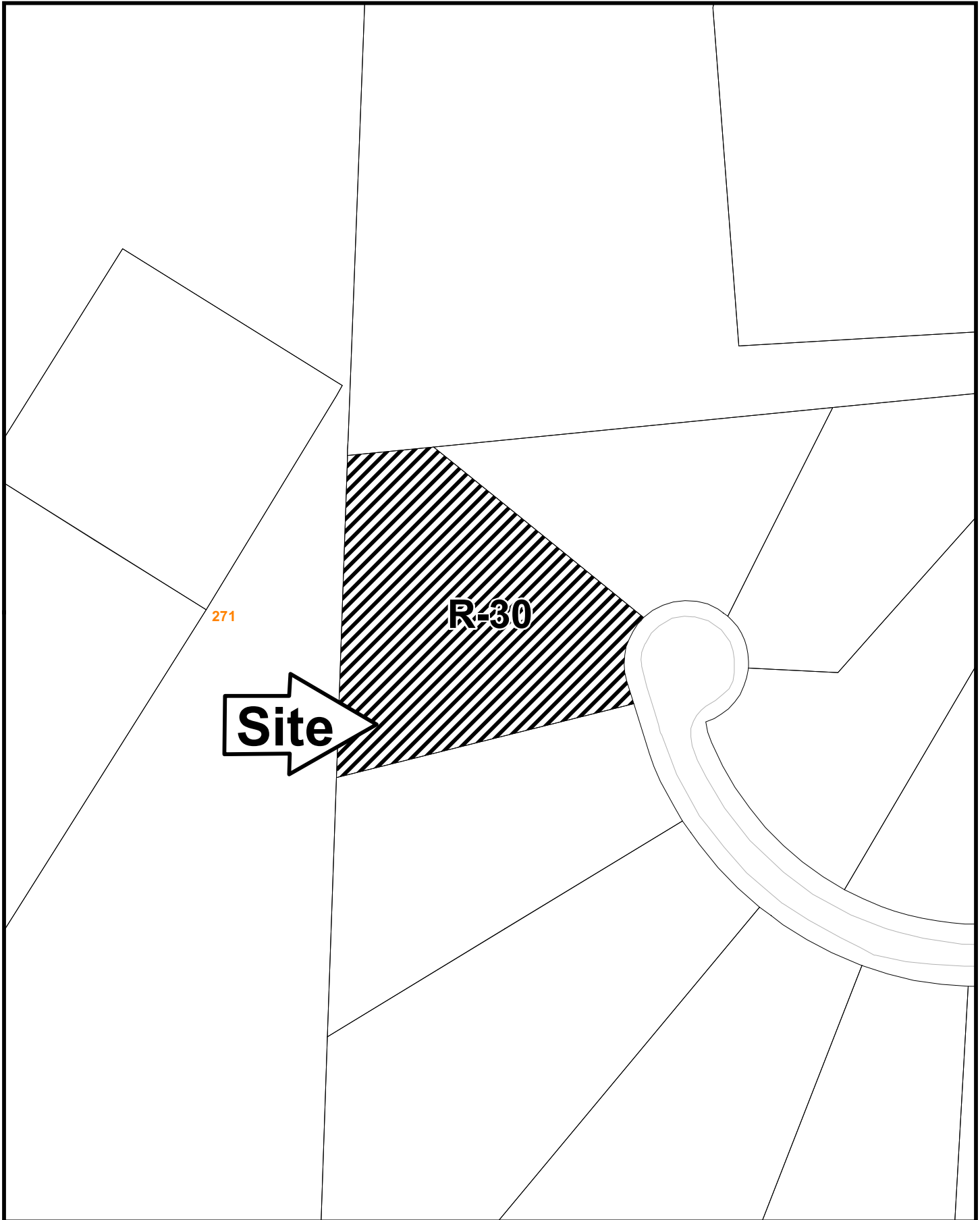
**SEWER:** No conflict.

**APPLICANT:** Johanna Elizabeth Lane      **PETITION No.:** V-72

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**FIRE DEPARTMENT:** NO COMMENTS: 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.

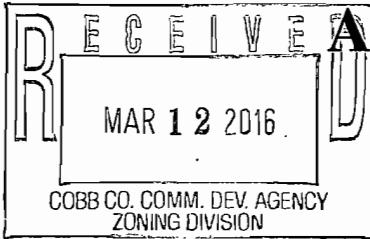
# V-72--2016 GIS



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-72  
Hearing Date: 6-15-16

Applicant JOHANNA ELIZABETH LANE Phone # 770-655-6310 E-mail 4nmore@bellsouth.net

Robert B. Betterton Address 950 West Sandtown Road, Marietta, Ga. 30064  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)



Phone # 678-483-0242 E-mail bettertonsurveying@live.com

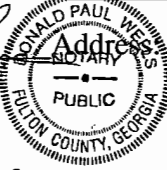
Signed, sealed and delivered in presence of:

Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Titleholder Johanna Elizabeth Lane Phone # 770-655-6310 E-mail 4nmore@bellsouth.net

Signature Johanna Elizabeth Lane Address 4987 Lost Mountain Trace, Kennesaw, Ga. 30144  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Present Zoning of Property R-30

Location 4987 Lost Mountain Trace, Kennesaw, Ga. 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 271 District 20th Size of Tract 1.018 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 garage

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

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).

Would require demolition of 25 year improvements

List type of variance requested: To reduce the setback requirements for accessory structures over 650 s.f. from 100 ft. to 12.0 feet.