

V-64
(2017)

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 9.7 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 1,163,382. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON CTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 130,476.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE REFERENCE BEARING ALONG THE NORTHWEST PROPERTY LINE.

ACCORDING TO THE CURRENT F.I.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13067C 0043 H, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

ZONING: R-15 (PER COBB COUNTY'S GS MAP)

SETBACKS SHOWN PER R-15 ZONING.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THE PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, II P.C. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON A WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

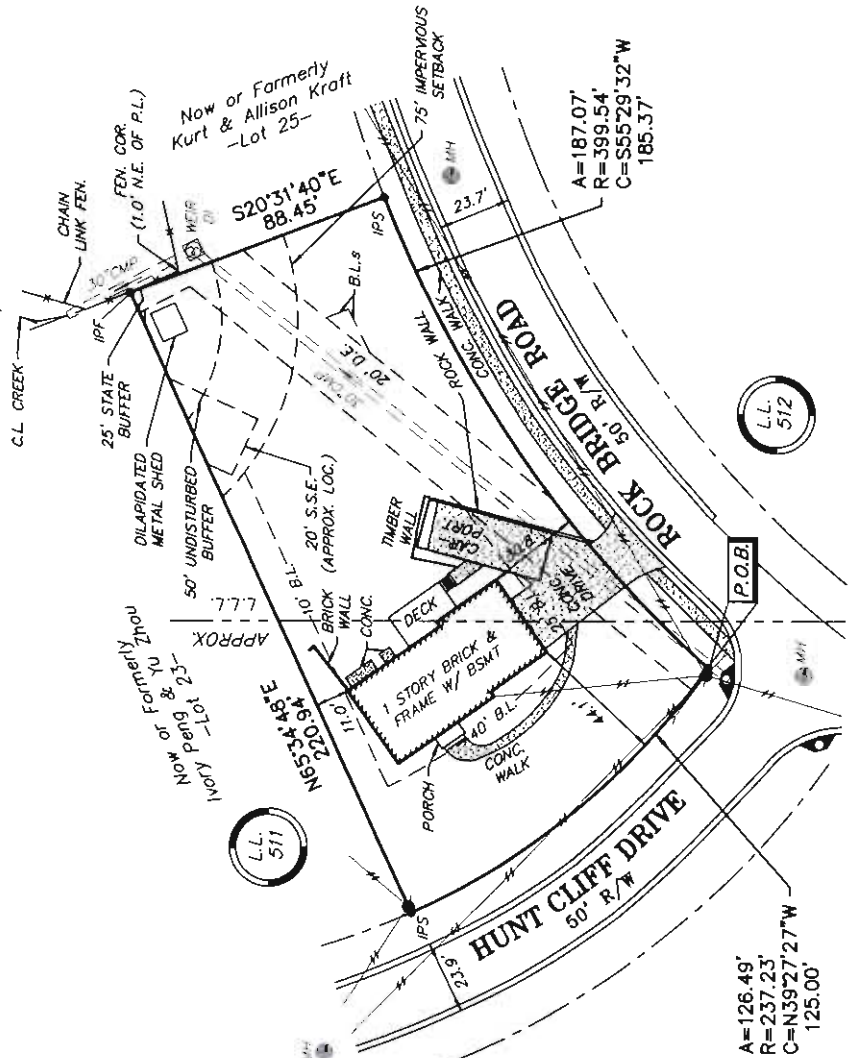
REFERENCE PB 53, PG. 159

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 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.

DAVID BARTON, GA. R.L.S. No. 2533

JOB # 17-064 DRAWN BY: NJ FIELD CREW: NJ
FIELD DATE: 4-19-17 PLAT PREPARED: 4-20-17

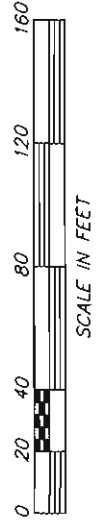
BARTON SURVEYING INC.
P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810
(LICENSE No. LSF 000151)



SURVEY FOR

ROBERT KNIGHT

(BEING LOT 24, BLOCK "A", PIEDMONT HILLS SUBDIVISION, UNIT 4, SECTION 1)
LOCATED IN LAND LOTS 511 & 512
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
APRIL 19, 2017 1"=40'



AREA = 20,642 SQ. FT.
0.474 ACRE

ADDRESS:
2888 HUNT CLIFF DRIVE
MARIETTA, GA 30066

REFERENCE NORTH
(PB 53, PG. 159)

LL. 511

LL. 512

MAY - 9 2017



ABBREVIATIONS

- IPF = IRON PIN FOUND
- R/W = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LL = LAND LOT LINE
- CL = CENTERLINE
- MBR = 1/2" REBAR
- CT = CRIMP TOP PIN
- OT = OPEN TOP PIN
- CMP = CORRUGATED METAL PIPE
- DI = DRAIN INLET
- MB = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT

APPLICANT: Robert Knight
PHONE: 770-598-8954
REPRESENTATIVE: Robert Knight
PHONE: 770-598-8954
TITLEHOLDER: Robert Knight
PROPERTY LOCATION: On the northeast corner of
Rockbridge Road and Hunt Cliff Drive
(2888 Hunt Cliff Drive).

PETITION No.: V-64
DATE OF HEARING: 7-12-2017
PRESENT ZONING: R-15
LAND LOT(S): 511, 512
DISTRICT: 16
SIZE OF TRACT: 0.47 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing approximately 640 square foot carport) to the side of the principal building; 2) allow an accessory structure (carport) to be located closer to the side street right-of-way line than the principal building; 3) waive the major side setback for an accessory structure under 650 square feet (carport) from the required 25 feet to five (5) feet; and 4) waive the side setback for an accessory structure under 144 square feet (existing approximately 80 square foot dilapidated metal shed) from the required five (5) feet to three (3) feet adjacent to the north property line.

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

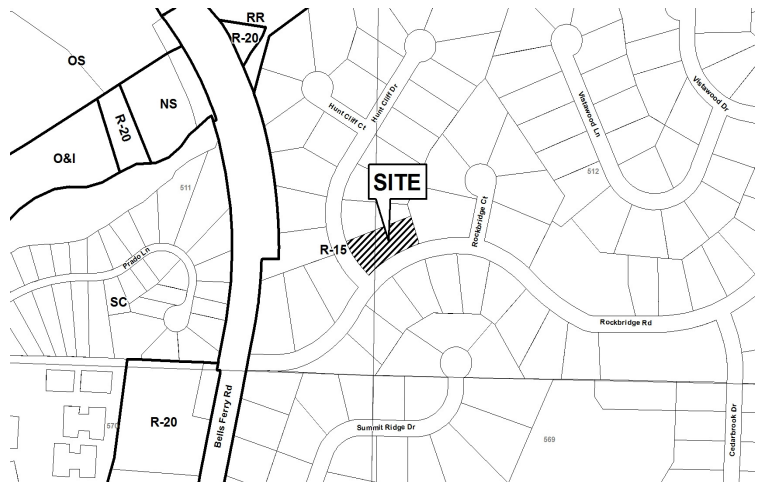
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Robert Knight **PETITION No.:** V-64

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: The existing carport is located within the recorded drainage easement and over the 30-inch storm line. If the structure is allowed to remain the owner must provide a hold harmless agreement.

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.

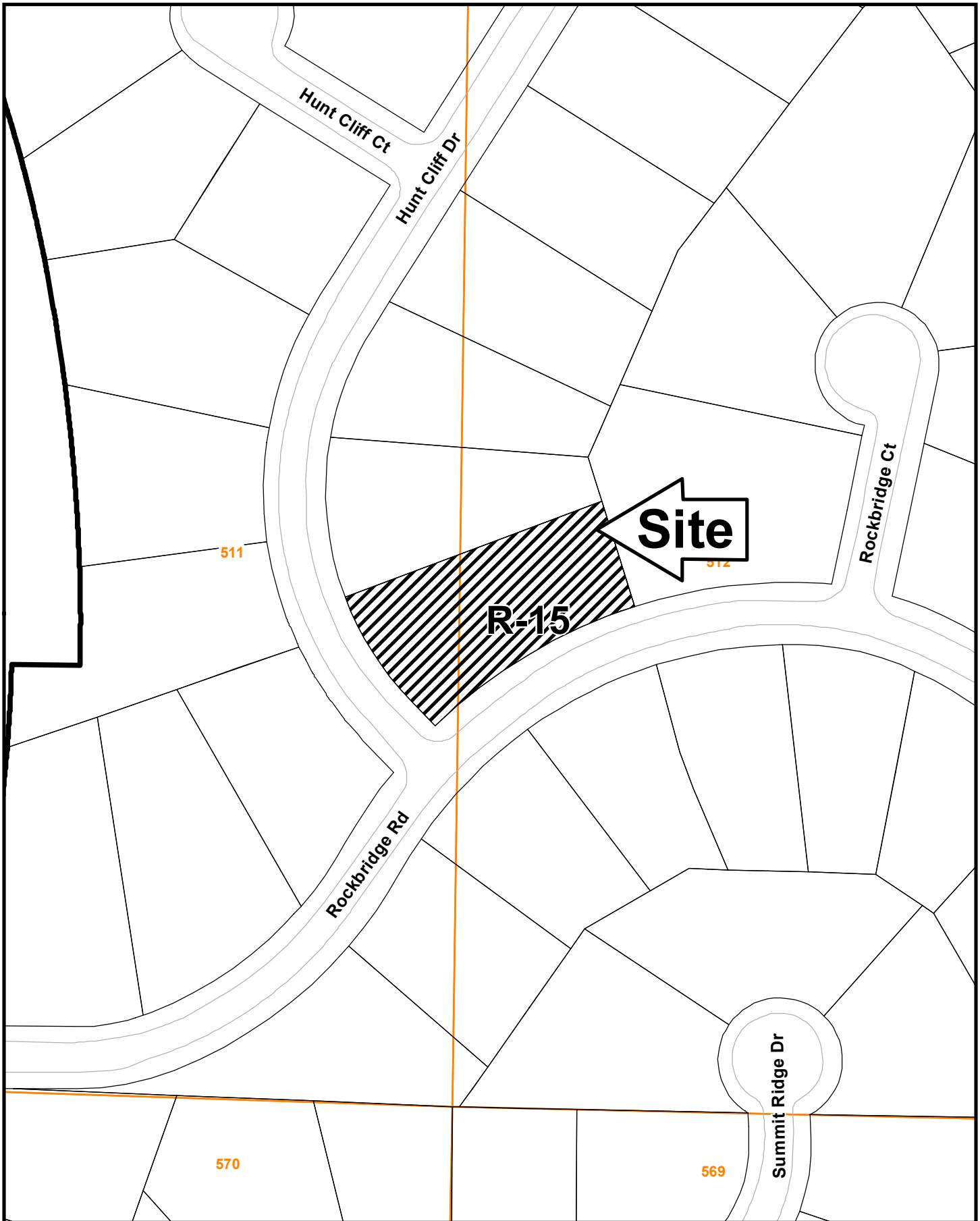
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Robert Knight **PETITION No.:** V-64

FIRE DEPARTMENT: No comments.

V-64 2017-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

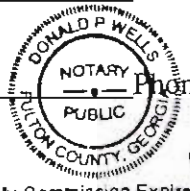
(type or print clearly)

Application No. V-64
Hearing Date: 7-12-17

Applicant Robert Knight Phone # 770-598-8954 E-mail rknight@outlook.com

Robert Knight Address _____
(representative's name, printed) (street, city, state and zip code)

Robert Knight Phone # _____ E-mail _____
(representative's signature)

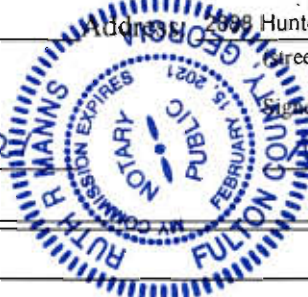


Signed, sealed and delivered in presence of:
Donald P. Wells
Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Titleholder Robert Knight Phone # 770-598-8954 E-mail rknight@outlook.com

Signature Robert Knight Address 2888 Huntcliff Dr. Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Ruth B. Manns
Notary Public

My commission expires: Feb. 15, 2021

Present Zoning of Property Residential

Location 2888 Huntcliff Dr. Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 511 and 512 District 16th Size of Tract .474 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 canopy existed when I purchased the house in 2011 and was built 15 - 20 years ago. Complete removal would cost a great deal of money and time on my part and would also decrease my property value. Given the shape of my property, it would not be possible for me to relocate or move the canopy. From my understanding, this issue has only been brought up because a resident in my neighborhood had applied for a permit and was denied. This prompted them to search the neighborhood and file complaints.

List type of variance requested: I am requesting to keep existing carport canopy.