

V-10
(2017)



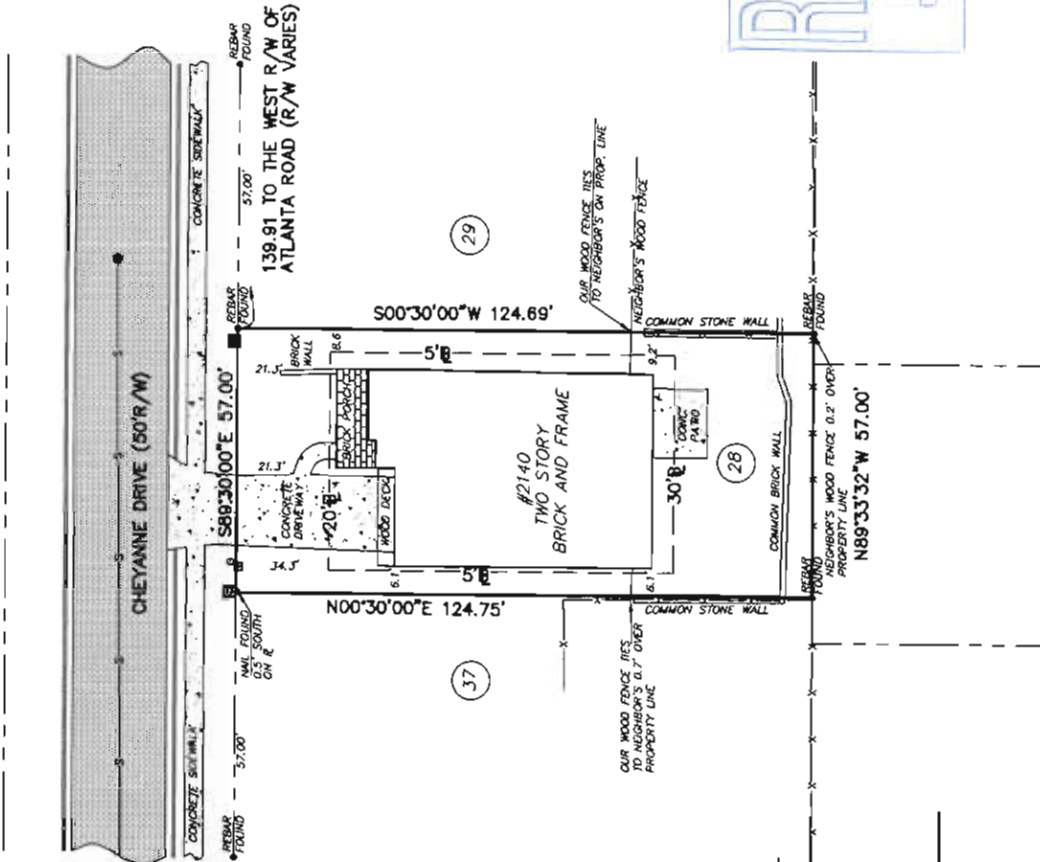
TOTAL AREA= 0.183± ACRES
OR 7,109± SQ.FT.
2140 CHEYANNE DRIVE
SMYRNA, GEORGIA

SURVEY FOR
DEBRA GILLOCK CASEY

UNIT II
LOT 28
STONEHAVEN AT VININGS

LAND LOT 744
DISTRICT 17TH
COBB COUNTY
GEORGIA
PLAT PREPARED: 5-18-18
FIELD: 5-12-16 SCALE: 1"=20'

18 21
8 8



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LS07000752

This property is NOT located
in a Federal Flood Area as
indicated by the L.L. Official
Flood Hazard Map.

Michael R. Moore
Georgia RLS #2846
Cobb County
JOB#1422565N

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

REFERENCE MATERIAL

- LIMITED WARRANTY DEED IN FAVOR OF DEBRA GILLOCK CASEY, S.S. 388-381 COBB COUNTY, GEORGIA RECORDS

LEGEND

- E/W DENOTES PROPERTY LINE
- BC DENOTES CENTERLINE
- O DENOTES BACK OF CURB
- TP DENOTES TOP OF PAVING
- TM DENOTES TOP OF MANTLE
- BM DENOTES BOTTOM OF WALL
- RCP DENOTES REINFORCED CONCRETE PIPE
- PP DENOTES CORRUGATED METAL PIPE
- X DENOTES POWER POLE
- LF DENOTES LIGHT POLE
- PL DENOTES POWER LINE
- PM DENOTES POWER METER
- TC DENOTES TELEPHONE CABLE
- DM DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- WM DENOTES GAS VALVE
- WV DENOTES WATER METER
- WV DENOTES WATER VALVE
- HW DENOTES HEATING WELL
- HW DENOTES MONITORING WELL
- JB DENOTES JOINT BOX
- DI DENOTES DOWN SPUR LINE
- SSWH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT

SURVEY NOTES

- STORM SEWER, SANITARY SEWER 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 RECORDS OF VININGS. UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY. IF ANY UTILITIES ARE ENCOUNTERED, THE OWNERS ARE BEGGED PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- 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.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT BIND TO ANY PERSON, PERSONS OR ENTITY WHOSE NAME DOES NOT APPEAR HEREON OR THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY THE SURVEYOR. THE SURVEYOR HAS MADE ALL NECESSARY CORRECTIONS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 256,787 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.



No.	Revision	Date
1		



APPLICANT: Debra Gillok Casey

PETITION No.: V-10

PHONE: 615-491-2590

DATE OF HEARING: 1-11-2017

REPRESENTATIVE: Debra Gillock Casey

PRESENT ZONING: RA-5

PHONE: 615-491-2590

LAND LOT(S): 744

TITLEHOLDER: Debra Gillock Casey

DISTRICT: 17

PROPERTY LOCATION: On the south side of Cheyanne Drive, west of Atlanta Road (2140 Cheyanne Drive).

SIZE OF TRACT: 0.16 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1. Waive the rear setback from the required 30 feet to 15 feet; and 2) Increase the maximum allowable impervious surface from 40% to 53% (existing).

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Debra Gillok Casey

PETITION No.: V-10

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 observed or are anticipated. Proposed covered porch will be located over existing concrete patio.

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-1 – V-11.

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

CEMETERY PRESERVATION: No comments.

WATER: No conflict

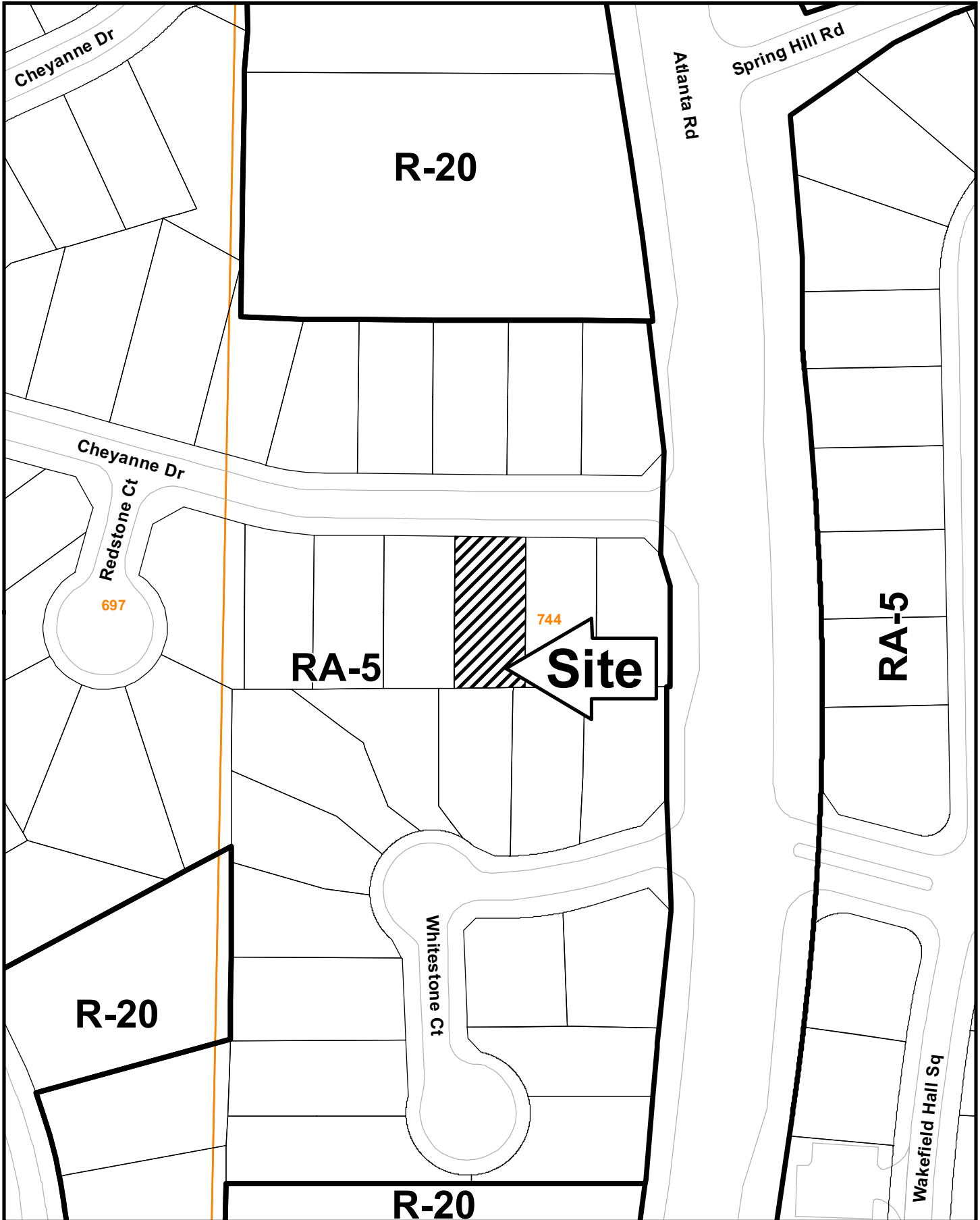
SEWER: No conflict

APPLICANT: Debra Gillok Casey

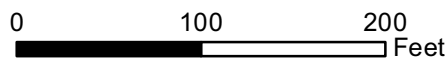
PETITION No.: V-10



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.

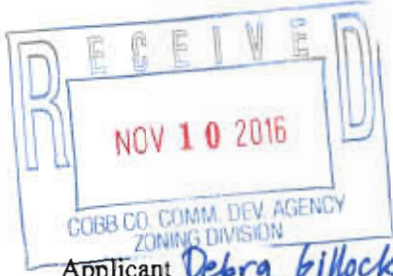
V-10-2017 GIS



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-10
Hearing Date: 1-11-17

Applicant Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com
Debra Gillock Casey Address 2140 Cheyanne Drive SE, Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com
(representative's signature)

My commission expires: 5/25/19 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com
Signature Debra Gillock Casey Address: 2140 Cheyanne Drive SE, Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5/25/19 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property _____

Location 2140 Cheyanne Drive SE, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17TH Size of Tract .1632 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:

I want to expand my living space but my lot is small. There is an existing concrete patio that I cannot enjoy without adding a covered screen porch because of the intense sunlight/heat and insects. There is no other location on the property where the structure could be built, etc. in the rear.

List type of variance requested: Waive the rear setback from the required 30 ft to 15 ft.