

V-160
(2016)

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 561,533 feet.

This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in 29,744 feet and an angular error of 0 seconds per angle point, and was adjusted using compass rule.

TOTAL AREA:

15,052 SQ. FEET
0.35 ACRES

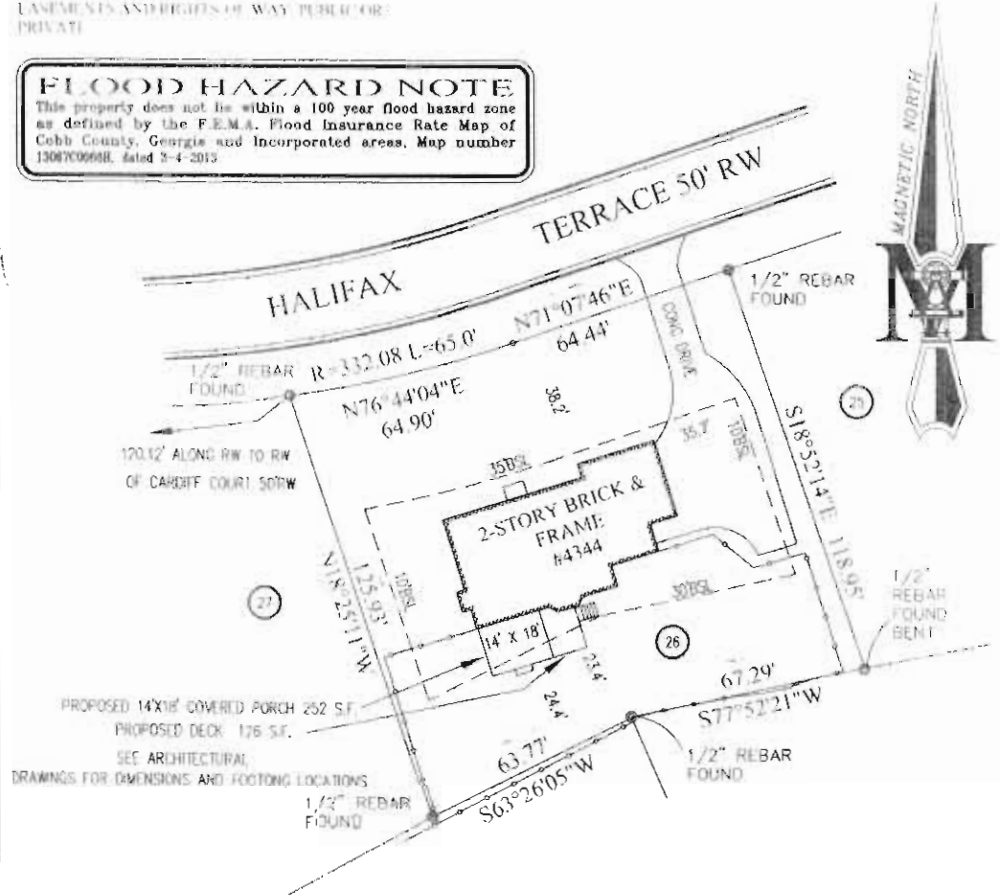
NOTE:

1. FENCES SHOULD NOT BE PLACING USING DIMENSIONS FROM HEREIN
2. ALL MATTERS OF TITLE ARE UNLIT
3. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY, PUBLIC OR PRIVATE

This survey was made without the benefit of a current title commitment. Easements and encumbrances may exist which benefit and burden this property.

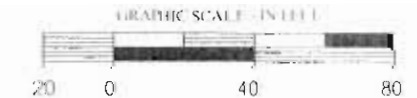
FLOOD HAZARD NOTE

This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Cobb County, Georgia and Incorporated areas, Map number 13087C0968E, dated 3-4-2013



GENERAL LEGEND

- SANITARY SEWER MANHOLE
- JUNCTION BOX/STORM SEWER MANHOLE
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- S- SANITARY SEWER LINE
- S/W SIDEWALK
- IP/S IRON PIN SET
- IP/F IRON PIN FOUND
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- A.E. ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- N/P NOW OR FORMERLY
- R/W RIGHT-OF-WAY



This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 190-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors, and as set forth in the Georgia Plat Act (Ga. Code Ann. § 43-6-67)

SURVEY FOR
JOHN F. LINDSLEY & JENNIFER S. LINDSLEY
CHRISTOPHER E. MOORE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 8495 ALBANY DRIVE • MARIETTA, GA 30067
 Phone: (770) 965-7414 www.cemalands.com

LOT 2A BLOCK A
 CRAWFORD HEIGHTS IV
 P.B. 153 PG. 24
 LAND LOT 179
 HIGH DENSITY TOWNSET
 COBB COUNTY, GA
 8/11/2016 SCALE 1" = 40'
 BPL# 160859



APPLICANT: Jennifer S. Lindsley

PETITION No.: V-160

PHONE: 770-853-2333

DATE OF HEARING: 11-9-2016

REPRESENTATIVE: Jennifer S. Lindsley

PRESENT ZONING: R-15

PHONE: 770-853-2333

LAND LOT(S): 179

TITLEHOLDER: John F. Lindsley and Jennifer S. Lindsley

DISTRICT: 16

PROPERTY LOCATION: On the south side of Halifax Terrace, east of Cardiff Court (4344 Halifax Terrace).

SIZE OF TRACT: 0.35 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 23 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

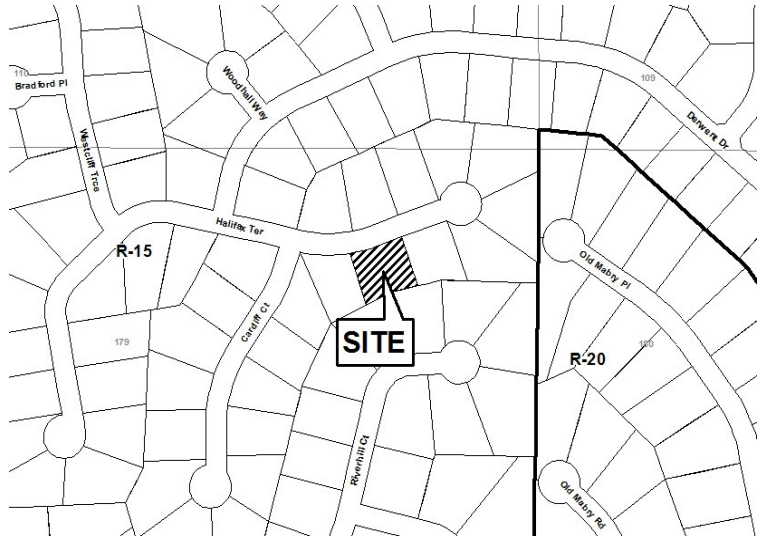
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Jennifer S. Lindsley **PETITION No.:** V-160

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment

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 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-147 –V-165.

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

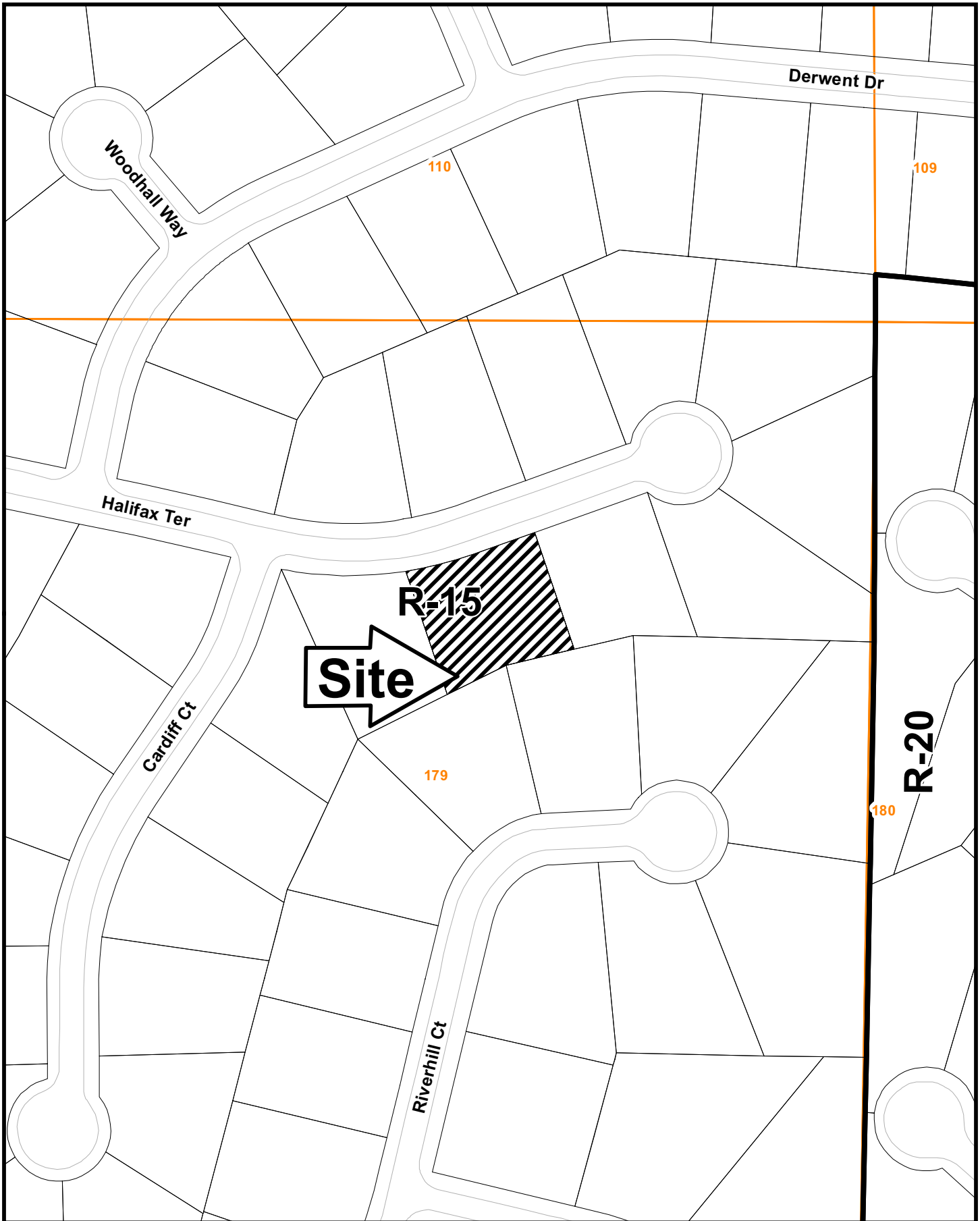
SEWER: No conflict

APPLICANT: Jennifer S. Lindsley

PETITION No.: V-160

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-160-2016 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-160

Hearing Date: 11-9-16

Applicant Jennifer S. Lindsley Phone # 770-853-2333 E-mail jenniferlindsley@yahoo.com

Jennifer S. Lindsley Address 4344 Halifax Ter NE, Roswell, GA, 30077
(representative's name, printed) (street, city, state and zip code)

Jennifer S. Lindsley Phone # 770-853-2333 E-mail jenniferlindsley@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: June 10, 2018



[Signature]

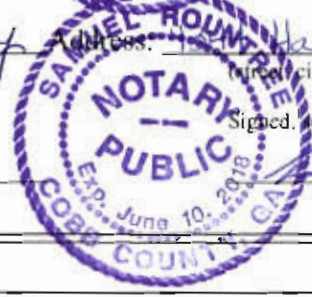
Notary Public

Titleholder Jennifer S. Lindsley Phone # 770-853-2333 E-mail jenniferlindsley@yahoo.com

Signature Jennifer S. Lindsley Address 4344 Halifax Terrace NE, Roswell, GA, 30075
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: June 10, 2018



[Signature]

Notary Public

Present Zoning of Property residential

Location 4344 Halifax Terrace NE
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 179 District 16th Size of Tract 0.35 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:

The hardship that requires us to request a variance is the shape of our lot - specifically, the wedge shape of our back property line. Our current porch (which is also built into the 30' setback) needs to be replaced due to age. Working with a building designer, we made extensive attempts to design a porch fulfilling the ordinance requirements but could not.

List type of variance requested: We are requesting a variance to allow us to replace our porch and have the new structure extend into the 30' setback from the back property line.