

MAGNETIC



REFERENCE MATERIAL

- 1. WARRANTY DEED IN FAVOR OF R. LEE SAAR AND CHRISTY L. SAAR DEED BOOK 2801 PAGE 536 COBB COUNTY, GEORGIA RECORDS

COBB COUNTY ZONING R-20

- MINIMUM LOT AREA: 30,000 SQ. FT.
- MINIMUM FLOOR AREA: 1,200 SQ. FT.
- MINIMUM LOT WIDTH AT FRONT SETBACK: 75/50 FT.
- MINIMUM FRONT YARD SETBACKS: 30/10/10 FT.
- LOCAL: 35 FT.
- MINIMUM SIDE SETBACK: 10 FT.
- MINIMUM REAR SETBACK: 30 FT.
- MAX COVERAGE: 35%
- MAX HEIGHT: 35 FT.
- ALL ZONING MATTERS MUST BE APPROVED BY COBB COUNTY PRIOR TO CONSTRUCTION

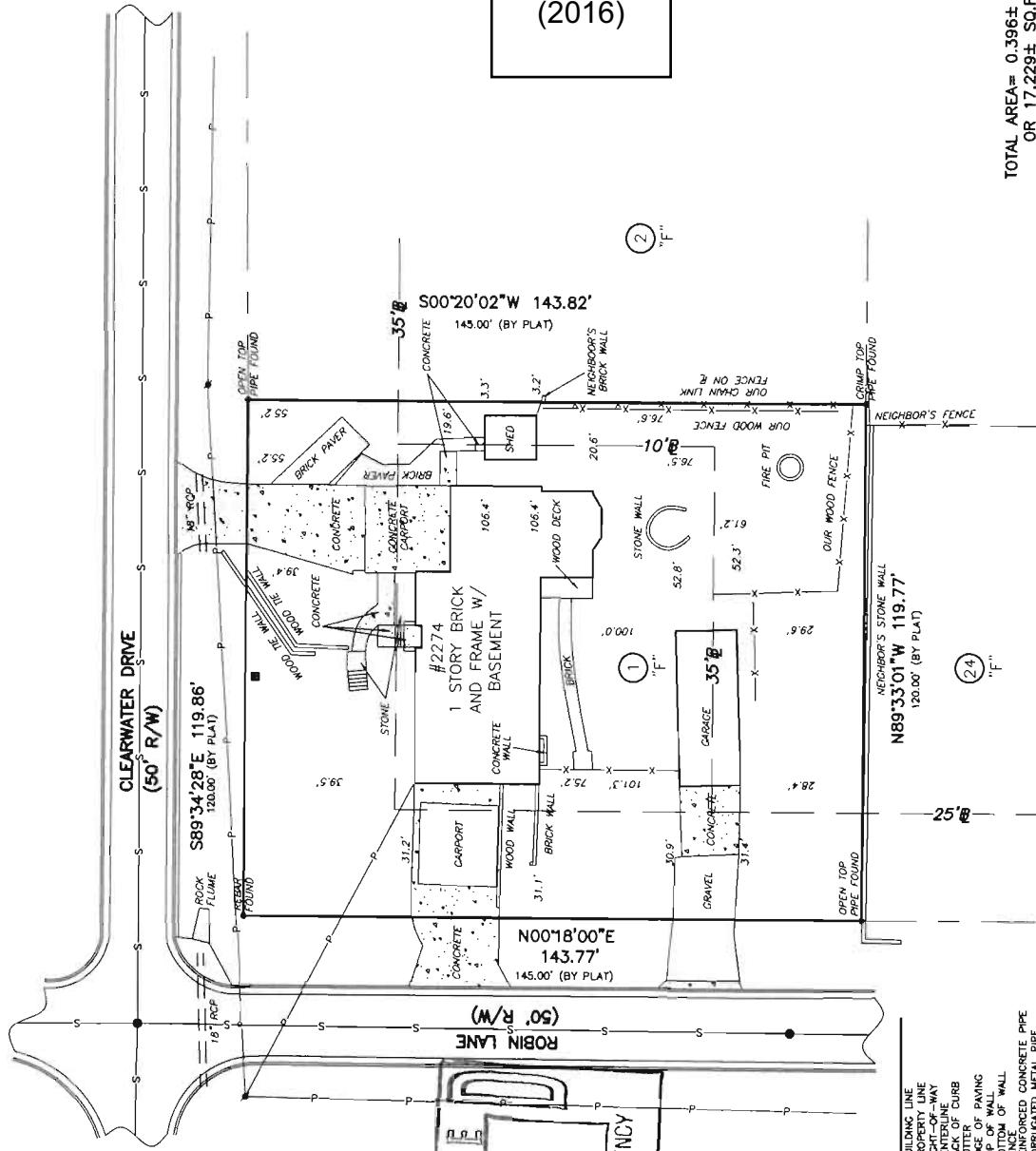
SURVEY NOTES

- 1. STONE, SAND, GRAVEL, 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 TO WHICH SURVEYOR HAS VISUAL ACCESS. 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 CONSTITUTE A WARRANTY OF TITLE OR ANY OTHER LIABILITY 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 100,043 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. AFTER FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA FOR THIS PROPERTY IS TO BE DETERMINED BY A SECOND PARTY OF APPLICABLE FLOOD HAZARD INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- 9. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



LEGEND

- B --- DENOTES BUILDING LINE
- R/W --- DENOTES RIGHT-OF-WAY
- BC --- DENOTES BACK OF CURB
- C --- DENOTES CUTTER
- EP --- DENOTES EDGE OF PAVING
- BW --- DENOTES BOTTOM OF WALL
- RF --- DENOTES REINFORCED CONCRETE PIPE
- CP --- DENOTES CONCRETE PIPE
- PP --- DENOTES POWER POLE
- LP --- DENOTES LIGHT POLE
- OW --- DENOTES OPEN TRENCH
- PM --- DENOTES POWER METER
- PC --- DENOTES POWER CABLE
- TC --- DENOTES TELEPHONE CABLE
- CB --- DENOTES CONCRETE BOX
- CM --- DENOTES CEMENT METER
- GM --- DENOTES GAS VALVE MARKER
- WM --- DENOTES WATER METER
- WV --- DENOTES WATER VALVE
- HW --- DENOTES HEADWALL
- HW --- DENOTES MONITORING WELL
- JB --- DENOTES JUNCTION BOX
- S --- DENOTES SANITARY SEWER LINE
- SSMH --- DENOTES SANITARY SEWER MANHOLE
- CO --- DENOTES CLEAN OUT



V-119 (2016)

TOTAL AREA= 0.396± ACRES
OR 17,229± SQ.FT.
2274 CLEARWATER DRIVE
MARIETTA, GEORGIA

SURVEY FOR
R. LEE SAAR
CHRISTY L. SAAR
LOT 1, BLOCK "F"
RED OAK PARK

LAND LOT 792
DISTRICT 17TH
GEORGIA
PLAT PREPARED: 6-23-16
FIELD: 6-21-16 SCALE: 1"=20'

This original of this plat was made and signed by Michael R. Moles, L.S. #2646 on 6-23-16. THIS REPRESENTS THE OFFICIAL RECORDED DOCUMENT.

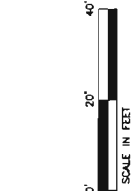
Michael R. Moles
Georgia R/L #2646
L.S. #2646
JOB#2425405N

MELUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3343
Certificate of Authorization #LS0000752

This property IS NOT located in a Federal Flood Area as shown on the latest Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

No.	Revision	Date
1		



APPLICANT: R. Lee Saar

PETITION No.: V-119

PHONE: 770-977-8658

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: R. Lee Saar

PRESENT ZONING: R-20

PHONE: 770-977-8658

LAND LOT(S): 792

TITLEHOLDER: R. Lee Saar and Christy L. Saar

DISTRICT: 17

PROPERTY LOCATION: At the southeast intersection of Robin Lane and Clearwater Drive (2274 Clearwater Drive).

SIZE OF TRACT: 0.40 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 504 square foot garage) from the required 35 feet to 28 feet; 2) waive the major side setback for an accessory structure under 650 square feet (approximately 342 square foot carport) from the required 25 feet to seven (7) feet; 3) allow an accessory structure (approximately 342 square foot carport) to the side of the principal building and closer to the side street right-of-way; 4) waive the side setback for an accessory structure under 144 square feet (approximately 120 square foot shed) from the required five (5) feet to three (3) feet adjacent to the eastern property line; 5) allow an accessory structure (approximately 120 square foot shed) to the side of the principal building; 6) allow parking and/or access to parking areas on a non-hardened or treated surface (gravel); and 7) waive the front setback from the . required 35 feet to 25 feet (existing).

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

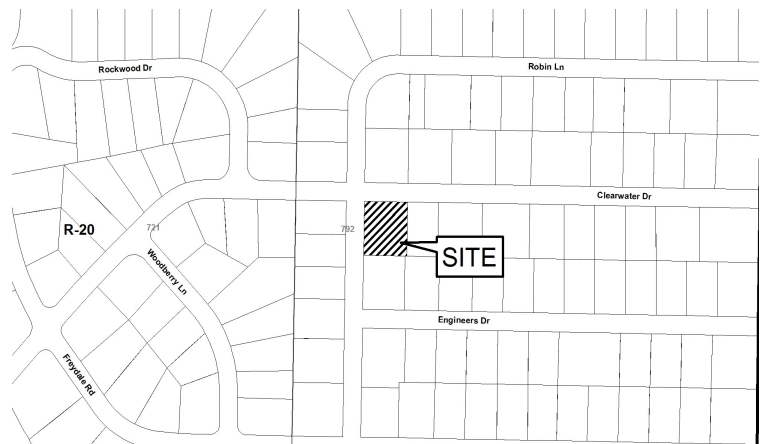
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: R. Lee Saar

PETITION No.: V-119

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

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.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

WATER: No conflict (Marietta service area)

SEWER: No conflict (Marietta service area)

APPLICANT: R. Lee Saar

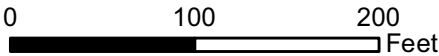
PETITION No.: V-119



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.

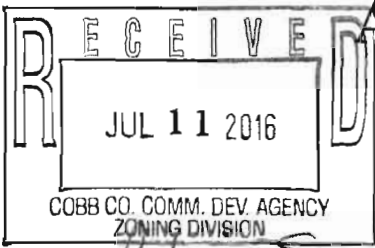
V-119-2016 GIS



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



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-119
Hearing Date: 9-14-16

Applicant R. Lee Saar Phone # (770) 977-8658 E-mail magsters6@gmail.com

R Lee Saar Address 2274 Clearwater DR Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30067

R Lee Saar Phone # 770-977-8658 E-mail LSaar7@GMAIL.COM
(representative's signature)

My commission expires: 12/29/2019

JHONATTAN CHAGON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Dec. 29, 2019

Signed, sealed and delivered in presence of:
J Chacon
Notary Public

Titleholder CHRISTY L. SAAR Phone # (770) 977-8658 E-mail magsters6@gmail.com
R Lee Saar

Signature R Lee Saar Address: 2274 Clearwater DR Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

Christy L. Saar
My commission expires: 12/29/2019

JHONATTAN CHAGON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Dec. 29, 2019

Signed, sealed and delivered in presence of:
J Chacon
Notary Public

Present Zoning of Property R-20

Location 2274 Clearwater Dr Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 792 District 17th Size of Tract 0.396 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 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:

The hardship is that when we built these structures, we did not know that the buildings were too close to the property lines. Two of them have been here for 12 years. Also, when the carport cover was put up in the driveway, it was done

List type of variance requested: Clean up variance for existing structures.

to protect our cars from being dented by the large hickory nuts falling from the trees. This was done about 15 years ago.