

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 306,241 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. THE COMPASS RULE IS A KOKKIA IX SERIES ROBOTIC STATION DATE OF SURVEY 07-12-2018.
4. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 43067C, PANEL 0033H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
5. #4 BEGAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

1. PLAT OF FALCON HILLS, SUBDIVISION RECORDED IN PLAT BOOK 124, PAGE 31.

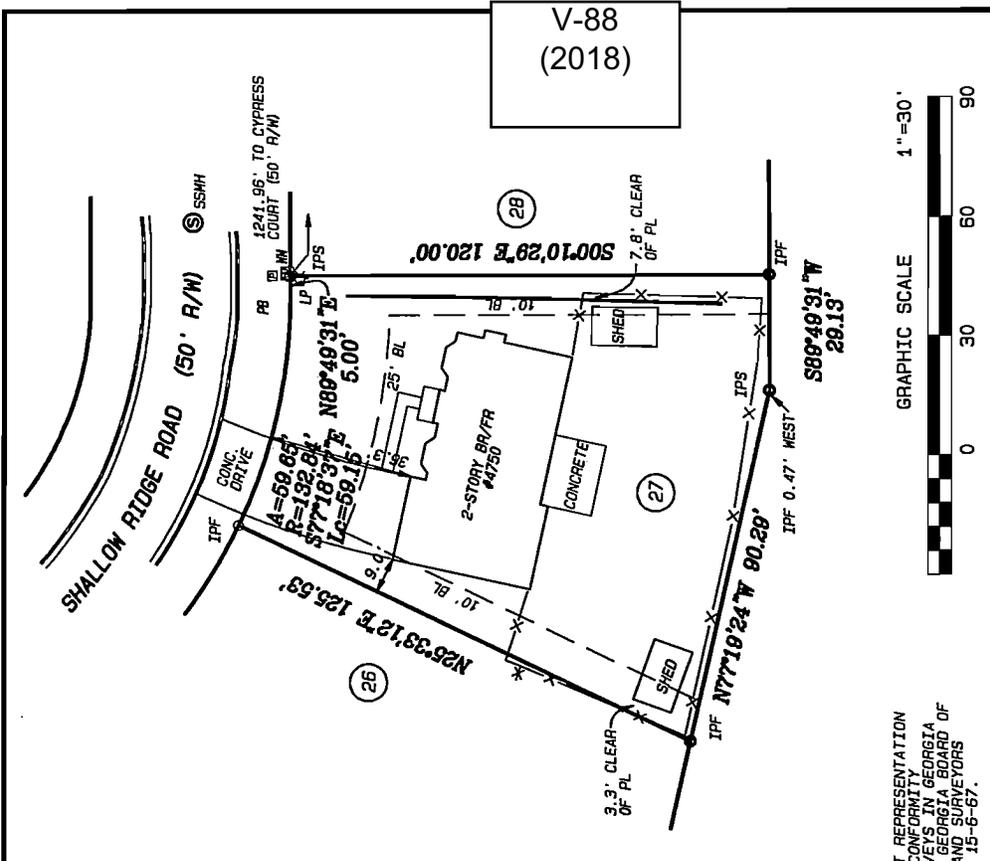
SYMBOL LEGEND	
	GUY WIRE
	FIRE HYDRANT
	DROP INLET/DRB INLET
	WATER METER
	WATER VALVE
	POWER POLE
	LIGHT POLE
	EXISTING SSMH
	JUNCTION BOX
	RAISED LID DI
	BENCHMARK
	EXISTING TREE
	PROPOSED CONTOUR ELEVATION
	PROPOSED SPOT ELEVATION
	LOT NUMBER
	CONCRETE

LINE TYPE LEGEND	
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	WATER LINE
	PROP SANITARY SENDER LINE
	EXIST SANITARY SENDER LINE
	FENCE
	PROPOSED CONTOUR (WITH ELEV)
	EXISTING CONTOUR (WITH ELEV)

RECEIVED

JUL 26 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
AREA=11,059 SQ. FT.
(0.254 ACRES)



V-88
(2018)

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



BETTERTON

SURVEYING & DESIGN, INC.

LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(770) 483-0242

DRAWN BY
RBB

CHECKED BY
RBB

DRAWING SCALE
1" = 30'

FILE NUMBER
6273. PRO

JOB NUMBER
6273

FINAL SURVEY
LOT 27 FALCON HILLS

LOCATED IN: LAND LOT 67
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: JULY 13, 2018
HRISTO KOLEV

6273

APPLICANT: Hristo Kolev

PETITION No.: V-88

PHONE: 404-916-3287

DATE OF HEARING: 10-10-2018

REPRESENTATIVE: Hristo Kolev

PRESENT ZONING: PD

PHONE: 404-916-3287

LAND LOT(S): 67

TITLEHOLDER: Hristo K. Kolev

DISTRICT: 16

PROPERTY LOCATION: On the south side of Shallow Ridge Road, west of Shallow Creek Drive (4750 Shallow Ridge Road).

SIZE OF TRACT: 0.25 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback for the existing house from the required 10 feet to nine (9) feet adjacent to the west property line; 2) waive the side setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed #1) from the required 10 feet to three (3) feet adjacent to the west property line; and 3) waive the side setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed #2) from the required 10 feet to seven (7) feet adjacent to the east property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Hristo Kolev **PETITION No.:** V-88

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Storage buildings over 200 sq. ft. require permits and inspections. Walls closer than 5 feet to a property line require 1 hour fire rating.

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 were observed or are anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-88 – V-98.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore, the applicant does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comments.

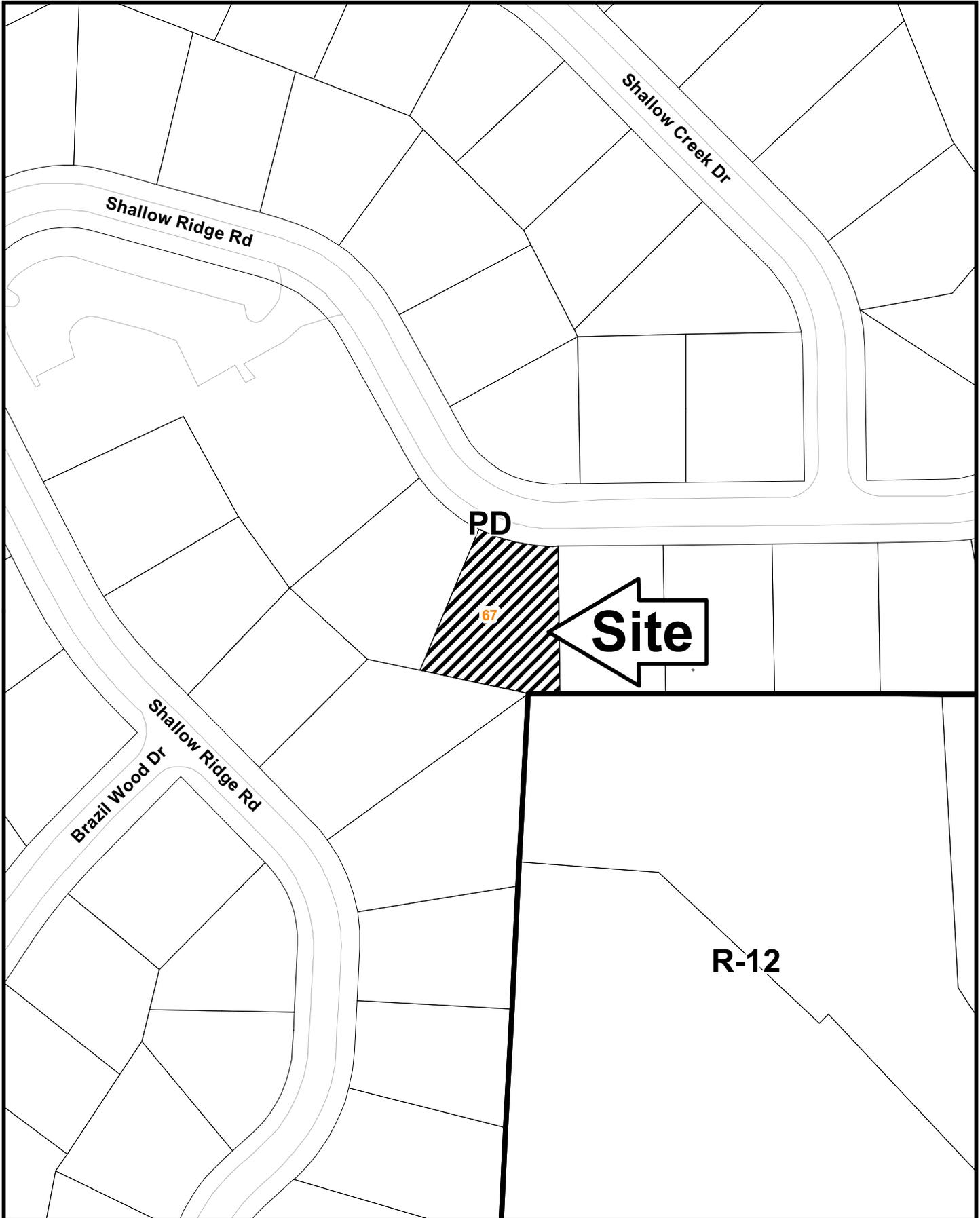
WATER: No comments.

SEWER: No comments.

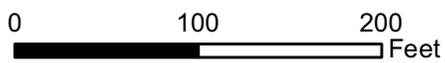
APPLICANT: Hristo Kolev **PETITION No.:** V-88

FIRE DEPARTMENT: No comments.

V-88 2018-GIS



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



-  Zoning Boundary
-  City Boundary

RECEIVED
JUL 26 2018

Application for Variance Cobb County

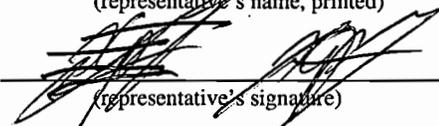
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

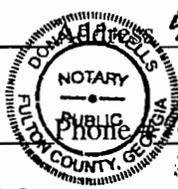
(type or print clearly)

Application No. V-88
Hearing Date: 10-10-18

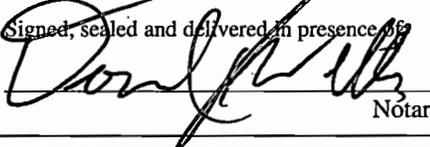
Applicant HRISTO KOLEV Phone # 404-916-3287 E-mail itso12-1978@abv.bg

HRISTO KOLEV
(representative's name, printed) 4750 Shallow Ridge Rd. Kennesaw, GA 30144
(street, city, state and zip code)


(representative's signature) 404-916-3287 E-mail itso12-1978@abv.bg

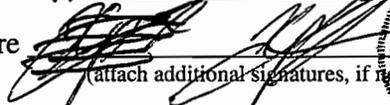


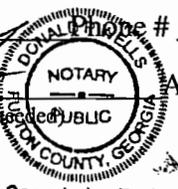
My Commission Expires
March 15, 2021

Signed, sealed and delivered in presence of:

Notary Public

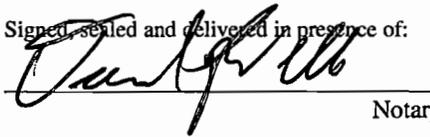
My commission expires: _____

Titleholder HRISTO KOLEV Phone # 404-916-3287 E-mail itso12-1978@abv.bg

Signature  Address: 4750 Shallow Ridge Rd. Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires
March 15, 2021

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property PD

Location 4750 Shallow Ridge Rd. Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 67 District 16 Size of Tract .259 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).

I have homing racing pigeons. I am a member of Atlanta pigeon racing club. I race pigeons against other members of my club. Racing pigeons are amazing animals. They can back to their home from 800 miles.

List type of variance requested:
I would like to keep my pigeons and continue racing against other pigeon fanciers.