

MAGNETIC

POB POINT OF BEGINNING	IP IRON PIN FOUND
LL LAND LOT LINE	IPS
MH MAIN HOLE	CTP
SSL SANITARY SEWER LINE	CTP
CO SAN SEWER CLEANOUT	RB
CB CATCH BASIN	RBS
JB JUNCTION BOX	MAG
DI DRAINAGE INLET	AI
YI YARD INLET	CP
HW HEAD WALL	-X-
PP POWER POLE	CLF
PW POWER LINE	WDF
SSE SANITARY SEWER ESMT.	WRP
DE DRAINAGE EASEMENT	WW
UE UTILITY EASEMENT	FC
AE ACCESS EASEMENT	BL
TB TOP OF BANK	R/W
CMP CORRUGATED METAL PIPE	PL
RCP REINFORCED CONC. PIPE	PC
APP AS PER PLAT	CL
APD AS PER DEED	CPT
APR AS PER RECORD	SP
APF AS PER FIELD	SP
BC BACK OF CURB	P
EP EDGE OF PAVEMENT	FR
EB ELECTRIC POWER BOX	FR
EM ELECTRIC METER	WD
GM GAS METER	SN
GV GAS VALVE	P
WM WATER METER	D
WV WATER VALVE	R
OH OVERHANG	F
OU OWNERSHIP UNCLEAR	N

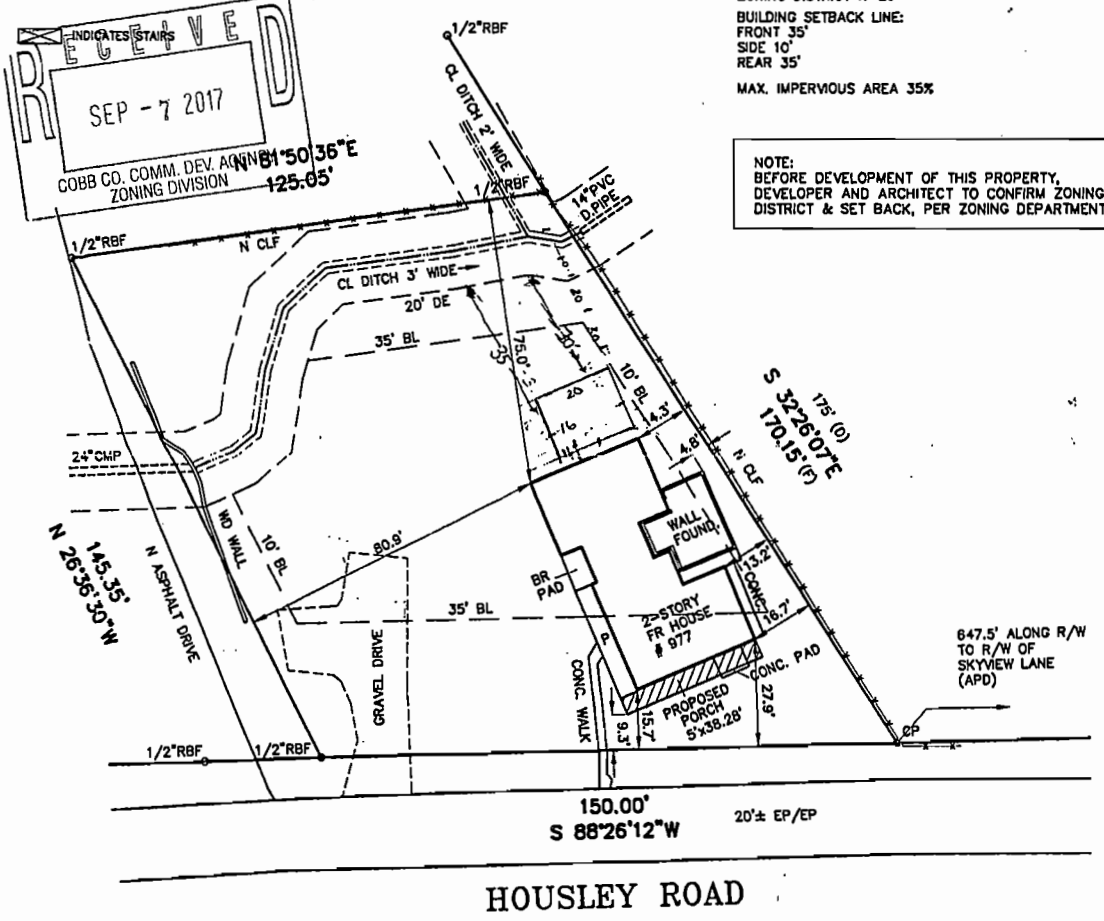
V-113
(2017)

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

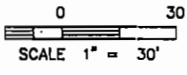
COBB COUNTY
ZONING DISTRICT R-20
BUILDING SETBACK LINE:
FRONT 35'
SIDE 10'
REAR 35'
MAX. IMPERVIOUS AREA 35%

NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM ZONING
DISTRICT & SET BACK, PER ZONING DEPARTMENT.



PROPERTY ADDRESS:
977 HOUSLEY ROAD
MARIETTA, GA 30066

LAND AREA:
0.449 AC
19574.56 SF



PLAT PREPARED FOR:

LEE BRATTON

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 445	16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE JUL 21, 2015	PRINTED/SIGNED JUL 23, 2015
PLAT BOOK DEED BOOK 15117	PAGE 625
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USURION STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 10\"/>

COORD # 20151105
DWG # 20151105

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-282-5747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Donald Bratton

PETITION No.: V-113

PHONE: 678-907-2693

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Donald Bratton

PRESENT ZONING: R-20

PHONE: 678-907-2693

LAND LOT(S): 445

TITLEHOLDER: Don Bratton and Donna Lee Bratton

DISTRICT: 16

PROPERTY LOCATION: On the north side of Housley Road, west of Skyview Lane (977 Housley Road).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to nine (9) feet; and 2) allow parking on a non hardened and treated surface (gravel drive); and 3) waive the side setback from 10 feet to 4.8 feet along east property line.

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

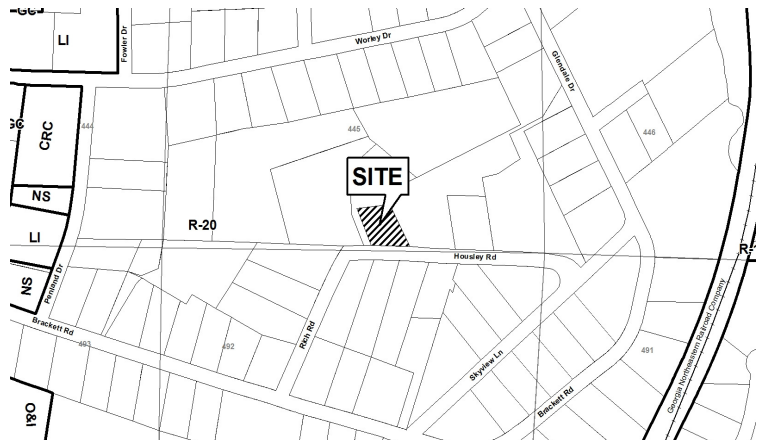
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Donald Bratton **PETITION No.:** V-113

COMMENTS

TRAFFIC: Recommend driveway on Housley Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: Looks Like on the right side a retaining wall was built between 2003 and 2009. No current permits issued or Inquiry's.

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 or letter of completion 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: The proposed shed is located within the adjacent stream buffer. The shed needs to be relocated outside the buffer or a buffer variance obtained.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

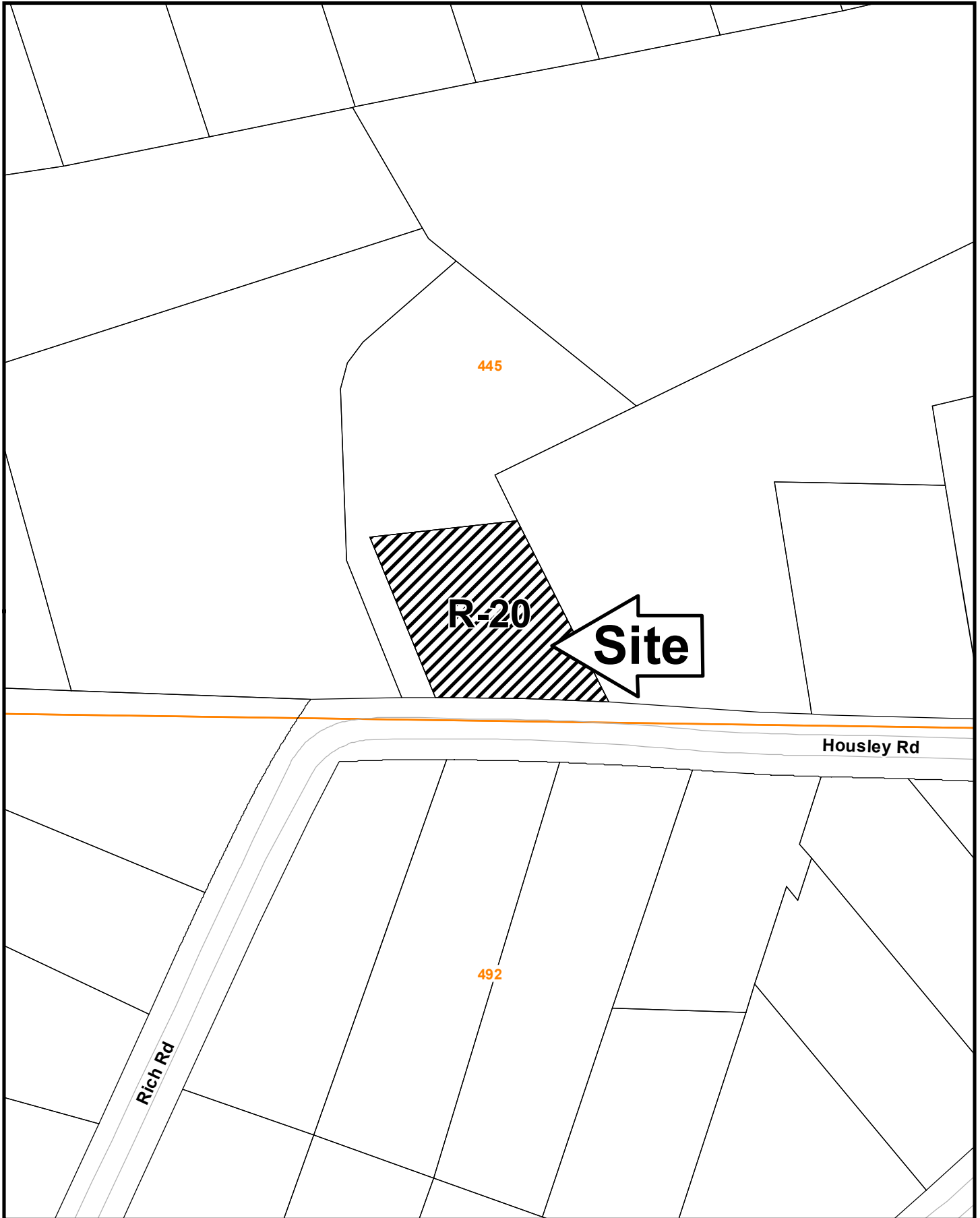
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Jose Luis Rodriguez **PETITION No.:** V-113

FIRE DEPARTMENT: No comments.

V-113 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

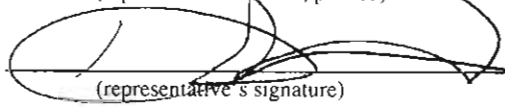
(type or print clearly)

Application No. V-113

Hearing Date: 11-15-17

Applicant DONALD BRATTON Phone # 678-907-2693 E-mail DBRATTON123@GMAIL.COM

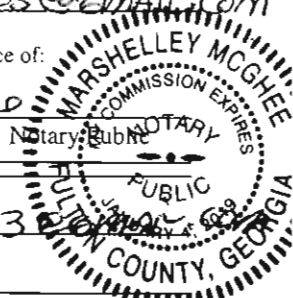
DONALD BRATTON Address 977 HOUSLEY RD, MARIETTA, GA 30066
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

Phone # 678-907-2693 E-mail DBRATTON123@GMAIL.COM

Signed, sealed and delivered in presence of:

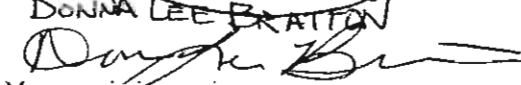
Marshelley McGhee

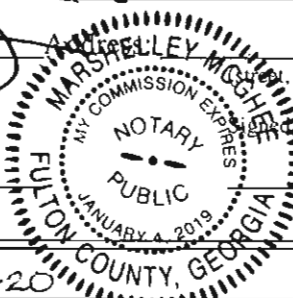


My commission expires: 01/04/2019

Titleholder DONALD BRATTON Phone # 678-907-2693 E-mail DBRATTON123@GMAIL.COM

Signature DONNA LEE BRATTON (attach additional signatures, if needed) (street, city, state and zip code)


My commission expires: _____



Signed, sealed and delivered in presence of:
Marshelley McGhee
Notary Public

Present Zoning of Property RESIDENTIAL R-20

Location 977 HOUSLEY ROAD MARIETTA GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0445 District 16 Size of Tract 1/2 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 19575 SF Shape of Property _____ Topography of Property _____ Other STREAM

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:

THE SHED WOULD SERVE THE PURPOSES OF LAWN & GARDEN TOOLS, MOWER, & PROVIDE MUCH NEEDED STORAGE. HOUSE IS VERY SMALL - STORAGE DIFFICULT OUT IN THE WEATHER, NEEDS PROTECTIVE COVER. IT WILL ELIMINATE CLUTTER & SEASONAL STORAGE

List type of variance requested: BUILDING A 12' x 16' TOOL SHED IN THE ONLY LOCATION AVAILABLE ON MY PROPERTY. THIS LOCATION WOULD PLACE THE STRUCTURE ROUGHLY 35'-38' FEET FROM A SMALL STREAM LOCATED ON THE BACKSIDE OF MY PROPERTY. THE STREAM IS ACTIVE WHEN RAINING.