

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON PLAT BOOK 161 PAGE 4243 SOUTH LINE OF TO BEARING 198°45'20.00"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY MEANS OF A TOTAL STATION WITH AN ACCURACY OF 1/100,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, OR OTHER NOT APPEARING BY OBSERVATION, SUCH AS GAS LINES, CABLES, SEWER LINES, ETC. WORK PERFORMED IN 2017.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED AND WAS FOUND TO WITHIN ONE FOOT.

INSTRUMENT USED: TOPCON-8000 SERIES PULSE LASER (ICRBO+IC) IN MY OPINION THE PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



MERIDIAN GEOMATICS, LLC
LAND SURVEYING - RESIDENTIAL & COMMERCIAL
218 Eastway Ave
Marietta, GA 30066

SITE AREA
7,194 SQ. FT.
0.165 ACRES

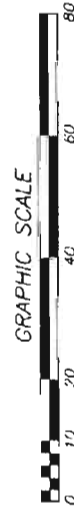
11 N/E
ROGER A SHADDICK
JANE SHADDICK
1233 INDIAN HILLS PARKWAY
DB 12952, PG 33

10 N/E
MICHAEL CAMPBELL
MAYUM O CAMPBELL
1229 INDIAN HILLS PARKWAY
DB 14284, PG 4521

N/E
ELIZABETH VALLE DALLA
HENRY J DALLA
1222 GRAY SQUIRREL CROSSING
DB 14164, PG 1540

N/E
NORMAN A SMITH
JAKYNE A SMITH
1202 GRAY SQUIRREL CROSSING

RECEIVED
MAY - 4 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LEGEND
B/L BOUNDARY LINE
C/C CENTERLINE
D/C DRIVEWAY CENTERLINE
E/E EASEMENT LINE
F/F FENCE LINE
G/G GROUND GRADE
H/H HOUSING UNIT
I/I IMPROVEMENTS
J/J JOINT LINE
K/K KURVE LINE
L/L LOT LINE
M/M METERS
N/N NORTH
O/O OBTUSE ANGLE
P/P POINT
Q/Q QUAD
R/R RIGHT ANGLE
S/S SURFACE
T/T TYPICAL
U/U UTILITY
V/V VERTICALLY CURVED
W/W WALL
X/X CROSSING
Y/Y YIELD LINE
Z/Z ZONING

1. SURVEYED BY: [Name]
2. PLAT BOOK: [Page]
3. SEE ATTACHED
4. [Other notes]

BOUNDARY & STRIP TOPOGRAPHIC SURVEY FOR
HONG LEE
PROJECT SITE: 1231 INDIAN HILLS PARKWAY

Site Plan

APPLICANT: Hong Lee

PETITION No.: V-55

PHONE: 404-784-5787

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Hong Lee

PRESENT ZONING: RA-4

PHONE: 404-784-5787

LAND LOT(S): 904

TITLEHOLDER: Yunmi Lee and Hong Jae Lee

DISTRICT: 16

PROPERTY LOCATION: On the west side of Indian Hills Parkway, north of Roswell Road (1231 Indian Hills Parkway).

SIZE OF TRACT: 0.17 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 28 feet.

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

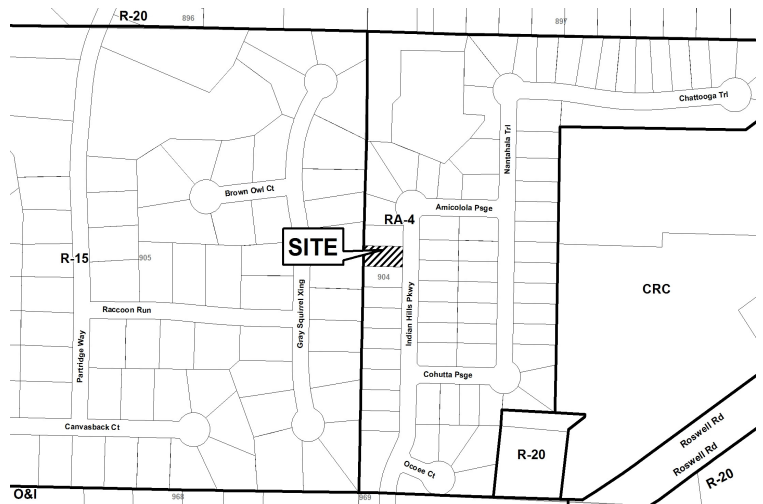
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Hong Lee

PETITION No.: V-55

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.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

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.

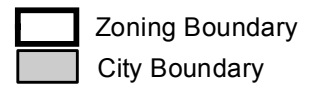
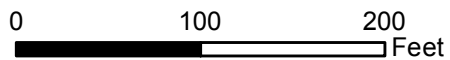
APPLICANT: Hong Lee **PETITION No.:** V-55

FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-55 2018-GIS



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



Application for Variance

Cobb County

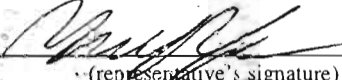
MAY - 4 2018

(type or print clearly)

Application No. V-55
Hearing Date: 7-11-18

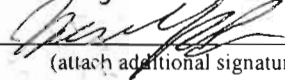
Applicant Hong Lee Phone # 404-784-5787 E-mail hongjaelee@gmail.com

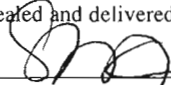
Hong Lee Address 1231 Indian Hills Parkway, Marietta 30062
(representative's name, printed) (street, city, state and zip code)

 Phone # 404-784-5787 E-mail hongjaelee@gmail.com
(representative's signature)

My commission expires: 3/21/2020 **S McCLINTON** Signed, sealed and delivered in presence of: 
HENRY COUNTY, GEORGIA
My Commission Expires 03/21/2020 Notary Public

Titleholder Hong Lee Phone # 404-784-5787 E-mail hongjaelee@gmail.com

Signature  Address: 1231 Indian Hills Parkway, Marietta 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/21/2020 **S McCLINTON** Signed, sealed and delivered in presence of: 
HENRY COUNTY, GEORGIA
My Commission Expires 03/21/2020 Notary Public

Present Zoning of Property Residential, RA4

Location 1231 Indian Hills Parkway, Marietta 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 904 District 16 Size of Tract .165 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).

We are trying to build a deck similar in size to neighboring homes. Also our current deck is already 2ft over the setback so our furniture is sized for that depth. Our bay windows reduces usable space by 2ft and would like similar to original dimensions.

List type of variance requested: Building an addition 2 ft over rear setback.