

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊕ FIRE HYDRANT
- ⦿ POWER POLE
- Ⓢ SANITARY SEWER MANHOLE
- |— OVERHEAD POWER
- X—X— FENCE

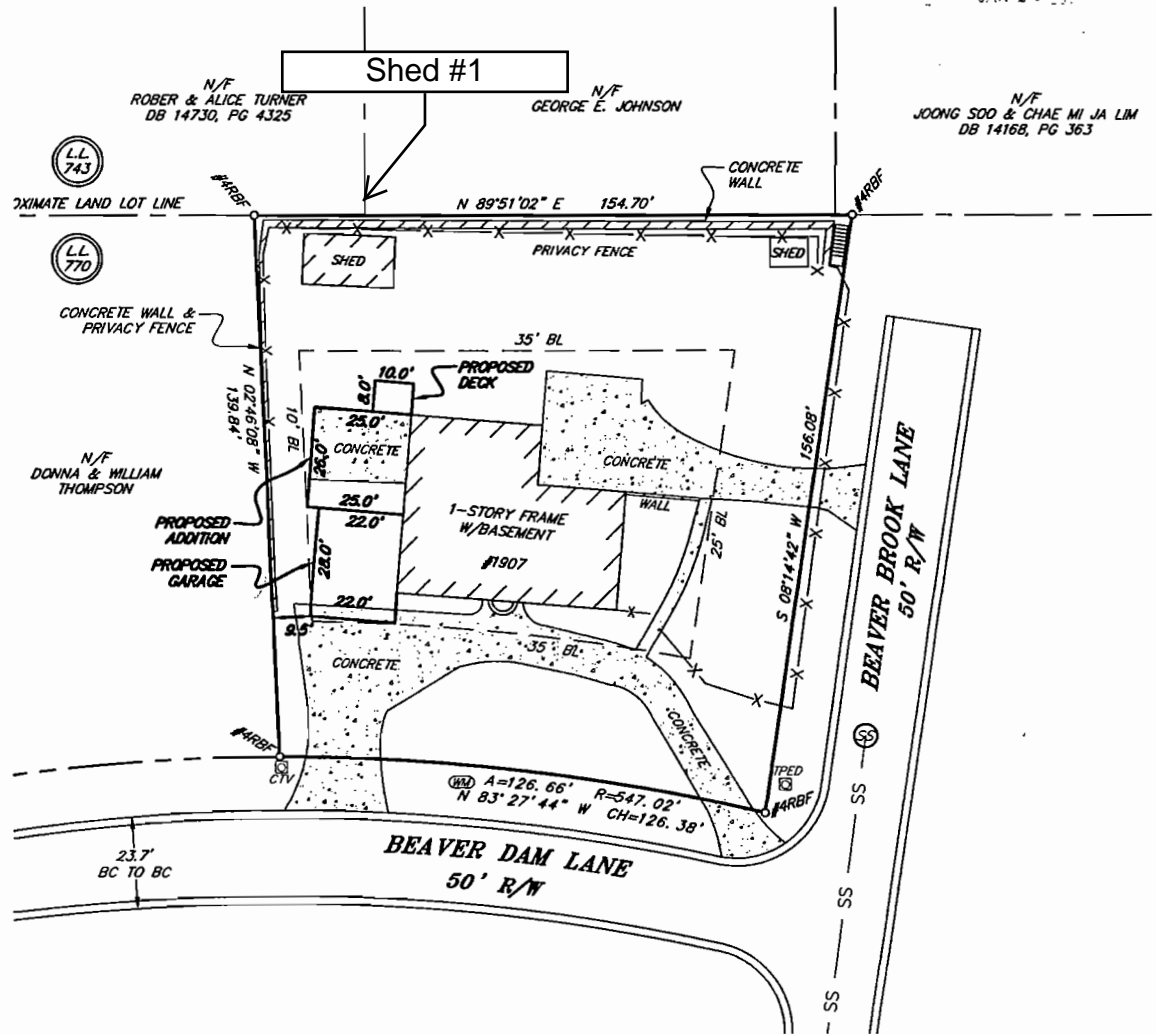
CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 252,540 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 13067C0126H REVISED DATE: 11/02/12

JAN 20 2017



AREA
20354.69 Sq. Feet
0.467 Acres

ZONING

R-2D PER COBB COUNTY GIS

- FRONT SETBACK MAJOR - 40 FEET
- FRONT SETBACK MINOR - 25 FEET
- REAR SETBACK - 35 FEET
- SIDE SETBACK - 10 FEET

IMPERVIOUS AREA

- MAXIMUM IMPERVIOUS ALLOWED (35%) = 7124.14 SQ. FT.
- EXISTING IMPERVIOUS AREA = 6805.4 SQ. FT.
- PROPOSED IMPERVIOUS AREA = 818.3 SQ. FT.
- TOTAL IMPERVIOUS AREA = 7623.7 SQ. FT. (37%)

SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF WIDE OPEN LAND SURVEYING AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNKOWN THIRD PARTY.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS 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.

SITE PLAN FOR:
1907 BEAVER DAM LANE
KY PHANSAVATH
LOT 17, BLOCK B, BEAVER BROOK FARMS
DB 14581, PG 5023; PB 54, PG 193



1513 OWENBY DRIVE
MARIETTA GA 30066
770-402-7926
WWW.WIDEOPENLANDSURVEYING.COM
JOB #1907BEAVERDAM

DATE:	6/9/15
SCALE:	1"=30'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	770
SECTION:	2nd

APPLICANT: Ky Phanhsavath

PETITION No.: V-30

PHONE: 404-966-5296

DATE OF HEARING: 4-12-2017

REPRESENTATIVE: Ky Phanhsavath

PRESENT ZONING: R-20

PHONE: 404-966-5296

LAND LOT(S): 770

TITLEHOLDER: Ky Phanhsavath

DISTRICT: 16

PROPERTY LOCATION: On the northwest corner of Beaver Dam Lane and Beaver Brook Lane (1907 Beaver Dam Lane).

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the maximum impervious surface from 35% to 38%; 2) waive the rear setback for an accessory structure over 144 square feet (existing approximately 312 square foot shed #1) from the required 35 feet to five (5) feet; and 3) waive the minor side setback from the required 10 feet to nine (9) feet adjacent to the western property line.

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

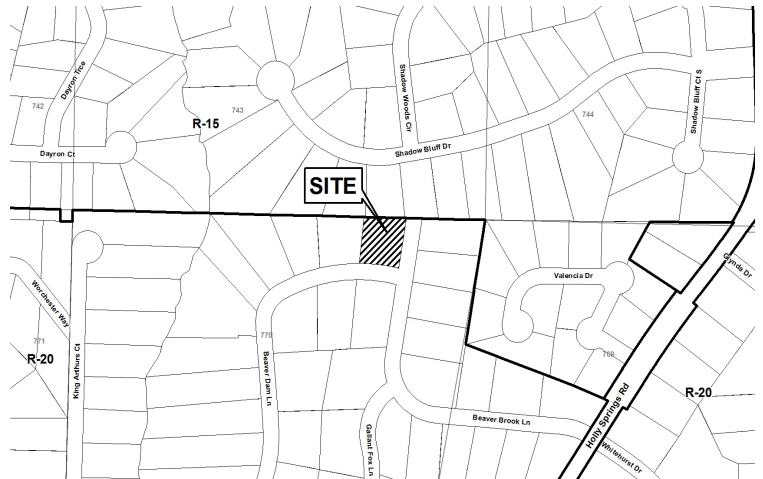
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Ky Phanhsavath

PETITION No.: V-30

COMMENTS

TRAFFIC: Recommend removing fence from the right-of-way and closing the driveway at the intersection of Beaver Dam Lane and Beaver Brook Lane during any future improvements.

DEVELOPMENT & INSPECTIONS: GIS data indicates that shed was constructed after 2009. There is no permit information in data base. Permit and inspections required if allowed to remain.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: The proposed improvements will exceed the allowable impervious coverage limit by 500 square feet. Approval should be subject to installation of dry-well system to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division prior to permitting.

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.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

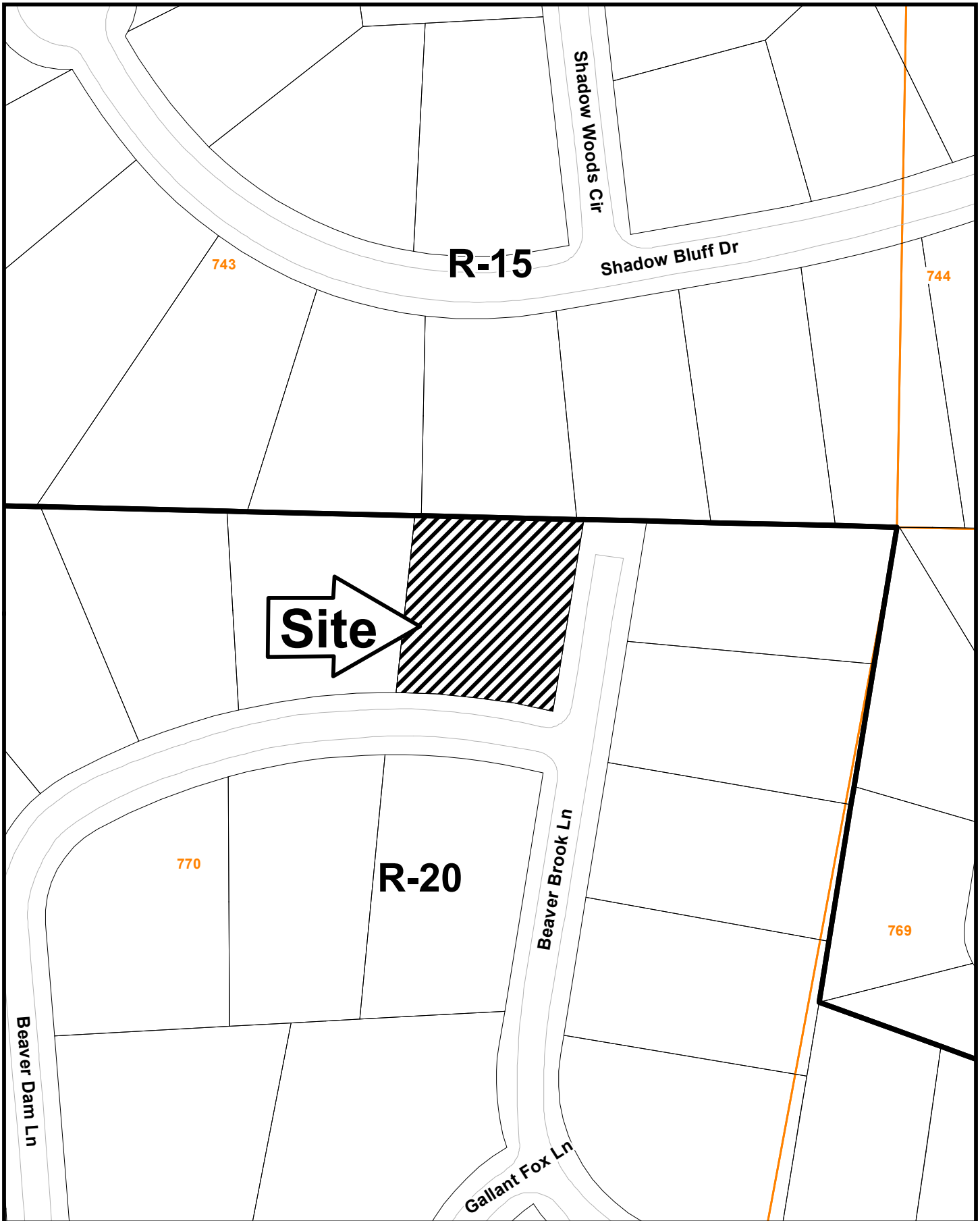
WATER: No conflict.

SEWER: No conflict. Requested variances do not impact sanitary sewer line crossing SE corner of parcel.

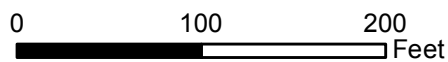
APPLICANT: Ky Phanhsavath **PETITION No.:** V-30



FIRE DEPARTMENT: No comments.

V-30-2017-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-30
Hearing Date: 4-12-2017

Applicant KY PHANHSAVATH Phone # 404-966-5296 E-mail KP2U@Hotmail.com

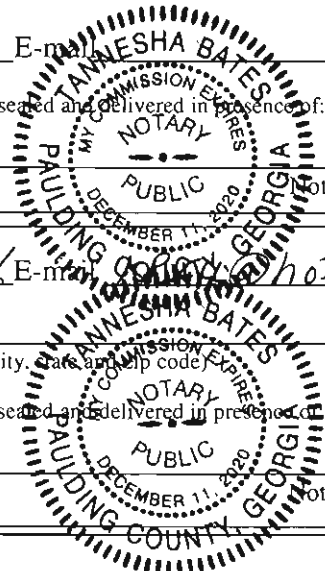
KY PHANHSAVATH Address 1907 BEAVER DAM LANE, MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: 12/11/20

Signed, sealed and delivered in presence of:

Notary Public



Titleholder KY PHANHSAVATH Phone # 404-966-5296 E-mail KP2U@Hotmail.com

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/20

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R 20

Location 1907 BEAVER DAM LANE, MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 770 2nd sec District 16th Size of Tract .467 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:

- 1. IMPERVIOUS AREA EXCEEDS R-20 zoning of 35%.
- 2. Side setback exceeds R-20 zoning of minimum 10 feet.

List type of variance requested: 1. Request impervious area allows up to 38%
2. Request side setback allows to 9.5 feet.