


LL 202

LL 201

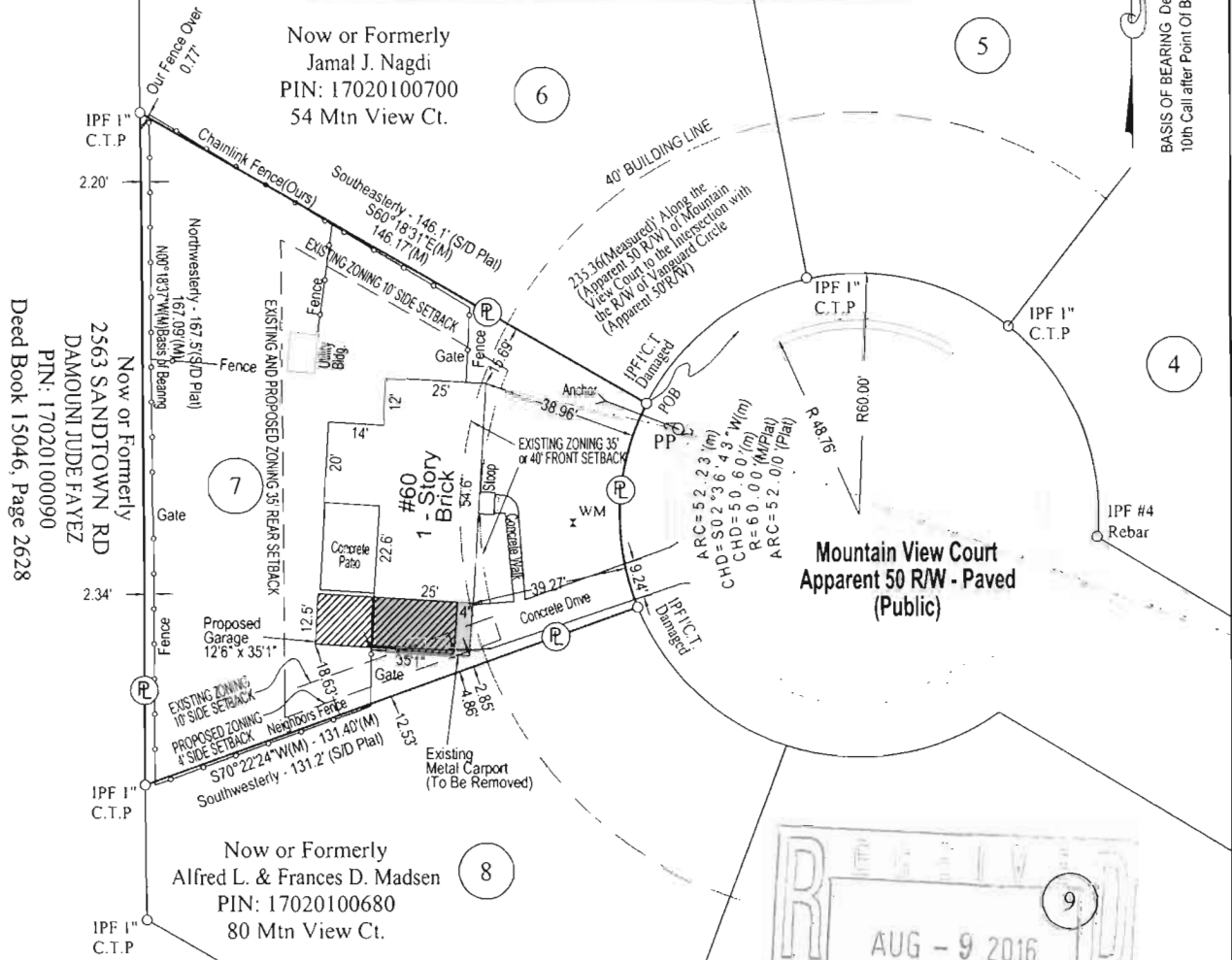
APPROXIMATE LAND LOT LINE

Perimeter Surveying Co., Inc
 V-136 (2016) SW
 Phone: (770) 425-6824
 Fax: (770) 425-6768
 kencoper@aol.com
 Kenneth L. Nutt, Ga., R.L.S. #2104
 COA# LSF001223



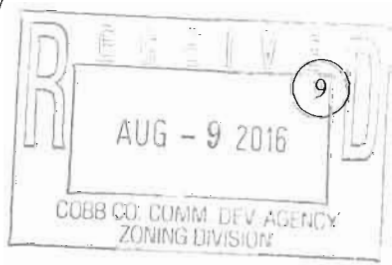
NOTES:
Garage Addition

BASIS OF BEARING Deed Book 15046, Page 2628/2629 Legal
10th Call after Point Of Beginning(S00°18'37"E-167.27)



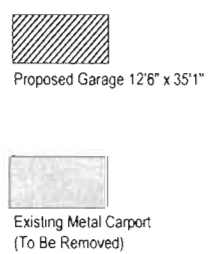
Now or Formerly
2563 SANDTOWN RD
DAMOUNI JUDE FAYEZ
PIN: 17020100090
Deed Book 15046, Page 2628

Now or Formerly
Alfred L. & Frances D. Madsen
PIN: 17020100680
80 Mtn View Ct.



LEGEND

- Chain-Link Fence
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- EP = Edge Pavement
- POB = Point of Beginning
- CHD = Chord
- R = Radius
- SSMH = Sewer Manhole
- JB = Junction Box
- DI = Drop Inlet
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- Over Electric
- Handicap Parking
- Water Meter
- CTP = Crimp Top Pipe



I HEREBY CERTIFY TO ZACHARY KROHNE THAT I AM A REGISTERED SURVEYOR LICENSED BY THE STATE OF GEORGIA (A) THAT THE SURVEY PREPARED BY ME DATED 07/18/2016, CORRECTLY SHOWS THE LAND OWNED BY ZACHARY KROHNE.

Registered Land Surveyor
 07/27/2016
 RLS# 2104
 This survey was prepared in conformity with the Technical Standards for Property Surveying 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.

- All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - The field data upon which this plat is based has a closure precision of 1 foot in 13,522 feet and an angular error of .05 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 309,023 feet.
 - This plat subject to all easements public and private.

ZONING SURVEY FOR:
 Zachary Krohne
 60 Mountain View Ct,
 LOT 7, LABELLE PARK SUBDIVISION, UNIT ONE,
 BLOCK "A", SECTION THREE
 LAND LOT 201, 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 DEED BOOK 14404, PAGE 1728, PLAT BOOK 23, PAGE 542
 PIN: 17020100690, Presently Zoned R-20

Area 13,448.71 sq.ft., 0.308 Acres
 This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
 According to FEMA F.I.R.M. Community Panel # 13067C0118H, dated 03/04/2013. This property IS NOT located in an area having special flood hazards.
 Job #: 005116
 Computed by: KLN
 Drawn by: RSN
 Checked by: KLN
 Party Chief: KLN
 Date Field Surveyed: 07/15/2016
 Date Drawn: 07/18/2016



Perimeter Surveying Co., Inc.
 All Your Surveying Needs

GRAPHIC SCALE
 0 7.5' 15' 30'
 SCALE: 1" = 30'

APPLICANT: Zachary Krohne

PETITION No.: V-136

PHONE: 678-230-6103

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Zachary Krohne

PRESENT ZONING: R-20

PHONE: 678-230-6103

LAND LOT(S): 201

TITLEHOLDER: Zachary Krohne and Roscoe L. Googe

DISTRICT: 17

PROPERTY LOCATION: At the western terminus of Mountain View Court, west of Vanguard Circle (60 Mountain View Court).

SIZE OF TRACT: 0.31 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to four (4) feet adjacent to the southern property line.

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

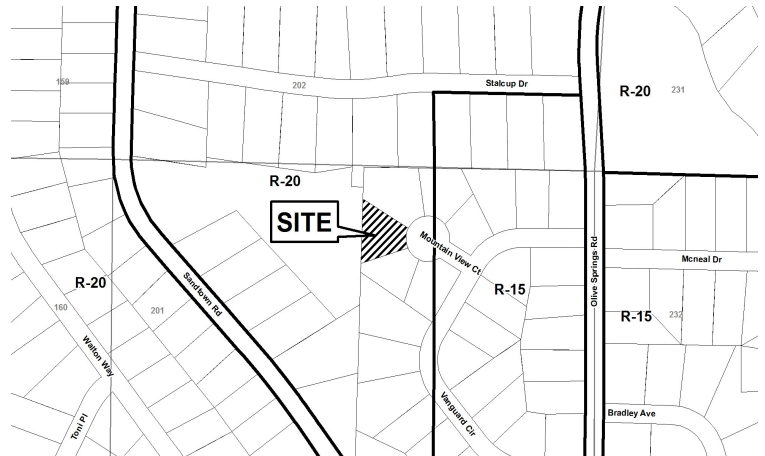
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Zachary Krohne

PETITION No.: V-136

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Wall closer than 5 feet to property line will require 1 hour fire rating.

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 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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this or adjacent land lot.

WATER: No conflict

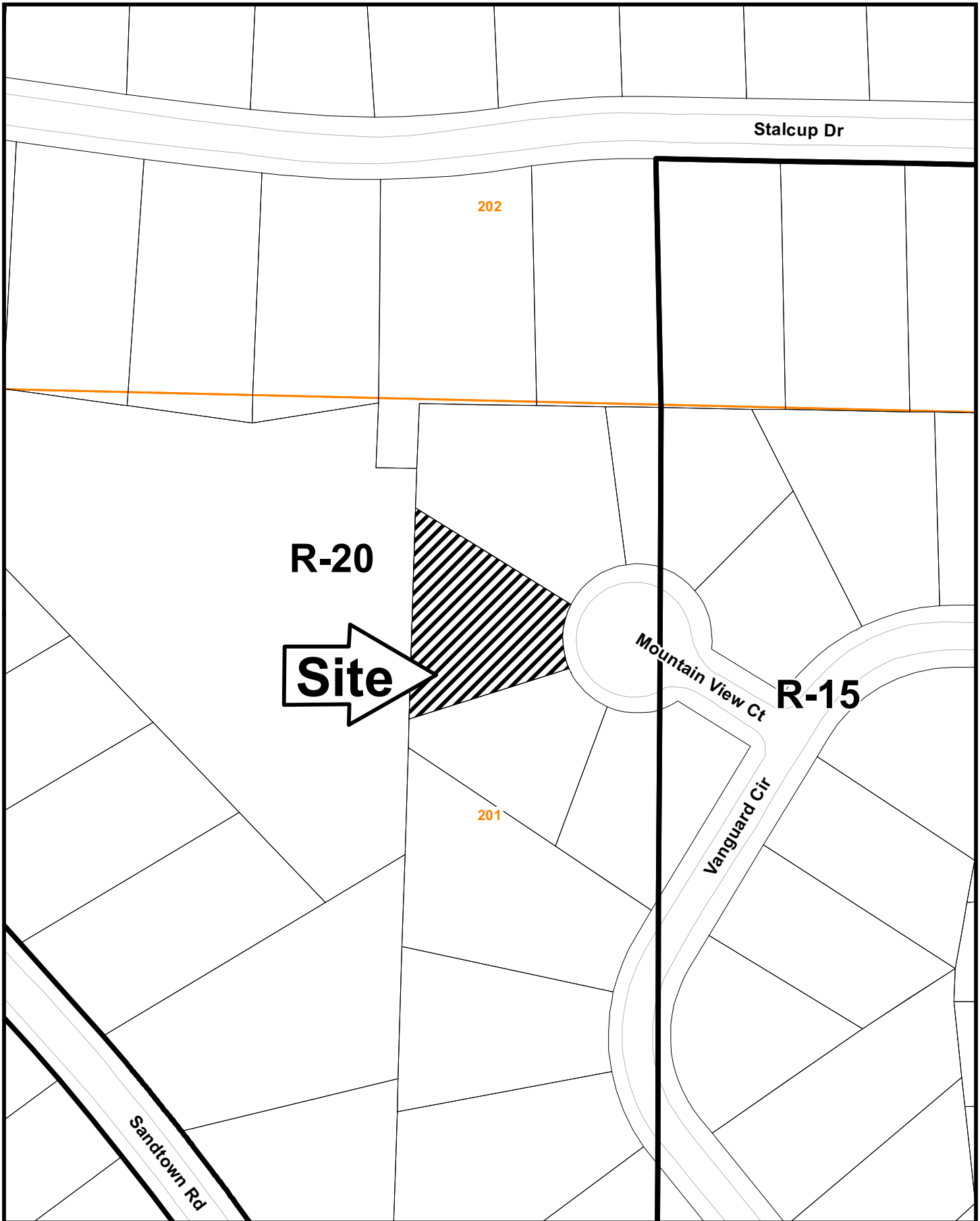
SEWER: No conflict

APPLICANT: Zachary Krohne

PETITION No.: V-136

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-136-2016 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-136
Hearing Date: 10-12-16

Applicant Zachary Krohne Phone # 678-230-6103 E-mail Zach@Tanks and Ponds.com

Zachary Krohne Address 60 Mountain View ct SW Marietta GA 30060
(representative's name, printed) (street, city, state and zip code)

Zachary Krohne Phone # 678-230-6103 E-mail Zach@Tanks
(representative's signature)

My commission expires: 10/20/19 Signed, sealed and delivered in presence of [Signature]
Notary Public

Titleholder Zach Krohne Roscoe L. Googe 770-335-4861 R.googe46@gmail.com
Phone # 678-230-6103 E-mail Zach@Tanks and Ponds.com

Signature [Signature] Roscoe L. Googe Address: 60 Mountain View ct SW Marietta GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/20/19 Signed, sealed and delivered in presence of [Signature]
Notary Public

Present Zoning of Property R-20

Location 60 Mountain View ct SW Marietta GA 30060-6635
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Lot 7 District Labelle Park Size of Tract 0.308 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:

There is currently a very old, failing carport in the proposed space. Its being used as a garage. Its open on 3 sides and is not very secure. We have experienced the ft of property from the car port and our vehicles. We would like to replace the junky carport with a nice structure that will match the house and neighborhood

List type of variance requested: 4 foot side set back