

V-134
(2016)

24 Hour Emergency Studentic (404) 784-7722

- LEGEND**
- x-x- Barbed Wire
 - SS Sanitary Sewer
 - XX Fire Hydrant
 - Power Pole
 - IPP Iron Pin Placed
 - IPF Iron Pin Found
 - MON Monument Found
 - ☆ LP Light Pole
 - EP Edge Pavement
 - POB Point of Beginning
 - CTP Crimp Top Pin Found
 - B/C Back of Curb
 - CL Centerline
 - Chain Link Fence
 - SSMH Sewer Manhole
 - SSE Sanitary Sewer Easement
 - JB Junction Box
 - DI Drop Inlet
 - PL Property Line
 - CMP Corrugated Metal Pipe
 - RCP Reinforced Conc. Pipe
 - DE Drainage Easement
 - WV Water Valve
 - WM Water Meter
 - RW Right of Way
 - Power Line

SURVEYOR'S NOTES

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.

A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

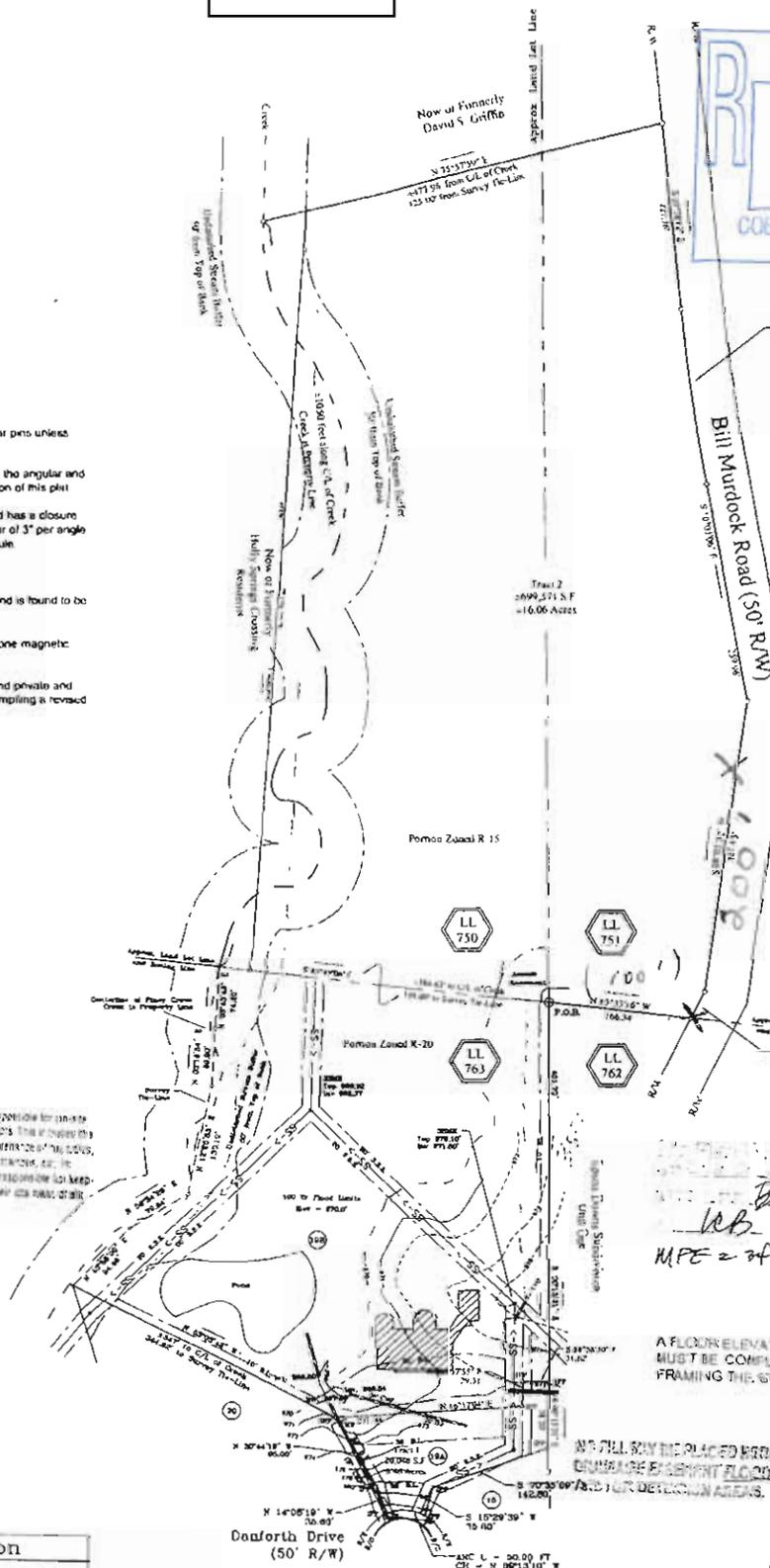
The field data upon which this plat is based has a closure one foot in 25,000+ feet at an angular error of 3" per angle point, and was adjusted using Compass Rule.

Date of field survey: April 23, 2003

This plat has been calculated for closure and is found to be accurate within one foot in 40,000 feet.

Bearings shown on this plat are based on one magnetic observation and angles turned.

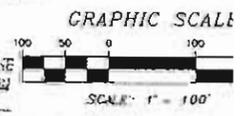
This plat subject to all easements public and private and taken from deed and plats of record for compiling a revised subdivision plat.



PLATEY SURVEYING AND CONSULTING IS RESPONSIBLE FOR THE PREPARATION OF THIS PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE ORDINANCES. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT SUBJECT TO ANY UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE ORDINANCES.

Building Permit
WB 6/18/06
 MPE = 2 ft. above 100-yr. Flood elev
PROPOSED SITE P

A FLOOD ELEVATION CERTIFICATE MUST BE COMPLETED PRIOR TO FRAMING THE STRUCTURE. LOWEST FLOOD THREE FEET ABOVE FLOOD ELEVATION.



REVISIONS

Date	Revision

KEN NUTT, L.L.C.
 1708B South Cobb Drive SE, Marietta, GA 30060
 Phone: (770) 425-6824 Fax: (770) 425-6768

Flood Note
 According to F. R. M. Community Plan # 13067C 0002P dated 05-18-1981 the property is located in Zone AE

Final Plat Revision
 Sewell Farm Unit One,
 Land Lot 763, 16th District,
 Cobb County, Georg

Date: 10/18/2004 Sheet 2
 Computed by: MDG Party Chief
 Drawn by: MDG Date Survey
 Checked by: XLN Job # 0123

APPLICANT: Elizabeth J. Studenic

PETITION No.: V-134

PHONE: 770-712-7088

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Gary S. Studenic

PRESENT ZONING: R-15, R-20

PHONE: 404-784-7722

LAND LOT(S): 750, 751, 763

TITLEHOLDER: Elizabeth J. Studenic Living Trust

DISTRICT: 16

PROPERTY LOCATION: On the west side of Bill Murdock Road, south of Casteel Road (2101 Bill Murdock Road).

SIZE OF TRACT: 16.06 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six (6) feet to eight (8) feet.

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

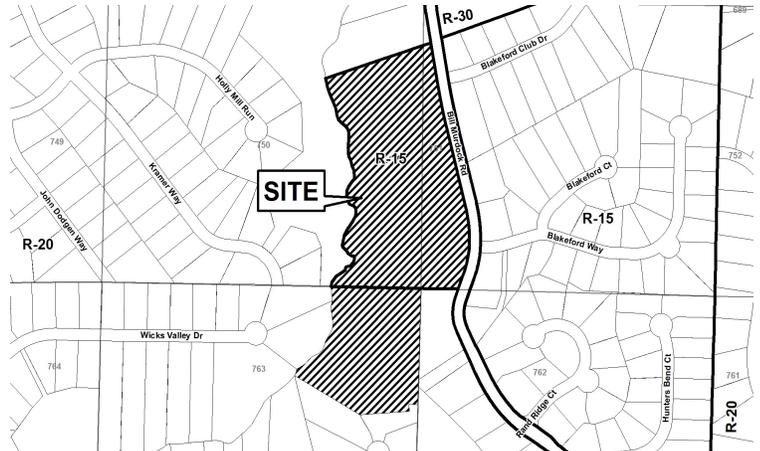
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Elizabeth J. Studenic

PETITION No.: V-134

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 comments

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-134-V-146

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

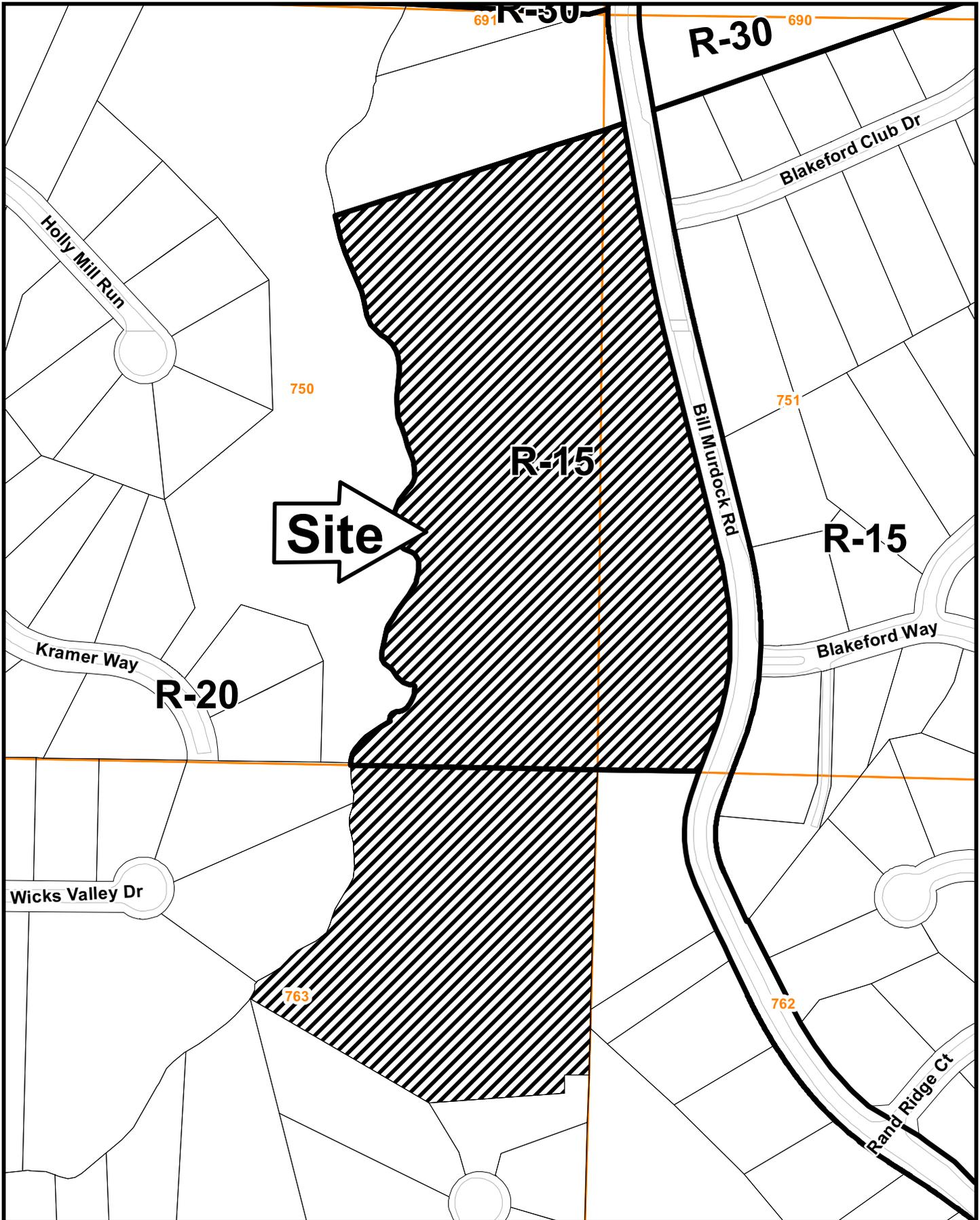
SEWER: No conflict

APPLICANT: Elizabeth J. Studenic

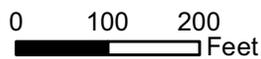
PETITION No.: V-134

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.

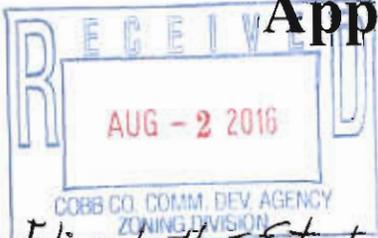
V-134-2016 GIS



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)

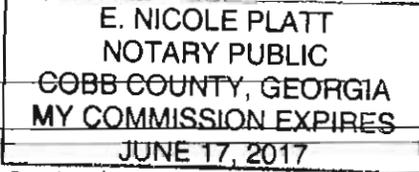
Application No. V-134
Hearing Date: 10-12-16

Applicant Elizabeth J. Studenic Phone # 770.712.7088 E-mail elizabethstudenic@yahoo.com

Gary S. Studenic Address 2101 Bill Murdock Road, Marietta, GA. 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-784-7222 E-mail ihsc@bellsouth.net
(representative's signature)

My commission expires: _____

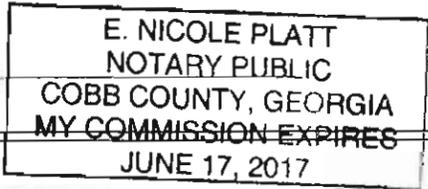


Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Elizabeth J. Studenic Phone # 770-712-7088 E-mail elizabethstudenic@yahoo.com
Living Trust

Signature Elizabeth J. Studenic Address 2101 Bill Murdock Rd, Marietta, Ga. 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-15

Location 2101 Bill Murdock Road, Marietta, GA. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 750 and 751 District 16th Size of Tract 16+ 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:

Please see attached;

List type of variance requested: to erect an eight foot high fence in front of a part of our property that borders Bill Murdock Road.

The fence only became necessary because Cobb County employees mistakenly cut trees that were not even in area of concern.

The result was that a beautiful, natural barrier was destroyed that had been planted 20+ years ago. Within a few weeks, it went from a beautiful, enjoyable privacy area to an eyesore of dead limbs that had to be dealt with.

To erect a fence less than 8' (eight) high, due to the lay of the land, would serve no purpose in restoring our privacy.

Within less than a half mile from us, there are 3 other fences that exceed the typical height requirement.

Our fence causes no impediment to safety or driving conditions on the road (Bill Murdock Road). Also, this fence provides privacy for our barn, pasture and riding ring. It affects no other property.