

V-28  
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.03 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROJECT. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROJECT. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

**LEGEND:**

IPS	IRON PIN SET	⊕	BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	-Z-	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	RE-REINFORCING BAR	DWCB	CATCH BASIN
CRB	CAPPED RE-BAR	JB	JUNCTION BOX
CL	CENTERLINE	DI	DROP INLET
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LLL	LAND LOT	CMF	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
LP	LAMP POLE	SSE	SANITARY SEWER EASEMENT
SS	SANITARY SEWER	FH	FIRE HYDRANT
FC	FENCE CORNER	DE	DRAINAGE EASEMENT
X	FENCE	WV	WATER VALVE
AE	ACCESS EASEMENT	WM	WATER METER
PROP	PROPOSED	CO C/O	SANITARY SEWER CLEANOUT
AC	AIR-CONDITIONER	POB	POINT OF BEGINNING
NTS	NOT TO SCALE	SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

**LOT 1**  
**3010 POWDER WAY**  
**MARIETTA, GA 30064.**  
**9,674 SQ FT**  
**0.22 ACRES**

ZONE: RA-5

BUILDING SETBACKS:  
FRONT - 10'  
SIDES - 5'  
REAR - 40'

NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR A 9' VARIANCE ON THE REAR SETBACK LINE ON LOT 1.

**ZONING:** RA-5

**MIN. HEATED FLOOR AREA:** N/A

**PROPOSED HOUSE TYPE:** RIDGELAND

**1ST FLOOR:** 1,081 SQ FT

**2ND FLOOR:** 1,088 SQ FT

**WALL:** 82 SQ FT

**TOTAL:** 2,169 SQ FT

**PORCH/PATIO:** 200 SQ FT

**GARAGE:** 542 SQ FT

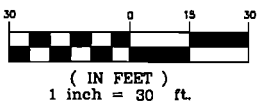
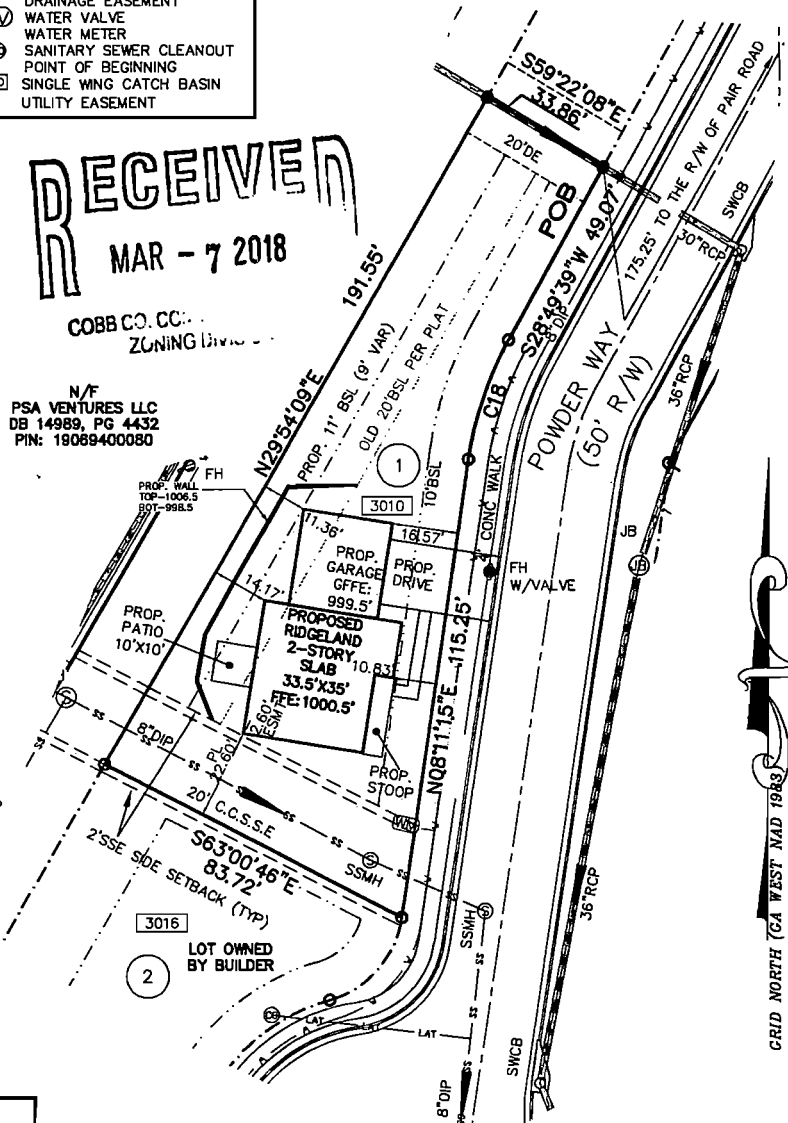
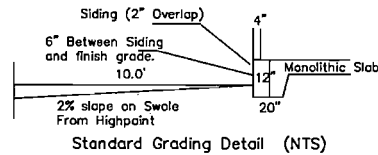
**DRIVE/SIDEWALK:** 450 SQ FT

**LOT AREA:** 9,674 SQ FT  
0.22 AC.

**IMPERVIOUS AREA:**  
TOTAL IMP. AREA: 2,350 SQ FT  
% OF LOT IMP. AREA: 24.29% OF LOT

**RECEIVED**  
**MAR - 7 2018**

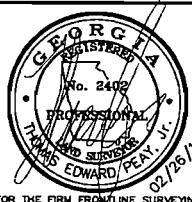
N/F  
PSA VENTURES LLC  
DB 14989, PG 4432  
PIN: 190689400080



CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C18	87.50	31.52	31.35	S18°30'27\"/>



3595 Canton Road  
Suite 116, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805  
www.frontlinesurveying.com



RESIDENTIAL VARIANCE PLAN		DATE	02/26/18
<b>KERLEY FAMILY HOMES</b>		SCALE	1" = 30'
LAND LOT 694	19TH DISTRICT 2ND SECTION	COBB COUNTY, GEORGIA	
SUBDIVISION POWDER SPRINGS VILLAGE		PHASE:	SECTIONS
LOT(S) 1		REVISION:	BY: DATE:
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
MAP ID	13067C0113G	EFFECTIVE DATE	12-16-2008

V-28  
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.3 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT IS ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' TAPED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. THE INFORMATION USED IN THE PREPARATION OF THIS PLAT, NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

**LEGEND:**

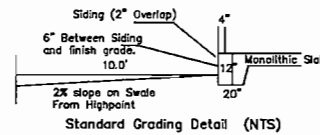
IPS	IRON PIN SET	⊙	BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	-Z-Z-	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	RE-BAR	DWCB	CATCH BASIN
CRB	REINFORCING BAR	JB	JUNCTION BOX
CL	CAPPED RE-BAR	DI	DROP INLET
R/W	CENTERLINE	HW	HEAD WALL
LLL	RIGHT-OF-WAY	CMP	CORRUGATED METAL PIPE
CONC	LAND LOT	CPP	CORRUGATED PLASTIC PIPE
PP	CONCRETE	RCP	REINFORCED CONCRETE PIPE
LP	POWER POLE	SSE	SANITARY SEWER EASEMENT
FC	LAMP POLE	FH	FIRE HYDRANT
SS	SANITARY SEWER	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	WV	WATER VALVE
X-X	FENCE	WM	WATER METER
AE	ACCESS EASEMENT	CO C/O	SANITARY SEWER CLEANOUT
PROP	PROPOSED	POB	POINT OF BEGINNING
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
NTS	NOT TO SCALE	UE	UTILITY EASEMENT

**LOT 2**  
**3010 POWDER WAY**  
**MARIETTA, GA 30064.**  
**7,180 SQ FT**  
**0.16 ACRES**

ZONE: RA-5

BUILDING SETBACKS:  
FRONT - 10'  
SIDES - 5'  
REAR - 40'

NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR A 9' VARIANCE ON THE REAR SETBACK LINE ON LOT 1.



**ZONING:** RA-5  
**MIN. HEATED FLOOR AREA:** N/A  
**PROPOSED HOUSE TYPE:** CHATSWORTH  
**1ST FLOOR:** 867 SQ FT  
**2ND FLOOR:** 1,352 SQ FT  
**DRIVE:** 540 SQ FT  
**WALL:** 82 SQ FT  
**BASEMENT:** N/A  
**GARAGE:** 462 SQ FT  
**PORCH:** 120 SQ FT

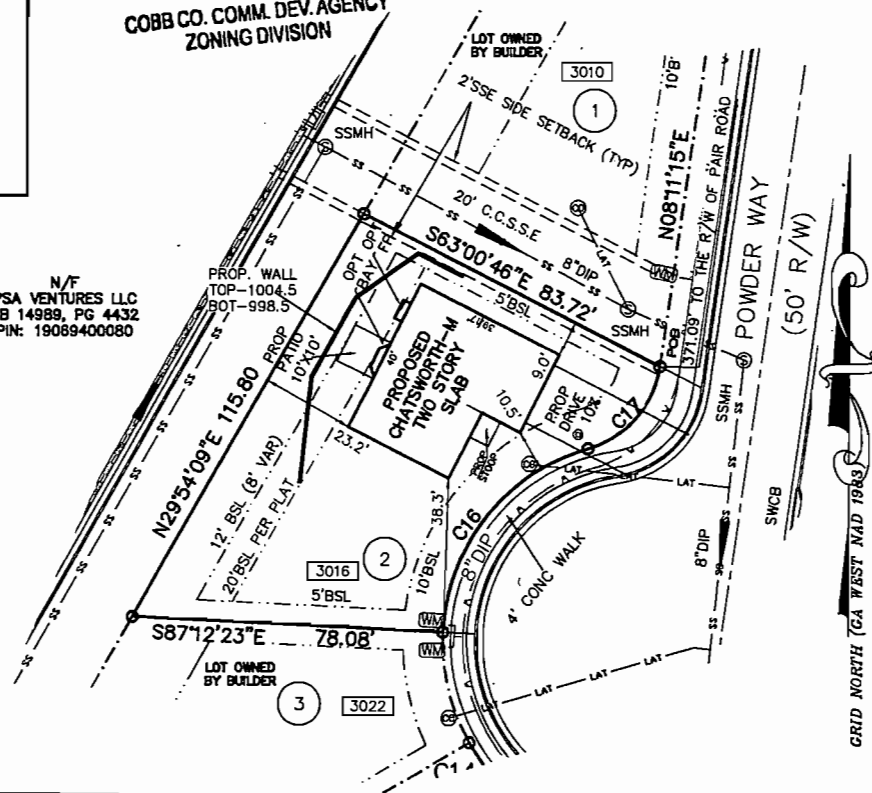
**LOT AREA:** 7,180 SQ FT  
0.16 AC.

**IMPERVIOUS AREA:**  
**TOTAL IMP. AREA:** 2,071 SQ FT  
**% OF LOT IMP. AREA:** 28.84% OF LOT

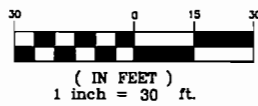
**RECEIVED**  
**MAR - 7 2018**

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

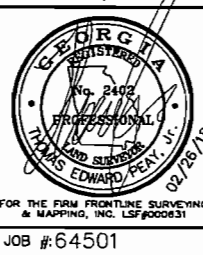
N/F  
PSA VENTURES LLC  
DB 14989, PG 4432  
PIN: 19089400080



3595 Canton Road  
Suite 116, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805  
www.frontlinesurveying.com



CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C16	50.00	62.37	58.41	S38°31'52"W
C17	25.00	28.83	27.26	N41°13'41"E



**RESIDENTIAL HOUSE LOCATION PLAN**  
**KERLEY FAMILY HOMES**

DATE: 02/26/18  
SCALE: 1" = 30

LAND LOT 694 19TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA  
SUBDIVISION POWDER SPRINGS VILLAGE PHASE: SECTIONS DB 276 PG 166  
LOT(S) 2 REVISION: BY: DATE:

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13067C0113G EFFECTIVE DATE: 12-16-2008

V-28  
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF 1 FOOT IN 100,000 FEET. AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT IS BASED ON THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

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**LEGEND:**

- |      |                 |        |                          |
|------|-----------------|--------|--------------------------|
| IPS  | IRON PIN SET    | ⊙      | BOLLARD                  |
| IPF  | IRON PIN FOUND  | CMF    | CONCRETE MONUMENT FOUND  |
| OT   | OPEN TOP PIN    | -Z-Z-  | OVERHEAD UTILITY LINE(S) |
| CT   | CRIMP TOP PIN   | SSMH   | SANITARY SEWER MAN HOLE  |
| RB   | RE-BAR          | DWCB   | CATCH BASIN              |
| CRB  | REINFORCING BAR | JB     | JUNCTION BOX             |
| CL   | CAPPED RE-BAR   | DI     | DROP INLET               |
| R/W  | CENTERLINE      | HW     | HEAD WALL                |
| LLL  | RIGHT-OF-WAY    | CMP    | CORRUGATED METAL PIPE    |
| CONC | LAND LOT        | CPP    | CORRUGATED PLASTIC PIPE  |
| PP   | CONCRETE        | RCP    | REINFORCED CONCRETE PIPE |
| LP   | POWER POLE      | SSE    | SANITARY SEWER EASEMENT  |
| SS   | LAMP POLE       | FH     | FIRE HYDRANT             |
| FC   | SANITARY SEWER  | DE     | DRAINAGE EASEMENT        |
| X    | FENCE CORNER    | WV     | WATER VALVE              |
| AE   | FENCE           | WM     | WATER METER              |
| PROP | ACCESS EASEMENT | CO C/O | SANITARY SEWER CLEANOUT  |
| AD   | PROPOSED        | POB    | POINT OF BEGINNING       |
| NTS  | AIR-CONDITIONER | SWCB   | SINGLE WING CATCH BASIN  |
|      | NOT TO SCALE    | UE     | UTILITY EASEMENT         |

**LOT 8**  
3052 POWDER WAY  
MARIETTA, GA 30064.  
7,058 SQ FT  
0.16 ACRES

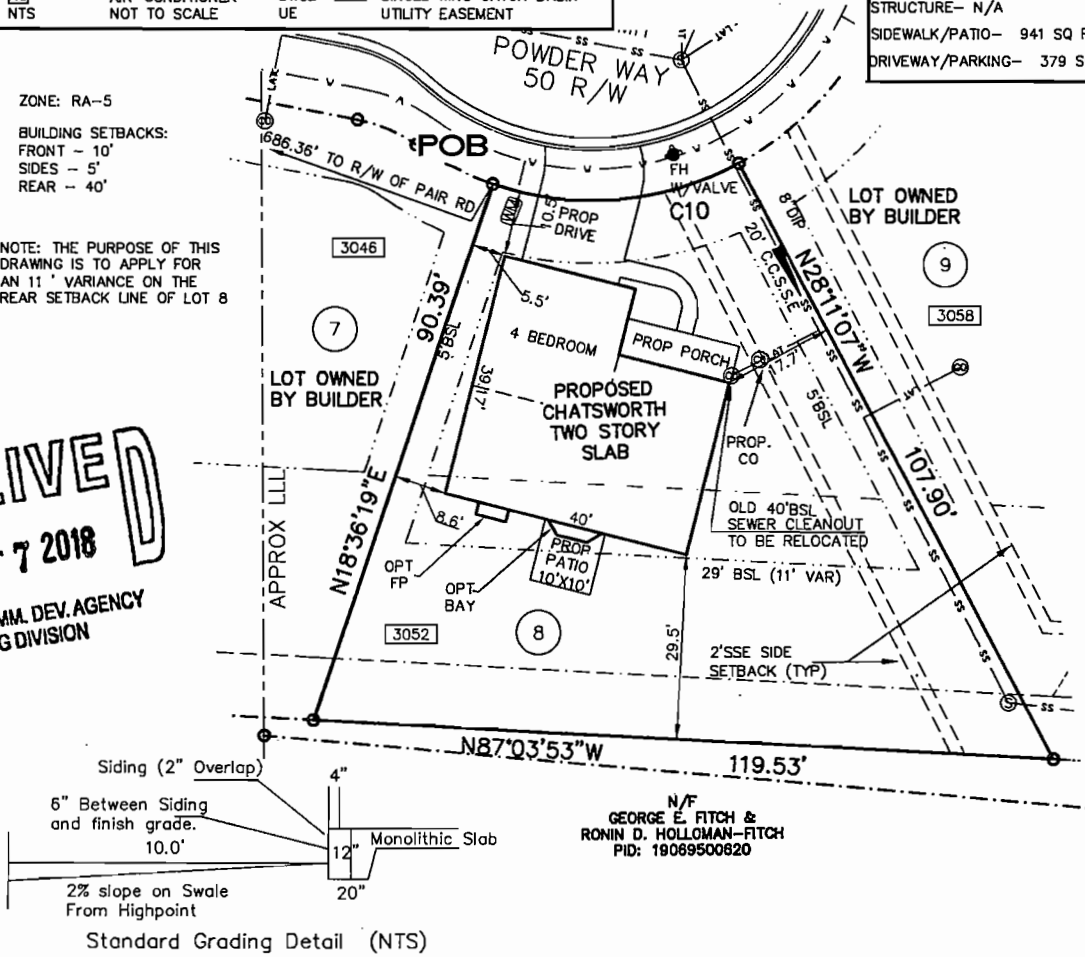
<b>ZONING:</b>	RA-5
<b>MIN. HEATED FLOOR AREA:</b>	N/A
<b>PROPOSED HOUSE TYPE:</b>	CHATSWORTH
<b>1ST FLOOR:</b>	867 SQ FT
<b>2ND FLOOR:</b>	1,352 SQ FT
<b>ATTIC:</b>	N/A
<b>TOTAL:</b>	2,219 SQ FT
<b>BASEMENT:</b>	N/A
<b>GARAGE:</b>	501 SQ FT
<b>PORCH:</b>	111 SQ FT
<b>LOT AREA:</b>	7058 SQ FT 0.16 AC.
<b>IMPERVIOUS AREA:</b>	
<b>TOTAL IMP. AREA:</b>	1,771 SQ FT
<b>% OF LOT IMP. AREA:</b>	25.1% OF LOT
<b>ACTUAL IMPERVIOUS SURFACE AREA:</b>	
<b>STRUCTURE-</b>	N/A
<b>SIDEWALK/PATIO-</b>	941 SQ FT
<b>DRIVEWAY/PARKING-</b>	379 SQ FT

ZONE: RA-5

**BUILDING SETBACKS:**  
FRONT - 10'  
SIDES - 5'  
REAR - 40'

NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR AN 11' VARIANCE ON THE REAR SETBACK LINE OF LOT 8

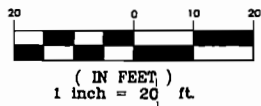
**RECEIVED**  
MAR - 7 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



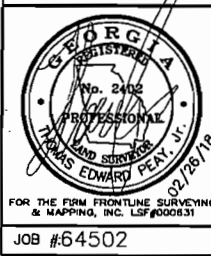
GRID NORTH (GA WEST NAD 1983)



3595 Canton Road  
Suite 116, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805  
www.frontlinesurveying.com



CURVE	RADIUS	ARC	CHORD	BEARING
C10	50.00	40.83	39.71	N85°12'36"E



<b>RESIDENTIAL VARIANCE PLAN</b>		DATE: 02/26/18	
<b>KERLEY FAMILY HOMES</b>		SCALE: 1" = 20'	
LAND LOT 694	19TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA
SUBDIVISION POWDER SPRINGS VILLAGE		PHASE:	SECTIONS
LOT(S) 8	DB 276	PG 166	
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		REVISION:	BY: DATE:
MAP ID 13067C0113G	EFFECTIVE DATE: 12-16-2008		

V-28  
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.3 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT WAS FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

**LEGEND:**

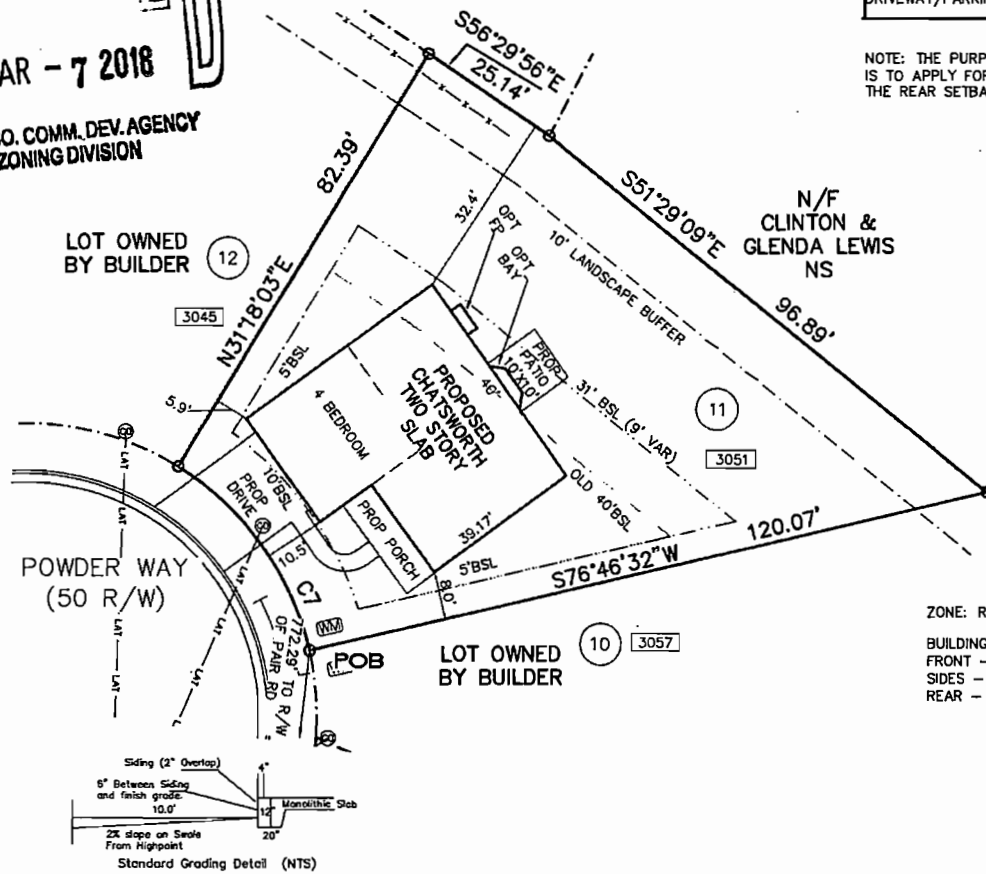
IPS	IRON PIN SET	⊗	BOLLARD
IPF	IRON PIN FOUND	⊠	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	—Z—	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH ⊗	SANITARY SEWER MAN HOLE
RB	RE-BAR REINFORCING BAR	DWCB ⊗	CATCH BASIN
CRB	CAPPED RE-BAR	JB ⊗	JUNCTION BOX
CL	CENTERLINE	DI ⊗	DROP INLET
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LLL	LAND LOT	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
LP	LAMP POLE	SSE	SANITARY SEWER EASEMENT
FC	FENCE CORNER	FH	FIRE HYDRANT
FC	FENCE	DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT	WV	WATER VALVE
PROP	PROPOSED	WM	WATER METER
AC	AIR-CONDITIONER	CO C/O ⊗	SANITARY SEWER CLEANOUT
NTS	NOT TO SCALE	POB	POINT OF BEGINNING
		SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

**LOT 11**  
3051 POWDER WAY  
MARIETTA, GA 30064.  
7,140 SQ FT  
0.16 ACRES

ZONING:	RA-5
MIN. HEATED FLOOR AREA:	N/A
PROPOSED HOUSE TYPE:	CHATSWORTH
1ST FLOOR:	867 SQ FT
2ND FLOOR:	1,352 SQ FT
ATTIC:	N/A
TOTAL:	2,219 SQ FT
BASEMENT:	N/A
GARAGE:	501 SQ FT
PORCH:	111 SQ FT
LOT AREA:	7,140 SQ FT 0.16 AC.
IMPERVIOUS AREA:	
TOTAL IMP. AREA:	1620 SQ FT
% OF LOT IMP. AREA:	22.7% OF LOT
ACTUAL IMPERVIOUS SURFACE AREA:	
STRUCTURE-	N/A
SIDEWALK/PATIO-	802 SQ FT
DRIVEWAY/PARKING-	227 SQ FT

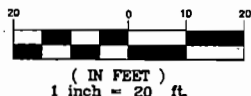
NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR A 9' VARIANCE ON THE REAR SETBACK LINE OF LOT 11.

**RECEIVED**  
MAR - 7 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



ZONE: RA-5  
BUILDING SETBACKS:  
FRONT - 10'  
SIDES - 5'  
REAR - 40'

**FRONTLINE SURVEYING & MAPPING, INC.**  
3595 Canton Road  
Suite 116, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805  
www.frontlinesurveying.com



CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C7	50.00	39.68	38.65	N35°57'42"W

**GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR**  
No. 2402  
THOMAS EDWARD PEAL, JR.  
02/26/18  
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631  
JOB #: 64503  
REF: 56621

RESIDENTIAL VARIANCE PLAN		DATE	02/26/18
<b>KERLEY FAMILY HOMES</b>		SCALE	1" = 20
LAND LOT 694	19TH DISTRICT 2ND SECTION	COBB COUNTY, GEORGIA	
SUBDIVISION POWDER SPRINGS VILLAGE		PHASE:	SECTIONS
LOT(S) 11		DB PG 276	PG 166
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		REVISION:	BY: DATE:
MAP ID 13067C0113G	EFFECTIVE DATE: 12-16-2008		

**APPLICANT:** Kerley Family Homes

**PETITION No.:** V-28

**PHONE:** 770-792-5500

**DATE OF HEARING:** 05-09-2018

**REPRESENTATIVE:** Marvin E. Kerley

**PRESENT ZONING:** RA-5

**PHONE:** 770-792-5500

**LAND LOT(S):** 694, 695

**TITLEHOLDER:** Kerley Family Homes, LLC

**DISTRICT:** 19

**PROPERTY LOCATION:** On the west, south, and

**SIZE OF TRACT:** Lot 1 - 0.22 acres,  
Lot 2 - 0.16 acres,  
Lot 8 - 0.16 acres,  
Lot 11 - 0.16 acres

north sides of Powder Way, south of Pair Road

**COMMISSION DISTRICT:** 4

(3010, 3016, 3052, 3051 Powder Way).

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 20 feet to 11 feet for lot 1; 2) waive the rear setback from the required 20 feet to 12 feet for lot 2; 3) waive the rear setback from the required 40 feet to 29 feet for lot 8; and 4) waive the rear setback from the required 40 feet to 32 feet for lot 11.

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

**BOARD OF APPEALS DECISION**

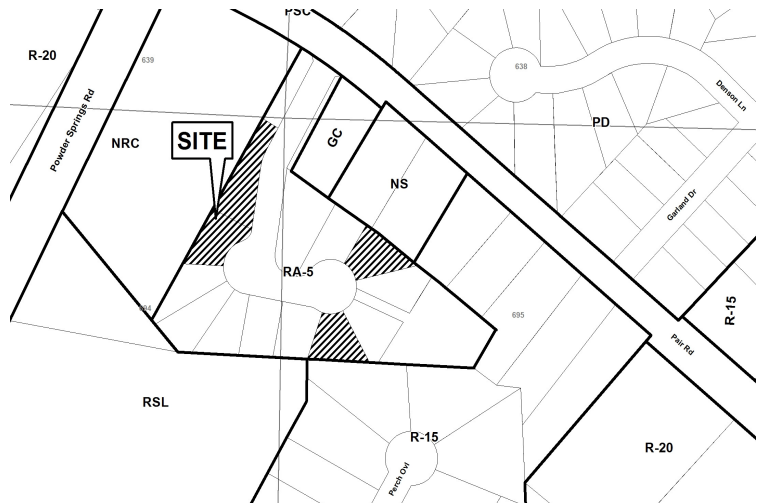
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**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.

For lots 1 and 2, the following conditions shall apply to the retaining walls as well as the houses on these lots:

For proposed structures that require a footing or foundation, and adjacent retaining walls, a design from a structural engineer licensed in the State of Georgia must be provided at time of permitting of both the structure and the retaining wall respectively. The separate designs must include written verification and demonstrate that the structure and the wall are independent of one another and do not rely on the other for structural support. Prior to a letter of completion or a certificate of occupancy being issued an engineer inspection letter certifying that the permitted design was installed and that the final installation meets or exceeds the corresponding adopted code is required.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

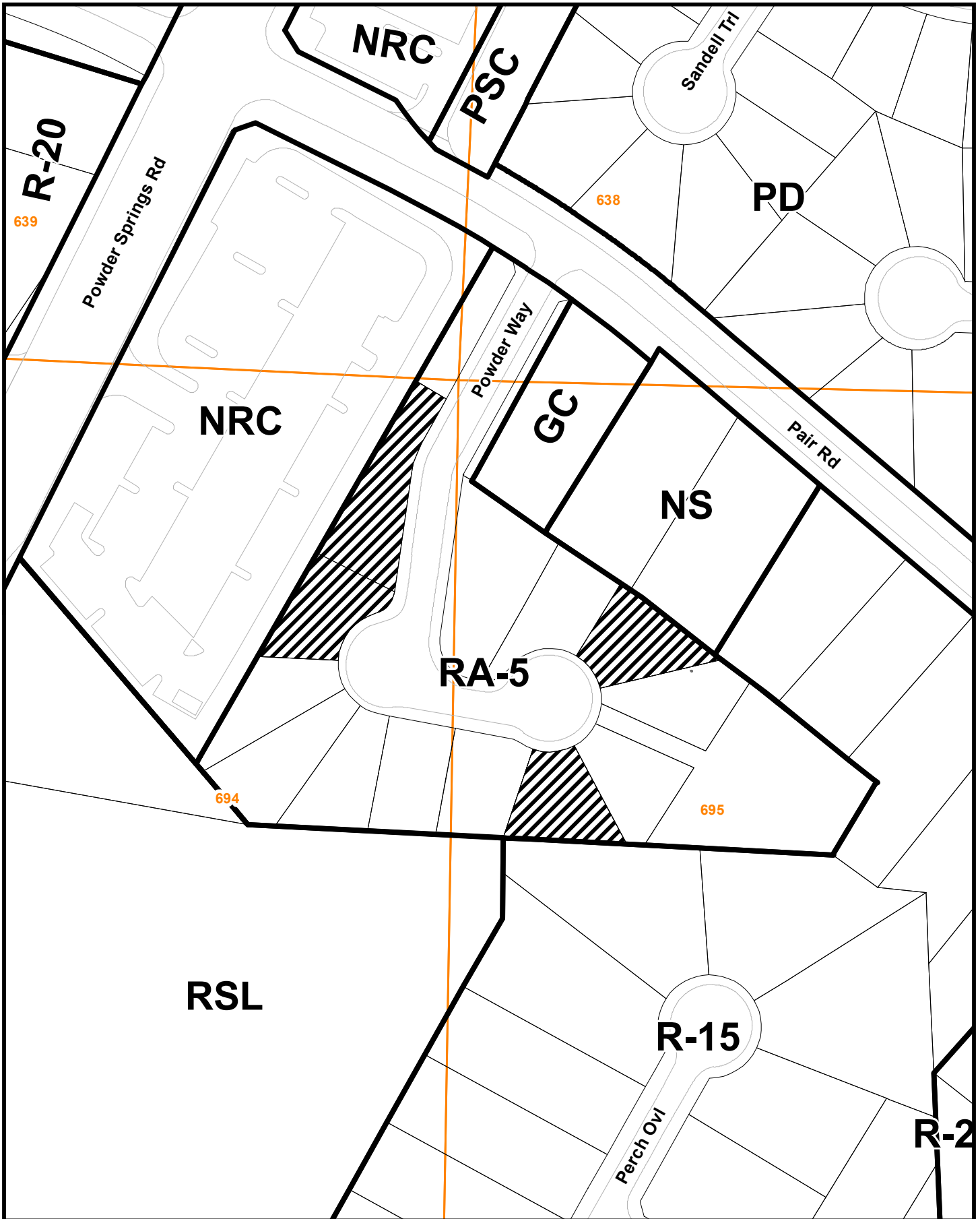
**SEWER:** No comments.

**APPLICANT:**     Kerley Family Homes          **PETITION No.:**     V-28    

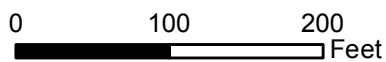
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**FIRE DEPARTMENT:** No comments.

# V-28 2018-GIS



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



- Land Lot
- City Boundary



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MAR - 7 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-28  
Hearing Date: 5-9-18

Applicant Kerley Family Homes Phone # (770) 792-5500 E-mail gkerley@kerleyfamilyhomes.com

Marvin E. Kerley Address 750 Chastain Corner, Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)

X [Signature] Phone # (770) 792-5500 E-mail gkerley@kerleyfamilyhomes.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public

Titleholder Marvin E. Kerley Phone # (770) 792-5500 E-mail gkerley@kerleyfamilyhomes.com

Signature [Signature] Address: 750 Chastain Corner, Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_ Notary Public

Present Zoning of Property RA5

Location See attachment A  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 19th Size of Tract See attachment A 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 See attachment A 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:

As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.

List type of variance requested: See attachment A

V-28  
(2018)  
Exhibit

**Application for Variance**  
**Cobb County**  
**ATTACHMENT A**

**RECEIVED**  
MAR - 7 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**Location:**

Lot 1	3010 Powder Springs Way, Powder Springs, GA 30127
Lot 2	3016 Powder Springs Way, Powder Springs, GA 30127
Lot 8	3052 Powder Springs Way, Powder Springs, GA 30127
Lot 11	3051 Powder Springs Way, Powder Springs, GA 30127

**Size of Tract Acre(s):**

Lot 1	0.22
Lot 2	0.17
Lot 8	0.16
Lot 11	0.16

**Size of Property:**

Lot 1	9674 sq. ft.
Lot 2	7189 sq. ft.
Lot 8	7058 sq. ft.
Lot 11	7140 sq. ft.

**List of unnecessary hardship explanation:**

Lot 1	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.
Lot 2	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.
Lot 8	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.
Lot 11	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.

**List type of variance requested:**

Lot 1	The current setback is 20 feet, and the variance would be a setback of 11 feet. (9' variance)
Lot 2	The current setback is 20 feet, and the variance would be a setback of 12 feet. (8' variance)
Lot 8	The current setback is 40 feet, and the variance would be a setback of 29 feet. (11' variance)
Lot 11	The current setback is 40 feet, and the variance would be a setback of 32.4 feet. (9' variance)