

V-83
(2017)

MAY 26, 2017: REVISED TO REFLECT EXISTING CONDITIONS,
REMOVED TOPOGRAPHIC AND TREE
LOCATION INFORMATION.
JUNE 8, 2017: ADDED INFORMATION TO CONC. PAD AT BACK
LEFT OF HOUSE.

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS AN ANGULAR ERROR OF 1.5 SECONDS PER ANGLE
POINT AND A PRECISION RATIO OF 1 IN 164,194. IT
HAS BEEN ADJUSTED USING THE COMPASS RULE.

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

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 229,339.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED
FROM A SINGLE GRID BASELINE.

REFERENCE: PB 26, PG. 38

*PER DEED AND PLAT RECORDS; NO MONUMENT
FOUND.

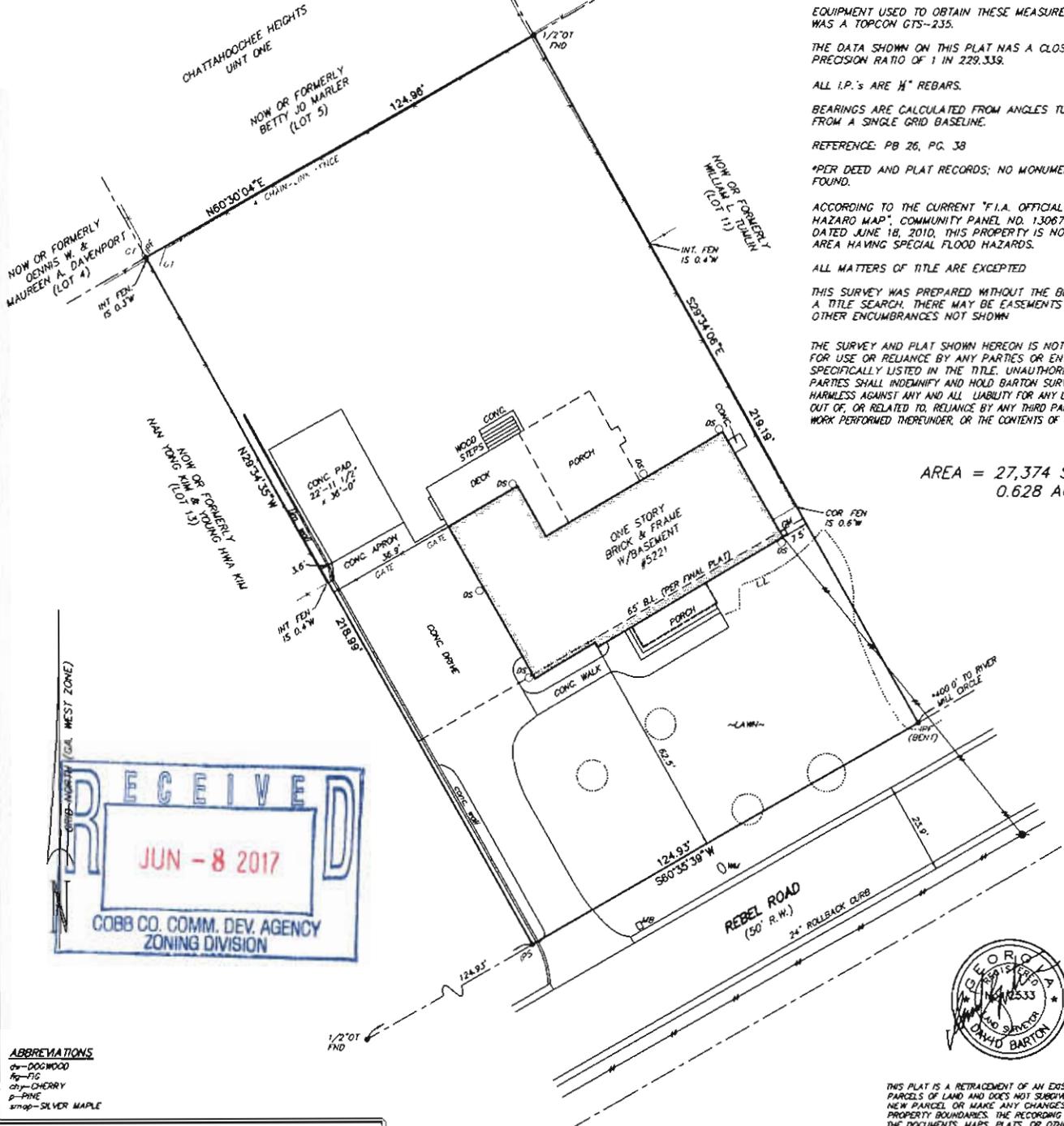
ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD
HAZARD MAP", COMMUNITY PANEL NO. 13067C 013+ H,
DATED JUNE 18, 2010, THIS PROPERTY IS NOT IN AN
AREA HAVING SPECIAL FLOOD HAZARDS.

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

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 THIRD
PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC.
HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING
OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY
WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

AREA = 27,374 SQ. FT.
0.628 ACRE



RECEIVED
JUN - 8 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR
PARCELS OF LAND AND DOES NOT SURVIVOR OR CREATE A
NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL
PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF
THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS
HEREON, RECORDATION OF THIS PLAT DOES NOT IMPLY
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF
PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR
REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE
OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND
SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS
OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
SET FORTH IN O.C.G.A. SECTION 15-6-67.

David Barton
DAVID BARTON, GA. RES. NO. 2533

ABBREVIATIONS
dw-DOGWOOD
fg-FIC
ch-CHERRY
p-PINE
sm-sILVER MAPLE

LEGEND

●	IPF	=	1/2" REBAR FND.
○	IPS	=	1/2" REBAR SET
—	R.W.	=	RIGHT OF WAY
—	SSE	=	SANITARY SEWER EASEMENT
—	DE	=	DRAINAGE EASEMENT
—	LL	=	LAND LOT LINE
—	CLL	=	CENTERLINE
●	CT	=	CRIMP TOP PIPE
●	OT	=	OPEN TOP PIPE
—	CMP	=	CORRUGATED METAL PIPE
—	RCP	=	REINFORCED CONCRETE PIPE
□	DI	=	OROP INLET
□	JB	=	JUNCTION BOX
○	MH	=	MANHOLE
○	CB	=	CATCH BASIN
○	BM	=	BENCHMARK
○	PP	=	POWER POLE
○	FH	=	FIRE HYDRANT
○	CMF	=	CONCRETE MONUMENT FND
—	B.C.	=	BACK OF CURB
—	E.P.	=	EDGE OF PAVEMENT
—	FEN	=	FENCE
—	O.H.	=	OVERHEAD ELEC. SERVICE LINE
—	B.L.	=	BUILDING LINE
—	U.G.	=	UNDERGROUND POWER LINE
□	TX	=	TRANSFORMER

**BOUNDARY SURVEY FOR
JOE & MARCIA LAIN**

(BEING LOT 12, BLOCK "B", CHATTAHOOCHEE HEIGHTS, UNIT TWO)

LOCATED IN LAND LOT 157
1st DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
JULY 15, 2010 1"=20'



SCALE IN FEET
VERTICAL DATUM IS NAVD 1988.
CONTOUR INTERVAL = 2 FT.

JOB # 10-083 DRAWN BY: JG CHECKED BY: DB
FIELD DATE: 7-15-10 PLAT PREPARED: 7-19-10

**BARTON SURVEYING
INC.**
1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810

APPLICANT: Joe Lain

PETITION No.: V-83

PHONE: 404-216-1348

DATE OF HEARING: 08-09-2017

REPRESENTATIVE: Joe Lain

PRESENT ZONING: R-20

PHONE: 404-216-1348

LAND LOT(S): 157

TITLEHOLDER: Joe Lain and Marcia Lain

DISTRICT: 1

PROPERTY LOCATION: On the north side of Rebel Road, west of River Mill Circle (5221 Rebel Road).

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive side setback for an accessory structure over 650 sq. ft. (proposed approximately 828 sq. ft. detached garage) from the required 100 feet to three (3) feet adjacent to the west property line; and 2) waive the side setback from the required 10 feet to 7.5 feet (existing) adjacent to the east property line.

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

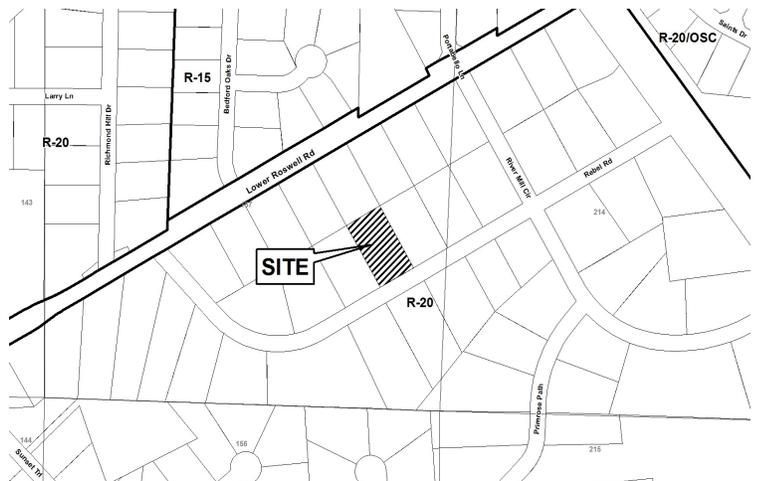
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Joe Lain **PETITION No.:** V-83

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit required. Footing and slab inspection required. Wall closer than 5 feet requires one hour fire rating.

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 impacts are anticipated. The proposed carport will be located over an existing concrete pad.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

APPLICANT: Joe Lain **PETITION No.:** V-83

FIRE DEPARTMENT: No comments.

V-83 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-83
Hearing Date: 8-9-17

Applicant JOE LAIN Phone # 404-216-1348 E-mail LAIN30062@yahoo.com

Joe Lain
(representative's name, printed)

Address 5221 Rebel Rd Marietta GA 30068
(street, city, state and zip code)

Joe Lain
(representative's signature)



E-mail _____

Signed, sealed and delivered in presence of:

Donald P Wells

Notary Public

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

Titleholder Joe Lain Phone # 404-216-1348 E-mail LAIN30062@yahoo.com

Signature Joe Lain Address: 5221 Rebel Rd Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Cathy Reed

Notary Public
Cathy Reed
Notary Public

Present Zoning of Property R-20 My Commission Expires July 18, 2020
Cobb County, Georgia

Location 5221 Rebel Rd Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 157 District 1st/2nd Sect Size of Tract 0.628 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 X

Does the property or this request need a second electrical meter? YES _____ NO X

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:

Existing concrete slab lying within the setback - if we move the slab outside the setback it could encroach on the septic tank drain field.

List type of variance requested: Approval to build garage within the setback on existing concrete slab (see attached drawing)