

GENERAL PLAT NOTES:

THE FIELD DATA DATED 4-14-17 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 61,847 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 124,787 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF DARYL DUREN. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

V-62  
(2017)  
Revised

LEGEND

	RBF- REINFORCING BAR FOUND
	LP- LIGHT POLE
	TYPE OF FENCE
	M.H.- SANITARY SEWER MANHOLE
	W.M.- WATER METER
	G.M.- GAS METER
	PBX- POWERBOX



N ~ F  
LONG, SCARLET K.  
D.B. 15092, PG. 5108

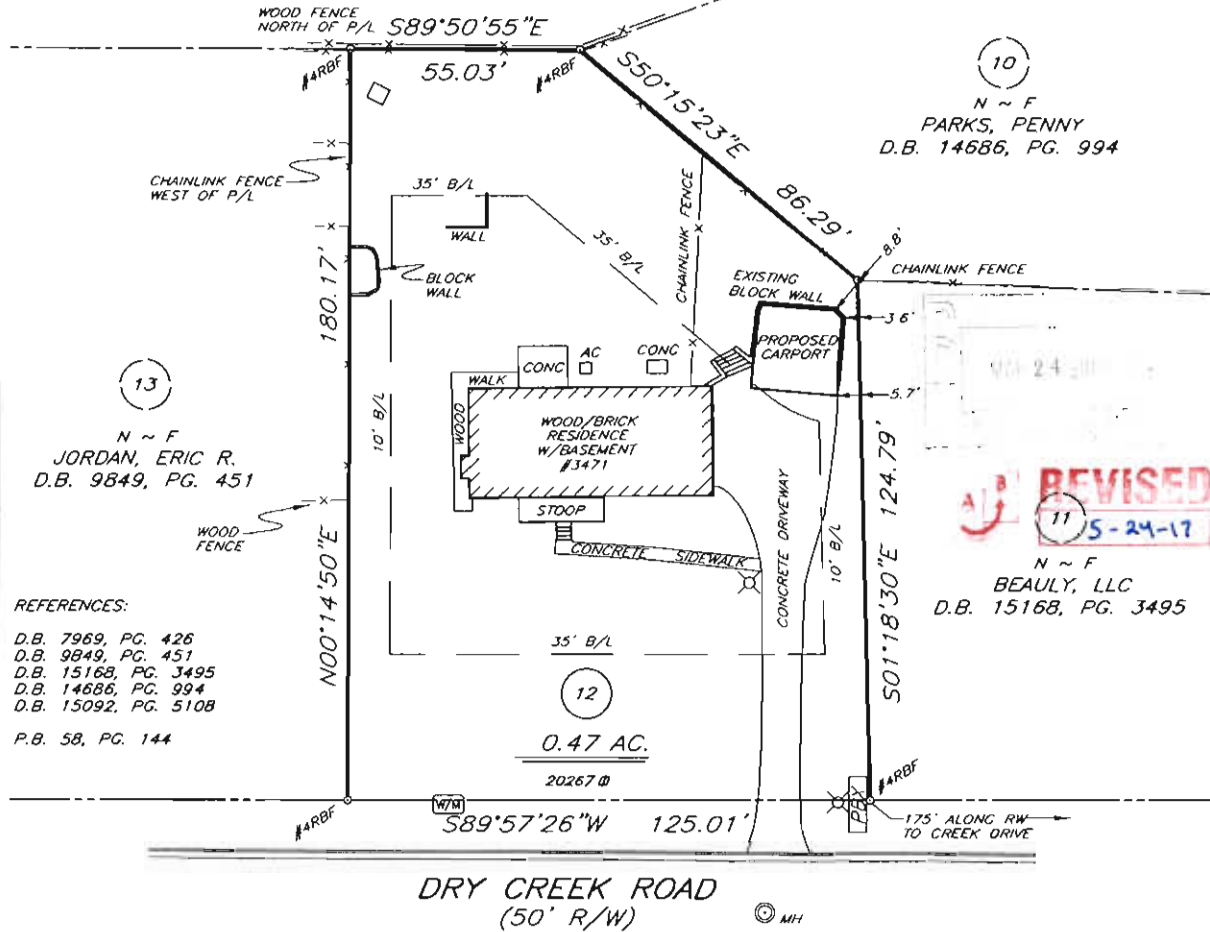
N ~ F  
PARKS, PENNY  
D.B. 14686, PG. 994

N ~ F  
JORDAN, ERIC R.  
D.B. 9849, PG. 451

**REVISED**  
11 5-24-17  
N ~ F  
BEAULY, LLC  
D.B. 15168, PG. 3495

REFERENCES:

- D.B. 7969, PG. 426
- D.B. 9849, PG. 451
- D.B. 15168, PG. 3495
- D.B. 14686, PG. 994
- D.B. 15092, PG. 5108
- P.B. 58, PG. 144

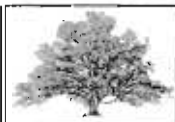


SURVEYORS CERTIFICATION

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 5 SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

*K. Addison Blakeslee*  
K. ADDISON BLAKESLEE GA RLS #3246

4-14-17  
DATE



**PRISTINE**  
LAND SERVICES  
Land Surveyors • Landscapes • Environmental  
4131 Ballsbrook Dr.  
Marietta, Georgia 30062  
Phone: 404-787-1012  
www.pristinelandservices.com

DATE: 4-14-17  
SCALE: 1"=30'  
DRAWN BY: KAB  
CHECKED BY: KAB  
DRY CREEK.DWG

BOUNDARY SURVEY FOR:  
**DARYL DUREN**  
LAND LOT 482, 16TH DISTRICT, 2ND SECTION  
LOT 12, BLOCK "D", HICKORY BLUFFS SUBDIVISION  
COBB COUNTY, GEORGIA

**APPLICANT:** Daryl Duren

**PETITION No.:** V-62

**PHONE:** 770-973-9320

**DATE OF HEARING:** 7-12-2017

**REPRESENTATIVE:** Ashley Nettles

**PRESENT ZONING:** R-20

**PHONE:** 678-695-5306

**LAND LOT(S):** 462

**TITLEHOLDER:** Daryl Duren and Jennifer Duren

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Dry Creek Road, west of Creek Drive (3471 Dry Creek Road).

**SIZE OF TRACT:** 0.47 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed approximately 441 square foot carport) to the side of the principal building; and 2) waive the setbacks for an accessory structure under 650 square feet (carport) from the required 10 feet to three (3) feet adjacent to the east property line and from the required 35 feet to eight (8) from the rear.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Daryl Duren **PETITION No.:** V-62

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**COMMENTS**

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

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

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No adverse impacts are anticipated. The proposed carport will be located over the existing driveway.

**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.

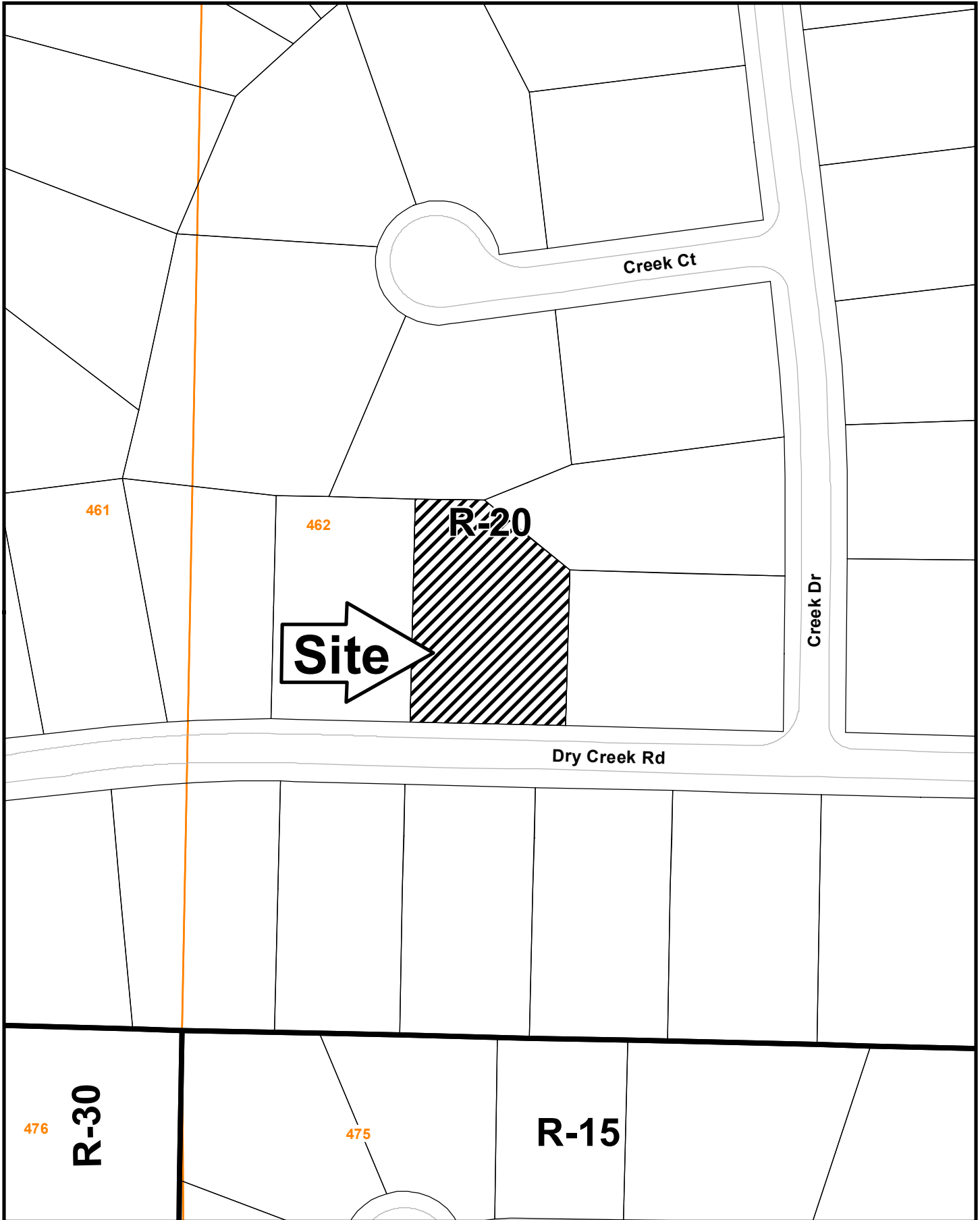
**SEWER:** No conflict.

**APPLICANT:** Daryl Duren **PETITION No.:** V-62

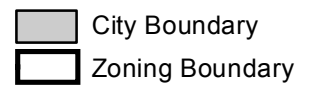
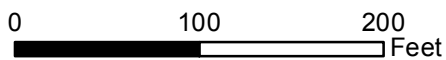
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**FIRE DEPARTMENT:** No comments.

# V-62 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.





# Application for Variance Cobb County

(type or print clearly)

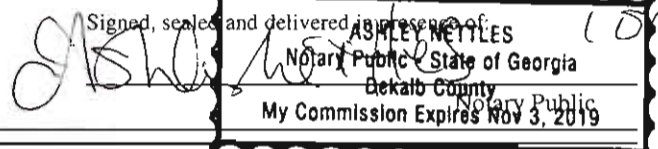
Application No. V-162  
Hearing Date: 7-12-17

Applicant Daryl Duren Phone # 770-973-9320 E-mail ddurenusa@hotmail.com

Ashley Nettles Address 3471 Dry Creek Road Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-855-3046 E-mail ashley.nettles@hotmail.com  
(representative's signature)

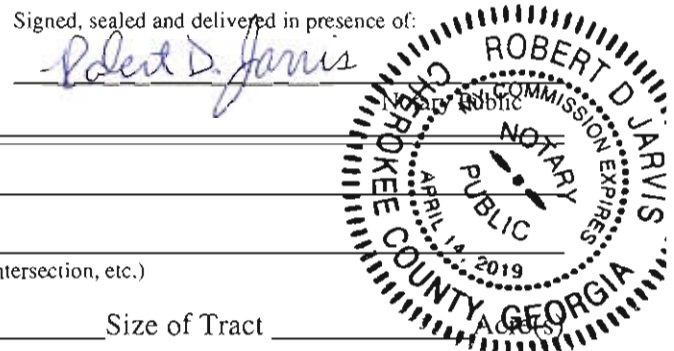
My commission expires: 11-3-19



Titleholder Daryl Duren Phone # 770-973-9320 E-mail ddurenusa@hotmail.com

Signature [Signature] Address: 3471 Dry Creek Road Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4/14/2019



Present Zoning of Property R-20

Location 3471 Dry Creek Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 462 District 16 Size of Tract \_\_\_\_\_

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 .47ac Shape of Property Rect. Topography of Property Flt 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 need protection for my vehicle.

List type of variance requested: Allow carport closer to property boundary.