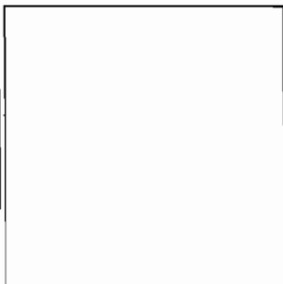


CLERK'S FILING BOX



RECEIVED
MAR - 8 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEY NOTES:

AN UNDISTURBED NATURAL VEGETATIVE BUFFER SHALL BE MAINTAINED FOR 50 FEET, MEASURED HORIZONTALLY, ON BOTH BANKS OF THE STREAM AS MEASURED FROM THE TOP OF THE STREAM BANK. AN ADDITIONAL SETBACK SHALL BE MAINTAINED FOR 25 FEET, MEASURED HORIZONTALLY, BEYOND THE UNDISTURBED NATURAL VEGETATIVE BUFFER, IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED. GRASSING, FILLING AND EXCAVATING SHALL BE MINIMIZED WITHIN THE SETBACK.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE RELIED UPON ONLY AFTER AFFIRMATION BY THE COBB COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

LEGEND:

- CORNER MONUMENT: WOOD
- CONCRETE CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- UNMONUMENTED CORNER
- COURT SET WITH CONSTRUCTION PERMITS
- X - X - FENCE LINE
- RR - STEEL REINFORCING ROD
- CIP - CRIMPED TOP WATER PIPE
- CP - OPEN TOP WATER PIPE
- CA - CAST-IN-PLACE CONCRETE
- BL - BUILDING
- LL - LAND LOT LINE
- RM - RIGHT OF WAY
- W - WATER MAIN
- GA - GAS MAIN
- SS - SANITARY SEWER MAIN
- NIP - NOW OR FORMERLY OWNED BY PERSONS NOT SHOWN
- NSB - NAIL FILING AT BASE
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- RM MON. = CONCRETE RIGHT OF WAY MONUMENT

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0203H EFFECTIVE DATE: MARCH 9, 2013. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X". "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

J. RODNEY DOBSON
PLAT OF RETRACEMENT SURVEY AND TO ACCOMPANY VARIANCE APPLICATION
LOCATED IN LAND LOT 1082, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
4616 DRIFTWOOD TRAIL

AREA = 1.156 ACRES
50,358 SQ. FT.

ZONING INFORMATION
ZONED: R-30
BUILDING SETBACKS:
FRONT - 35'
SIDE - 10'
REAR - 35'

V-29
(2018)

TECHNICAL DATA
TRANSVERSE PRECISION: 1/58,518
ANGLE ERROR: 1 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/232,655



DATE	DESCRIPTION

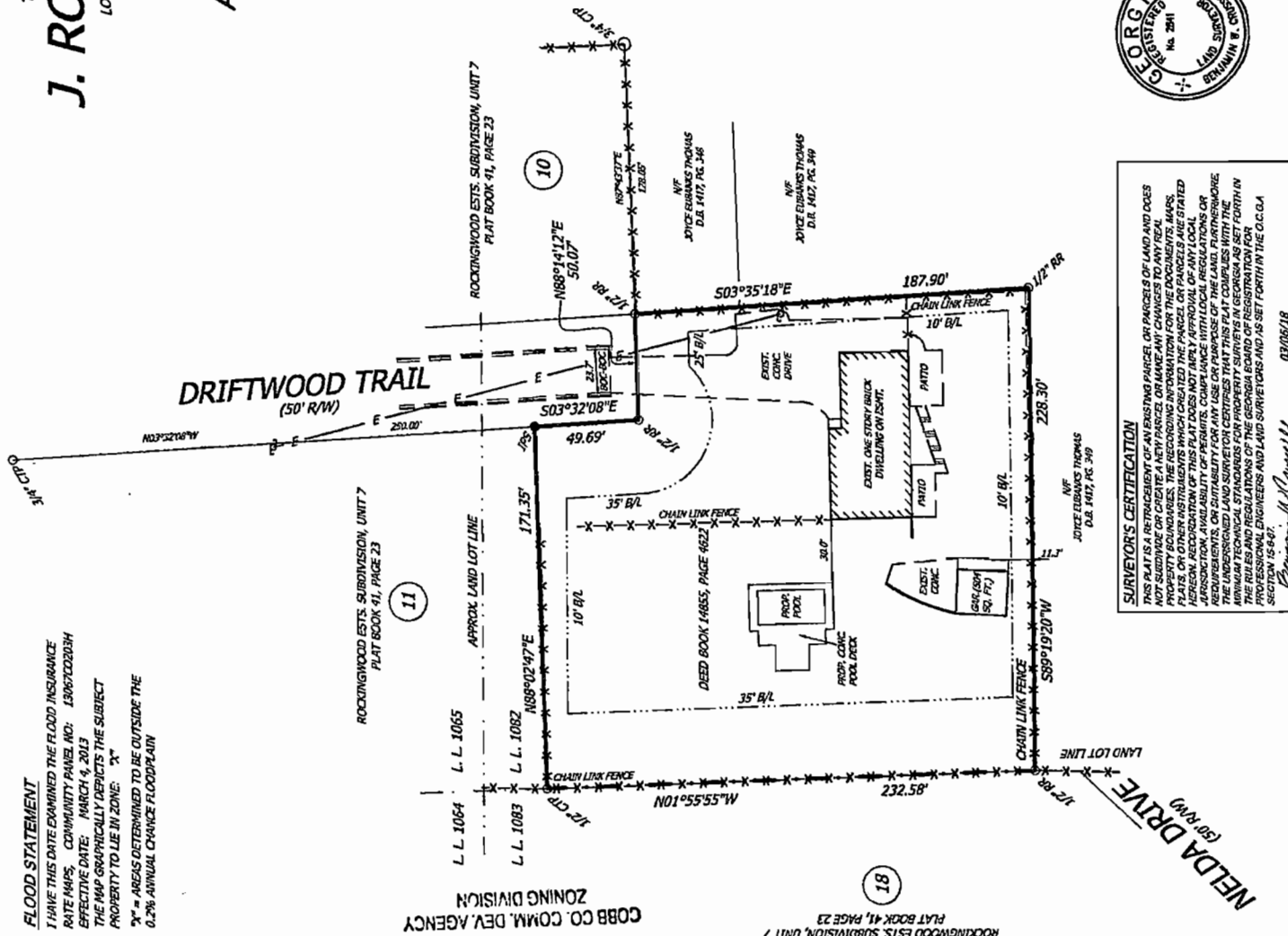


THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
1581 FORDE SPRINGS ROAD
ALPHARETTA, GA 30604
(770) 942-9883
E-MAIL: RUSSELL@RUSSELLE.COM

PROJ. NO. C08888 FILE: C08888 - DRIFTWOOD
FIELD SURVEY DATE: 02/22/18 SCALE: 1" = 40'
PLAT DATE: 02/09/18

SURVEYOR'S CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION FOR THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. REVISIONS OF THIS PLAT DOES NOT IMPLY ANY LOCAL, REGIONAL, OR FEDERAL REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDISBURSED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE ANTI-SURVEYOR TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 130-1-1 OF THE OFFICIAL CODE OF GEORGIA AND THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 13-6-67.

Benjamin B. Russell
BENJAMIN B. RUSSELL, R.L.S., 2941 DATE: 02/09/18



APPLICANT: J. Rodney Dobson

PETITION No.: V-29

PHONE: 770-366-4360

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Tina Dobson

PRESENT ZONING: R-20

PHONE: 770-596-9937

LAND LOT(S): 1082

TITLEHOLDER: J. Rodney Dobson

DISTRICT: 19

PROPERTY LOCATION: At the southern terminus of Driftwood Drive, south of Mcduffie Road (4616 Driftwood Drive).

SIZE OF TRACT: 1.156 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Allow an accessory structure (proposed pool) to be located in front of the principal building.

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

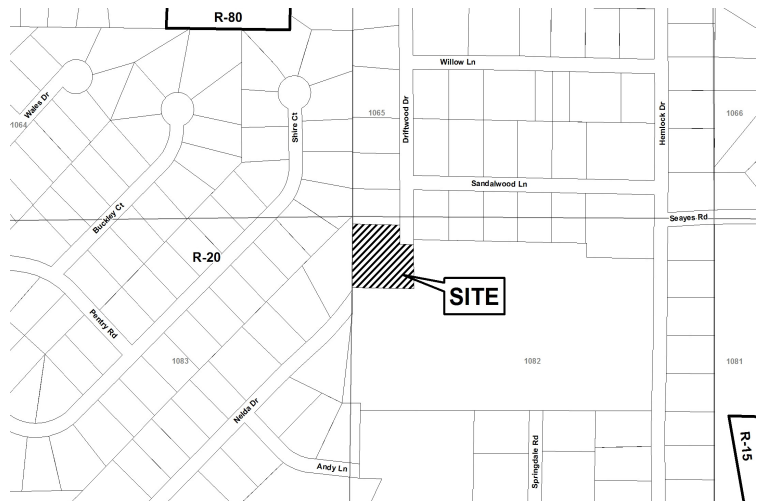
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



R-15

APPLICANT: J. Rodney Dobson **PETITION No.:** V-29

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: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

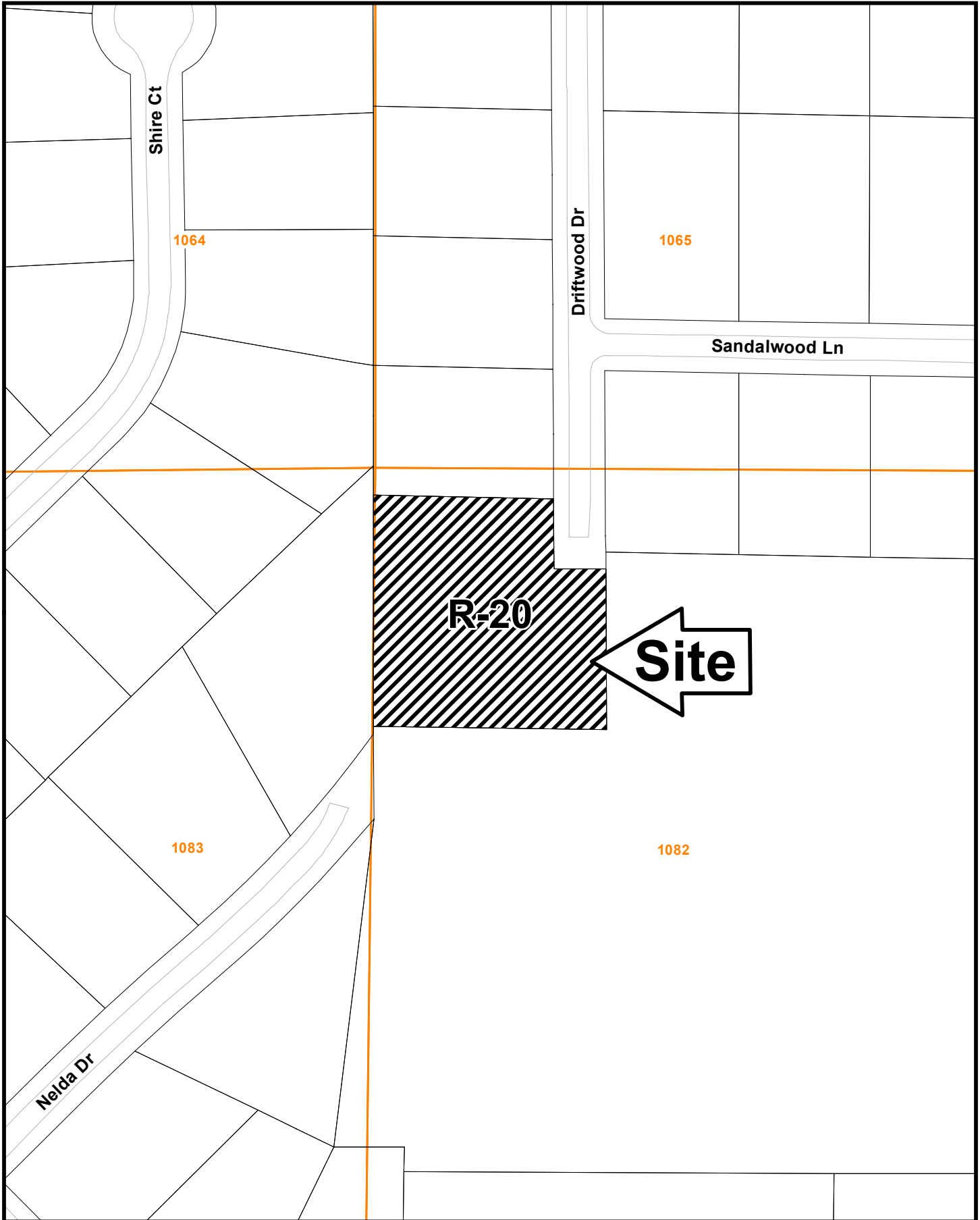
WATER: No comments.

SEWER: No comments.

APPLICANT: J. Rodney Dobson **PETITION No.:** V-29

FIRE DEPARTMENT: No comments.

V-29 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

Land Lot
City Boundary

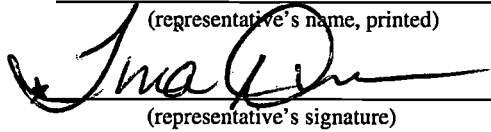
Application for Variance Cobb County

(type or print clearly)

Application No. N-29
Hearing Date: 5-9-18

Applicant J. RODNEY DOBSON Phone # 770-366-4360 E-mail JRODNEYDOBSON@Yahoo.Com

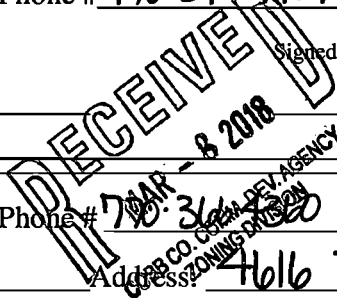
TINA DOBSON Address 4616 DRIFTWOOD DRIVE AUSTELL GA 30106
(representative's name, printed) (street, city, state and zip code)

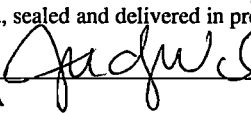

(representative's signature)

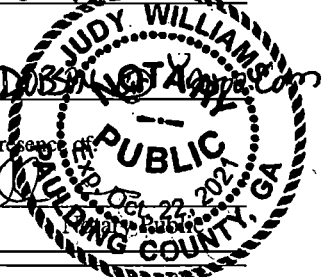
Phone # 770-596-9937 E-mail TINACDOBSON@Yahoo.Com

Signed, sealed and delivered in presence of:


My commission expires: 10-22-21







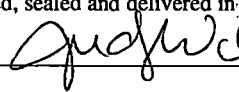
Titleholder J. RODNEY DOBSON Phone # 770-366-4360 E-mail JRODNEYDOBSON@Yahoo.Com

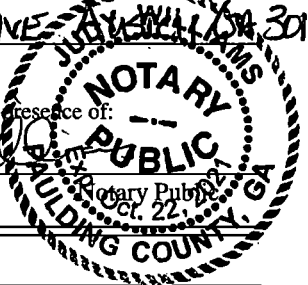
* Signature 
(attach additional signatures, if needed)

Address: 4616 DRIFTWOOD DRIVE AUSTELL GA 30106
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 10-22-21





Present Zoning of Property RESIDENTIAL

Location 4616 DRIFTWOOD DRIVE AUSTELL GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1082 District 19th Size of Tract _____ 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

THE SWIMMING POOL WILL NOT FIT BEHIND THE HOUSE

List type of variance requested: SWIMMING POOL LOCATED IN SIDE YARD
and pool equipment