

LEGEND

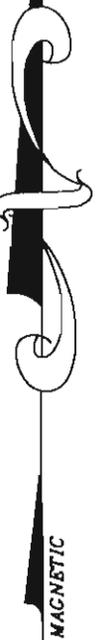
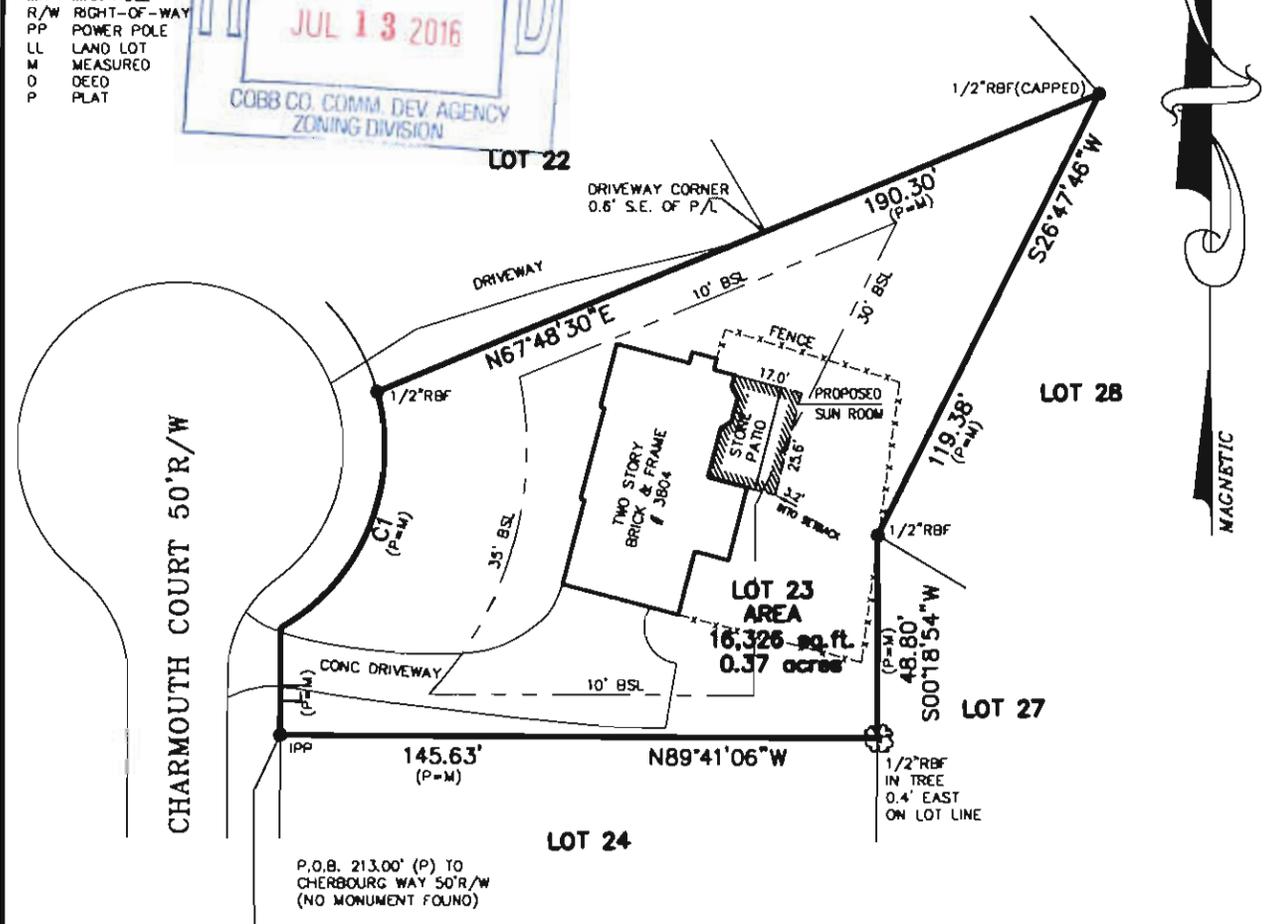
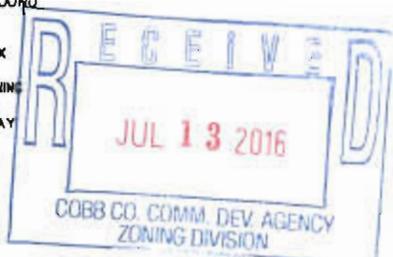
- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSC SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

V-124
(2016)

CURVE	LENGTH
C1	66.36

ARING
17°44'E

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.70	N00°18'54"E



P.O.B. 213.00' (P) TO
CHERBOURG WAY 50'R/W
(NO MONUMENT FOUND)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS.

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 OF THE STATE OF GEORGIA.

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, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-13-6, 43-13-19, 43-13-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INADEQUATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

REVISED FOOTPRINT OF PROPOSED SUNROOM 07/12/16

FIELD DATE 03/25/16

JOB NUMBER: 16-01404		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	03/28/16		
		OWNER / PURCHASER		AMY HORSTMAN			
		LAND LOT 474		16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA	
		LOT 23		BLOCK A	UNIT II	AREA OF LOT: 16,326 S.F.	
		SUBMISSION		DORSET			
PLAT BOOK <u>111</u> PAGE <u>63</u>		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			
DEED BOOK _____ PAGE _____							

APPLICANT: Amy Horstman

PETITION No.: V-124

PHONE: 678-386-1727

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Amy Horstman

PRESENT ZONING: R-15

PHONE: 678-386-1727

LAND LOT(S): 474

TITLEHOLDER: Amy S. Horstman

DISTRICT: 16

PROPERTY LOCATION: On the east side of Charmouth Court, north of Cherbourg Way (3804 Charmouth Court).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 26 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Amy Horstman **PETITION No.:** V-124

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

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 improvements on the lot along with any approved setback reductions, 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.

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

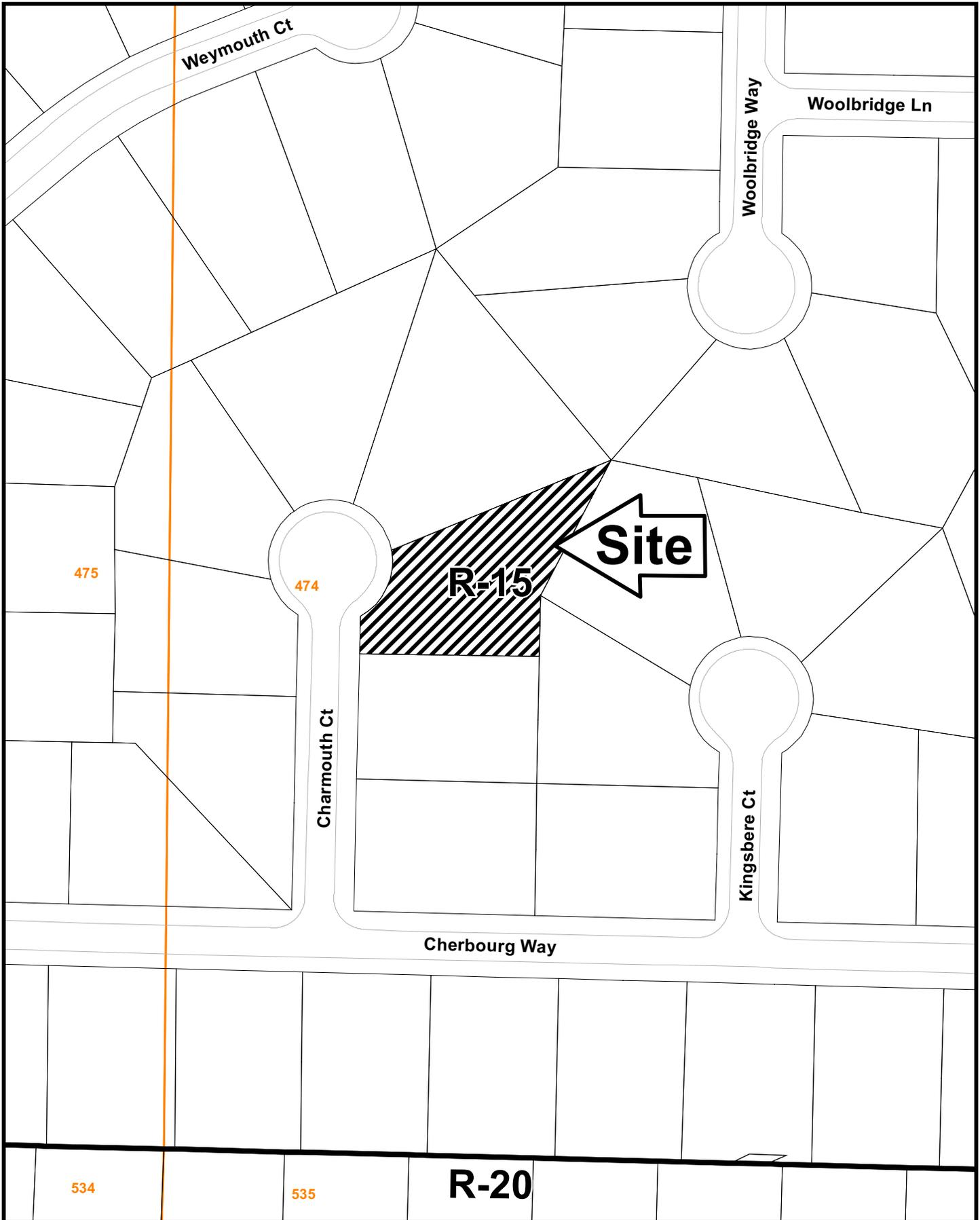
SEWER: No conflict

APPLICANT: Amy Horstman

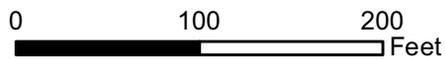
PETITION No.: V-124

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.

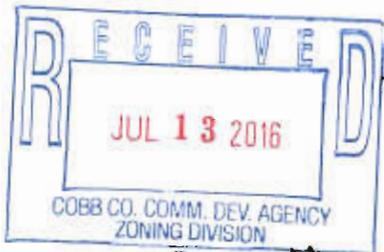
V-124-2016 GIS



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-124
Hearing Date: 9-14-16

Applicant Amy Horstman Phone # 678 3861727 E-mail amyl67891d@gmail.com

Amy Horstman Address 3804 Charmouth Ct, Marietta, GA
(representative's name, printed) (street, city, state and zip code)

Amy Horstman Phone # 678 3861727 E-mail amyl67891d@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: February 13, 2020

Karen J. Toler

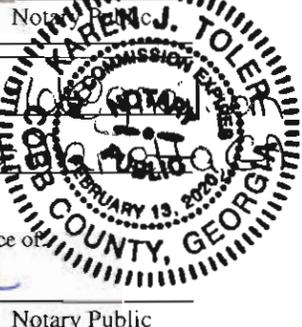
Titleholder Amy Horstman Phone # 678 3861727 E-mail amyl67891d@gmail.com

Signature Amy Horstman Address: 3804 Charmouth Ct, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: February 13, 2020

Karen J. Toler



Present Zoning of Property R-15

Location 3804 Charmouth Ct.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 474 District 16 Size of Tract .37 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

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:

DUE to the odd shape of the rear property line we need a few feet for our sunroom

List type of variance requested: to change the rear setback line from 30 ft. to 26.8 ft.