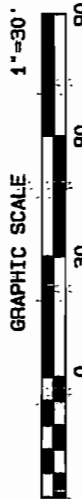
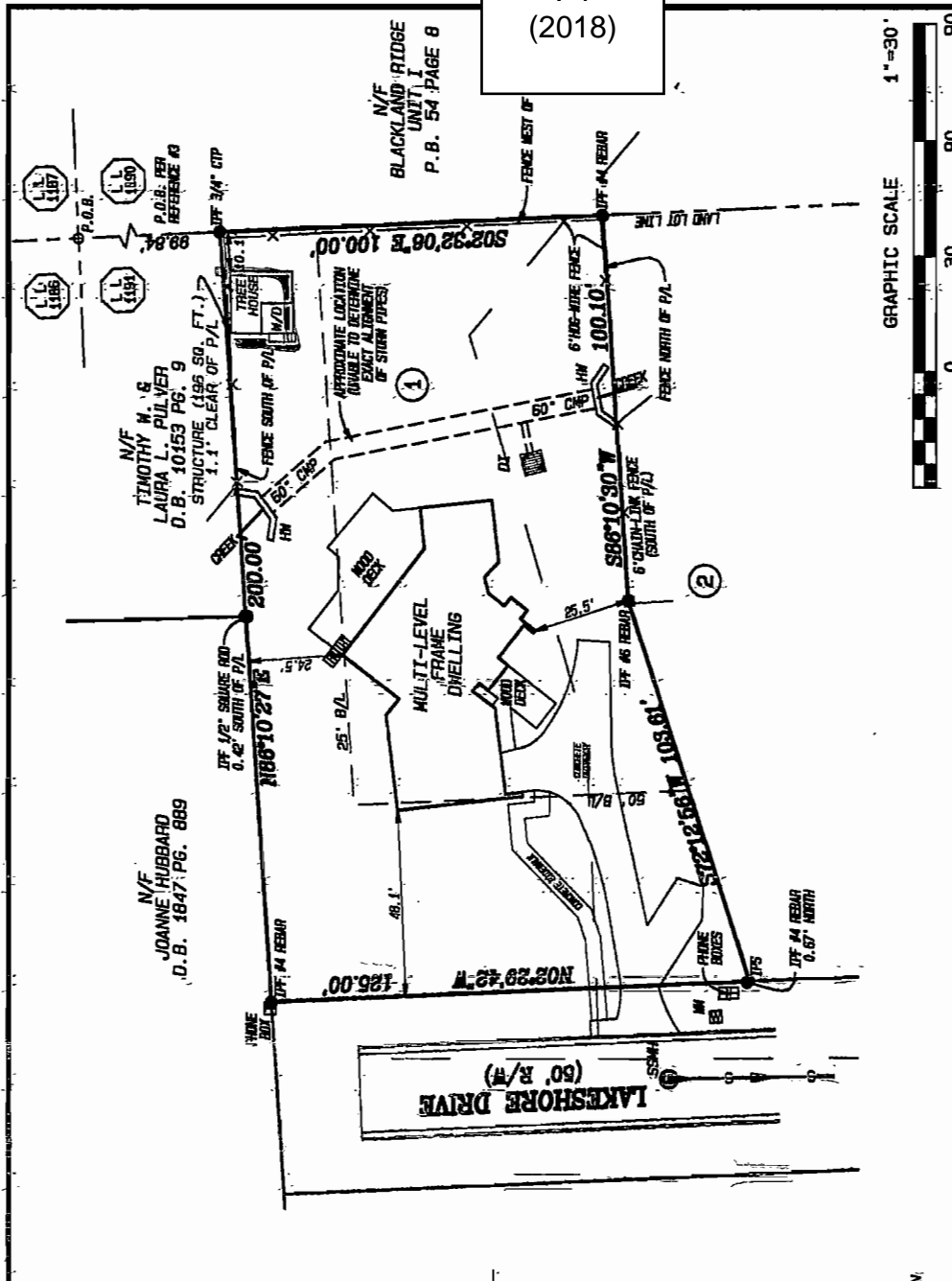


V-7
(2018)



FINAL SURVEY
LOT 1, BLOCK "B"
HIDDEN VALLEY SUBDIVISION
 LOCATED IN:
 LAND LOT 1191
 16TH DISTRICT, 2ND SECTION,
 COBB COUNTY, GEORGIA
 DATE: DECEMBER 16, 2008
 PREPARED FOR:
SCP KEATON

5749

N/F
 JOANNE HUBBARD
 D.B. 1847, PG. 889

N/F
 TIMOTHY M. &
 LAURA L. PULVER
 D.B. 10153 PG. 9

LAKESHORE DRIVE
 (50' R/W)

SURVEY NOTES:
 EQUIPMENT: TOPCON GTS 303 TOTAL STATION
 1. DATE OF SURVEY: MAY 27, 2008
 2. I HAVE THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0133-J, DATED MARCH 4, 2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 3. THERE ARE NO APPLICABLE UNIFORMED STATE WATERWAYS REGULATIONS (USACE) SHOWING HEREIN PER REFERENCE #1.
 4. BUILDING LINES SHOWING HEREIN PER REFERENCE #1.
 5. A STATE AND/OR COUNTY STREAM BUFFER MAY EXIST ALONG THE CHECK SHOWN HEREIN.
 6. POINT OF BEGINNING INFORMATION SHOWN HEREON PER REFERENCE #3.

SURVEY REFERENCES:
 1. PLAT OF HIDDEN VALLEY SUBDIVISION, DATED AUGUST 16, 1972, PREPARED BY JUS. BESS & ASSOCIATES, RECORDED IN PLAT BOOK 56 PAGE 114.
 2. SURVEY OF BLACKLAND RIDGE SUBDIVISION, DATED JANUARY 12, 1972, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, RECORDED IN PLAT BOOK 54 PAGE 8.
 3. SURVEY OF TIMOTHY M. PULVER AND LAURA L. PULVER, DATED JANUARY 31, 1997, RECORDED IN DEED BOOK 10153 PAGE 9.

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

KEATON
SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 1111 SOUTH MARITTA PKWY., STE. 'A'
 MARITTA, GEORGIA 30060
 578-483-0242



REVISION RECORD	DATE	PURPOSE
	12-07-17	SHOW SHED AT REAR
		DE. ERROR

5749
 PHO
 5749
 5749

APPLICANT: Stuart Keaton

PETITION No.: V-7

PHONE: 404-429-1676

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Stuart Keaton

PRESENT ZONING: R-20

PHONE: 404-429-1676

LAND LOT(S): 1191

TITLEHOLDER: Stuart Keaton and Jennifer Keaton

DISTRICT: 16

PROPERTY LOCATION: On the east side of the terminus of Lakeshore Drive, north of Lakeshore Circle (132 Lakeshore Drive).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure over 144 square feet (196 square foot treehouse) from the required 10 feet to one (1) foot adjacent to the northern property line; and 2) waive the rear setback for an accessory structure over 144 square feet (196 square foot treehouse) from the required 35 feet to 10 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

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

DEVELOPMENT & INSPECTIONS: Any detached structure under 200 sq. ft. does not require a permit per 2012 IRC. There is an expired Plumbing permit for a water heater. Gis-Shows a structure was built between 2014-2016 at location.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed or anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

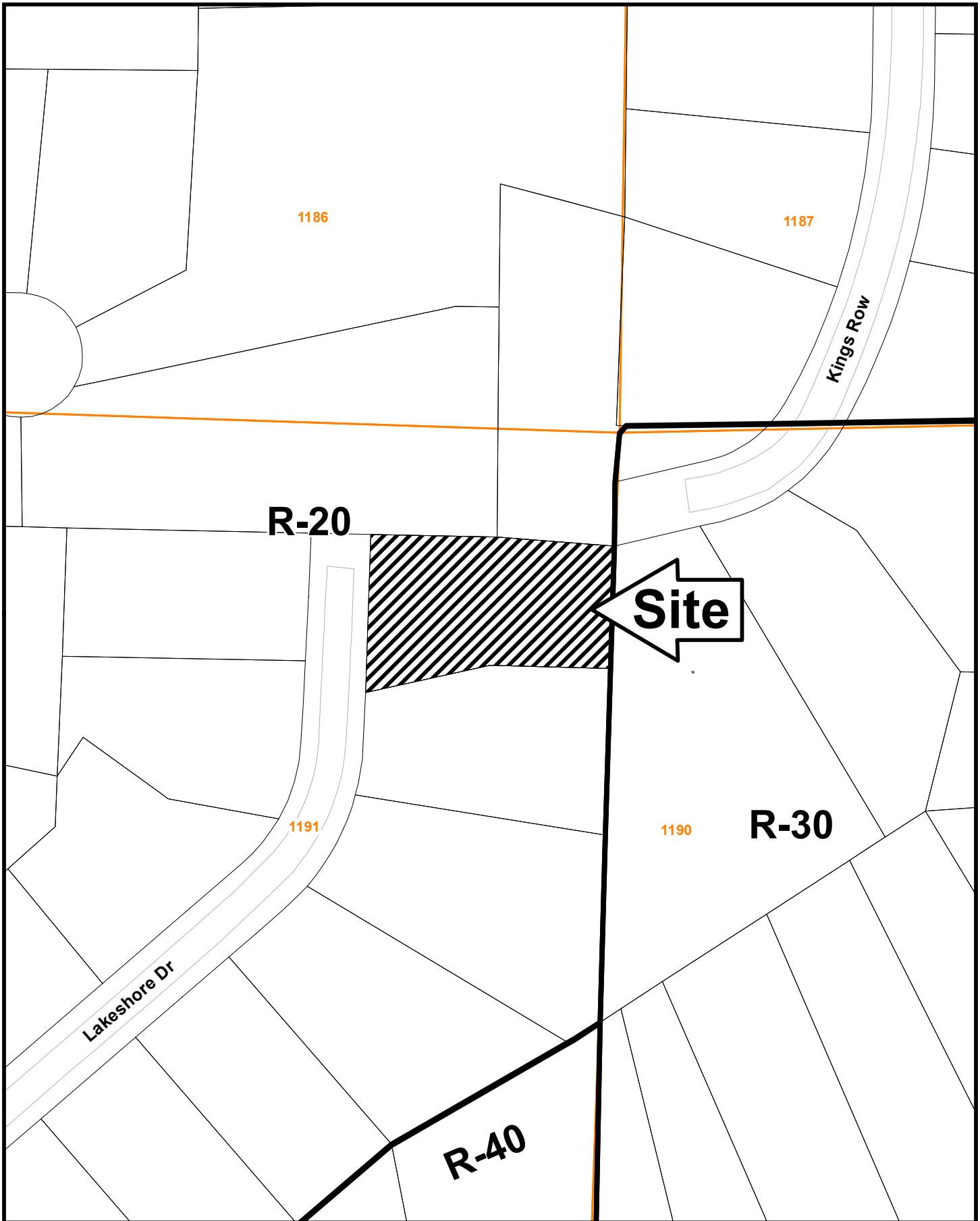
WATER: No comments.

SEWER: No comments.

APPLICANT: Stuart Keaton **PETITION No.:** V-7

FIRE DEPARTMENT: No comments.

V-7 2018-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-7
Hearing Date: 2-14-18

Applicant Stuart Keaton Phone # 404-429-1676 E-mail StuartKeaton@yahoo.com

Stuart W Keaton Address 132 Lakeshore Dr. Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 429-1676 E-mail StuartKeaton@yahoo.com
(representative's signature)

My commission expires: 11-08-2020
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Jennifer H. Keaton Phone # 770-862-1000 E-mail jhkeaton2002@yahoo.com

Signature Jennifer Keaton Address 132 Lakeshore Dr. Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Stuart Keaton Signed, sealed and delivered in presence of: [Signature]
My commission expires: 11-08-2020 Notary Public

Present Zoning of Property R-20

Location 132 Lakeshore Dr. Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1191 District 16th Size of Tract .50 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 Square Topography of Property Sloped 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:

to move the children's playhouse from the present location to the required setback would require equipment that could not get to the rear of the property due to the extreme slope and the storm pipe that runs across the lot.

List type of variance requested: Requesting a variance to the rear yard setback