

V-11
(2017)



COBB COUNTY GEORGIA
SITING IN ZONING
2014 MAY 12 PM 12:51
CHORD =
S00°29'37"W
R=2229.02
L=117.85'

CORNER ROAD
(R/W VARIES)

CHORD =
S10°11'36"W
R=252.08
L=2186.21
L=252.22'

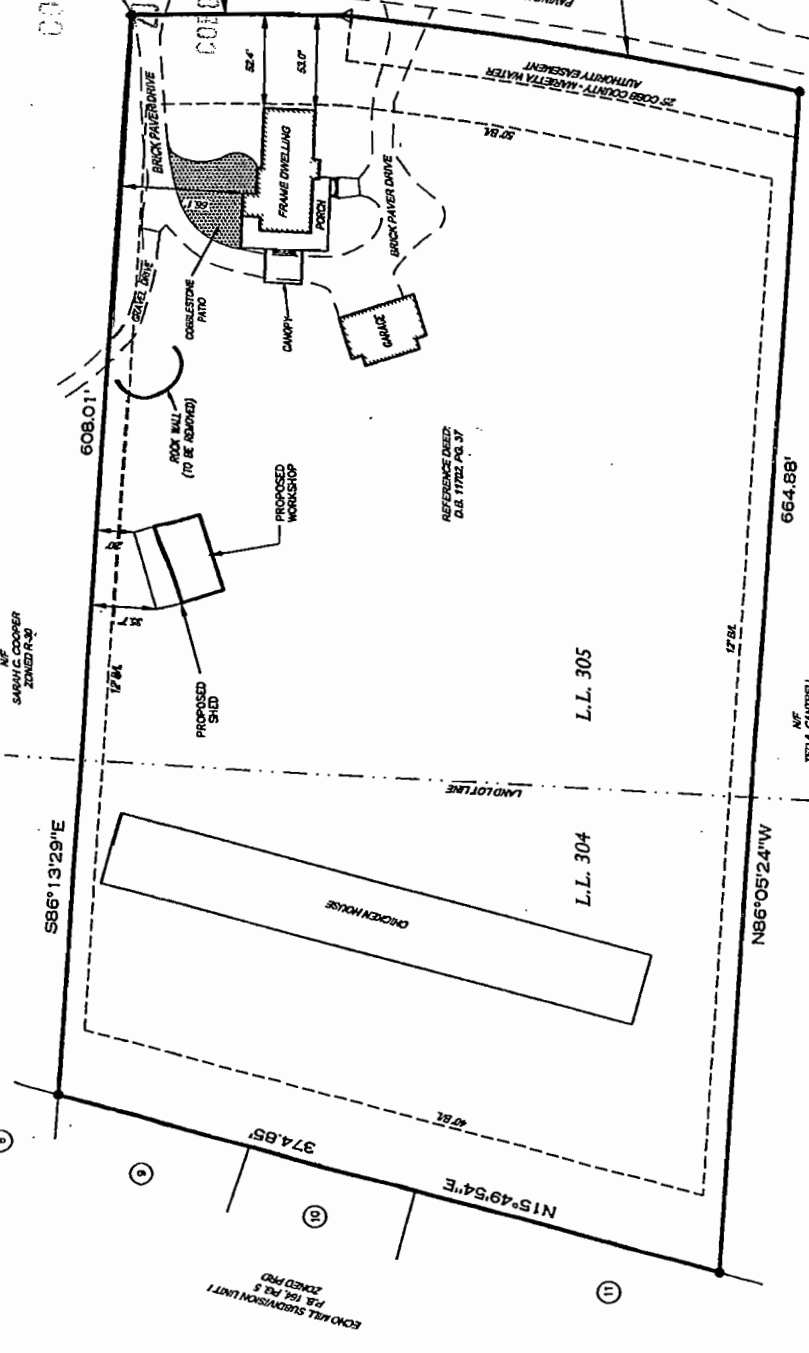
LEGEND

- X — X — FENCE LINE
- RR — STEEL REINFORCING ROD
- OTF — OPEN TOP WATER PIPE
- PT — POWER POLE
- CL — CENTERLINE
- BL — BUILDING LINE
- FW — RIGHT OF WAY
- WM — WATER MAINS
- W — WATER
- W — W — W — OVERHEAD POWER LINES
- W — W — W — GAS MAINS
- W — W — W — MAIL SET AT BASE
- NAB — NAIL FOUND AT BASE
- W — W — W — CONCRETE RIGHT OF WAY MONUMENT
- PL — PLAT BOOK
- RAW MON. — CONCRETE RIGHT OF WAY MONUMENT



DATE	DESCRIPTION

THE RUSSELL COMPANY
PROFESSIONAL LAND SURVEYORS
1100 W. BENTON ST.
MARIETTA, GEORGIA 30064
(770) 943-5800
F-MAIL: BEN@RUSSELL.COM
P.O. BOX 104128
ATLANTA, GEORGIA 30384
FIELD SURVEY DATE: 05/20/17
SCALE: 1"=50'



**IMPROVEMENT LOCATION PLAT FOR
JOHN A. WEBB**

LOCATED IN LAND LOTS 304 & 305, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
1570 CORNER ROAD

AREA = 5.441 ACRES

SURVEY REFERENCE AND NOTE:
THIS PLAT IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAT IS TO UPDATE A SURVEY PREVIOUSLY PREPARED BY THIS FIRM IN ORDER TO DEPICT ALL CURRENT PROPERTY IMPROVEMENTS. THE LOCATIONS SHOWN HEREON WERE TAKEN FROM CONTROL POINTS AND ARE NOT NECESSARILY THE PROPERTY'S PERMANENT BOUNDARY SURVEY. A NEW BOUNDARY SURVEY, ADJUDICATORY INSURANCE IS TAKEN FROM THE PLAT OF SURVEY FOR THE WALTER K. CARTMELL ESTATE PREPARED BY THE RUSSELL COMPANY AND THE RUSSELL COMPANY WILL BE THE REFERENCED PLAT FOR RECORDING INFORMATION.
COBB MARIETTA WATER AUTHORITY EASEMENT IS BASED ON Exhibit "A" OF D.B. 17102, PG. 348, COBB COUNTY RECORDS.

ZONING NOTE:

SUBJECT PROPERTY IS ZONED R-30
SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 15'
EXISTING PROPERTY COVERAGE = 11 %
PROPOSED PROPERTY COVERAGE = 15 %
MAXIMUM ALLOWABLE COVERAGE = 25 %

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 128700070S PREPARED BY FEMA, DISSEMINATED BY THE SUBJECT PROPERTY TO BE IN ZONES: "X"
"X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN

SURVEY NOTES:
THIS PLAT WAS PREPARED WITHOUT THE ASSISTANCE OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.
THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY MEASUREMENT TO THIS PLAT AS TO ANY ZONING CONDITIONS ASSOCIATED WITH THE SUBJECT PROPERTY.
THERE IS A 5' BY 10' WATER EASEMENT (UNDER A WATER STREAM) ADJACENT TO ANY STREAM OR BODY OF WATER AUTHORIZED BY THE STATE AND THERE MAY BE UNANNOUNCED CHANGES OF PROCESS WITHIN SUCH EASEMENT OR CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.
THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE CLARIFIED BY COBB COUNTY BEFORE ANY ADDITIONAL PERMITTING.
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

APPLICANT: John A. Webb

PETITION No.: V-11

PHONE: 770-335-8586

DATE OF HEARING: 1-11-2017

REPRESENTATIVE: John A. Webb

PRESENT ZONING: R-30

PHONE: 770-335-8586

LAND LOT(S): 304, 305

TITLEHOLDER: John A. Webb

DISTRICT: 19

PROPERTY LOCATION: On the west side of Corner Road, across from Ember Oaks Circle (1570 Corner Road).

SIZE OF TRACT: 5.4 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow a second electrical meter on a residential lot.

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

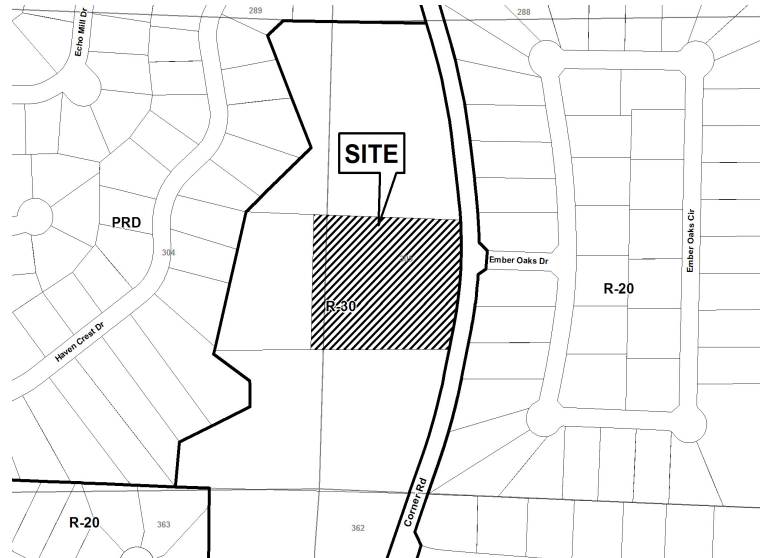
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: John A. Webb **PETITION No.:** V-11

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-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.

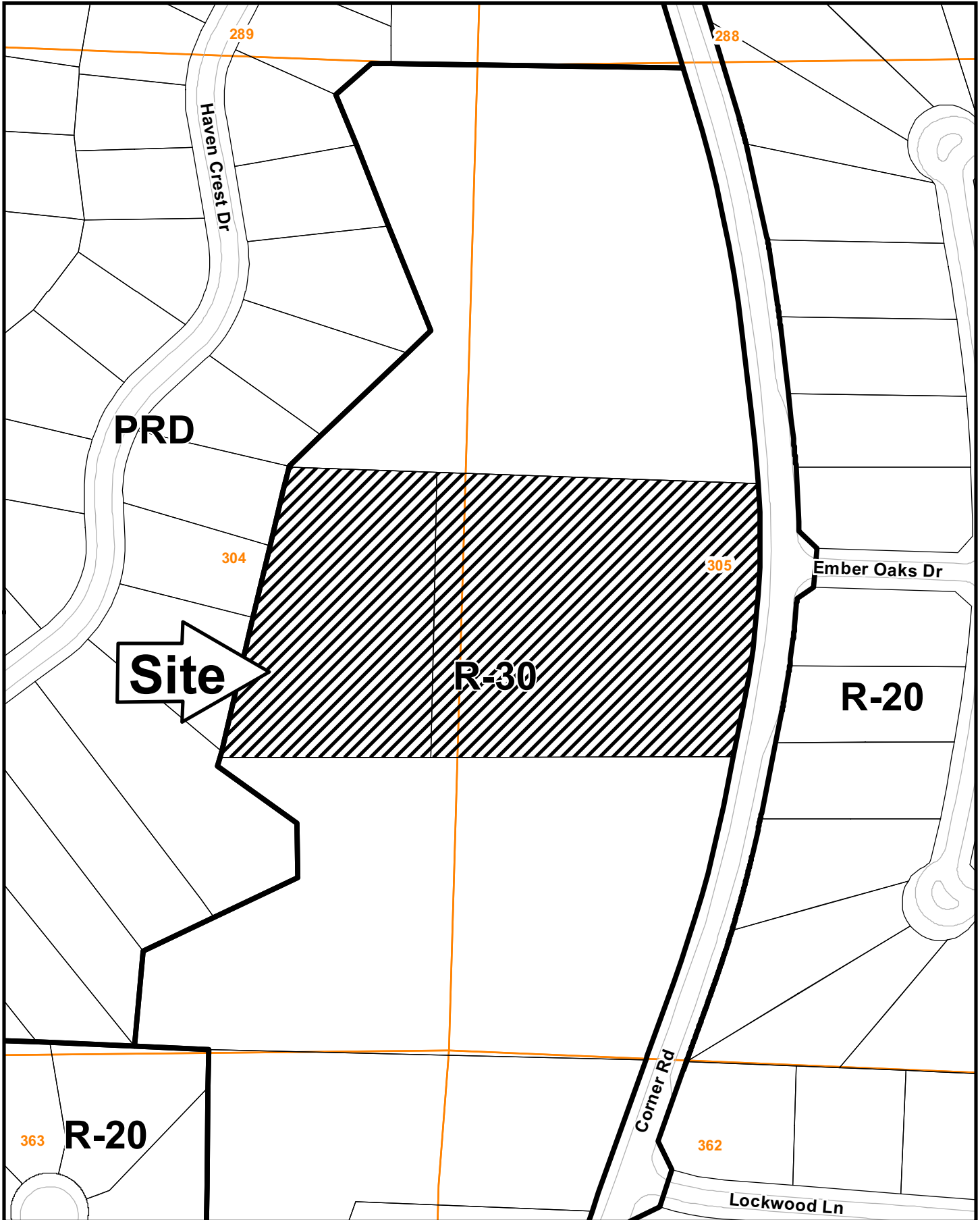
SEWER: No conflict.

APPLICANT: John A. Webb

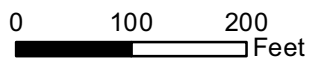
PETITION No.: V-11



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.

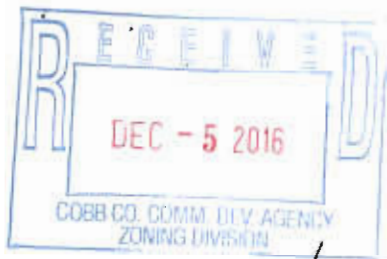
V-11-2017 GIS



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-11
Hearing Date: 1-11-17

Applicant JOHN A. WEBB Phone # 770-335-8586 E-mail jwebbo@comcast.net
SAME AS ABOVE Address 1570 CORNER RD POWDER SPRINGS, GA
(representative's name, printed) (street, city, state and zip code) 30127

John A. Webb Phone # 770-335-8586 E-mail jwebbo@comcast.net
(representative's signature)



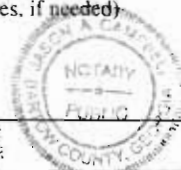
My commission expires: _____

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My Commission Expires February 3, 2020

Titleholder JOHN A. WEBB Phone # 770-335-8586 E-mail jwebbo@comcast.net
Signature John A. Webb Address: 1570 CORNER RD, POWDER SPRINGS, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127



My commission expires: _____

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My Commission Expires February 3, 2020

Present Zoning of Property R-30

Location 1570 CORNER RD, POWDER SPRINGS, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract _____ 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 7.5 ACRES Shape of Property RECTANGULAR Topography of Property FAIRLY LEVEL & PARTIALLY WOODED 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:

THIS APPLICATION IS FOR A VARIANCE TO INSTALL AN ELECTRICAL METER ON PREVIOUSLY APPROVED BUILDING (SHOP). WITHOUT AN ELECTRICAL SERVICE THE BUILDING IS USELESS. COBB EMC WILL PLACE AN ELECTRICAL TRANSFORMER CLOSER TO BUILDING. NOTE ALL SERVICE WIRE TO BE UNDERGROUND

List type of variance requested: SEE ABOVE