

LEGEND

- #3RBF 3/8" REBAR FOUND
- #4RBF 1/2" REBAR FOUND
- #4RBS 1/2" REBAR SET
- #5RBF 5/8" REBAR FOUND
- 3/4" CTF 3/4" CRIMP TOP PIPE FOUND
- 1" CTF 1" CRIMP TOP PIPE FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- WATER METER
- OVERHEAD POWER
- FENCE

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NOTES

- THE DEED LINE BETWEEN MOUNT SINAI BAPTIST CHURCH OF MARIETTA AND THOMAS R. BARNES DO NOT AGREE. THIS MAY BE BECAUSE OF AN UNKNOWN ERROR IN A DEED. MONUMENTS FOUND IN THE FIELD WERE HELD FOR MOUNT SINAI BAPTIST CHURCH. THE THOMAS R. BARNES TRACT WAS LAID OUT PER THE DEED DESCRIPTION (NO MONUMENTS FOUND). BOUNDARY LINE AGREEMENT MAY BE NEEDED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAN IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 26,000 FEET, AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 883,200 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAN.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATE. SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 1306700083H REVISED DATE: 03/04/13

THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SOIL. THIS SURVEYOR HAS REVIEWED THE SIGNATURE AND DATE ON SOIL AND HAS FOUND IT TO BE VALID. THE SIGNATURE AND DATE ON SOIL WILL BE REPRODUCED ON COPIES IN WHOLE OR IN PART. OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.



SITE NOTES

- A1 - A5 ARE THE BORE LOCATIONS FROM THE SOIL SURVEY

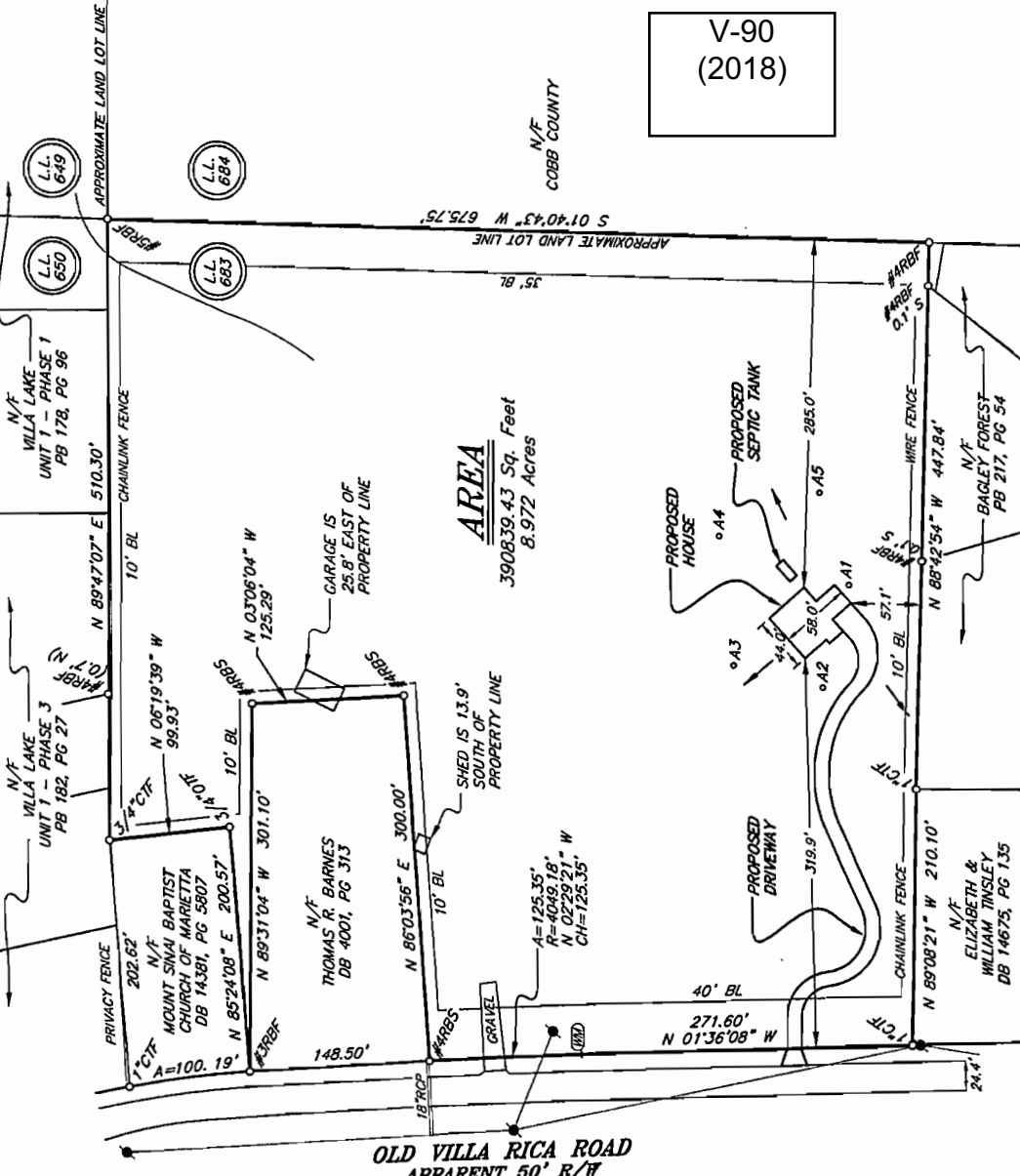
REFERENCES

- CIVIL ACTION FILE NO. 1313426-51
- DB 14476, PG 3118
- DB 706, PG 363
- DB 1242, PG 14

ZONING

- R-20 FRONT SETBACK - 40 FEET
- REAR SETBACK - 35 FEET
- SIDE SETBACK - 10 FEET

** ALL ZONING INFORMATION TO BE VERIFIED WITH THE CITY OR COUNTY **



V-90
(2018)

FIELD DATE:	4/25/17
PLAT DATE:	5/3/17
SCALE:	1"=100'
COUNTY:	COBB
DISTRICT:	19th
LAND LOT:	663
SECTION:	2nd

52 CURETON LANE
MORELAND, GA 30259
770-927-2801
WWW.WIDEOPENLANDSURVEYING.COM
JOB #1646



BOUNDARY SURVEY & SITE PLAN FOR:
3025 OLD VILLA RICA ROAD
JENNIFER BURGNER
LAND SURVEYING LLC

APPLICANT: Jennifer Burgener

PETITION No.: V-90

PHONE: 404-914-2481

DATE OF HEARING: 10-10-2018

REPRESENTATIVE: Jennifer Burgener

PRESENT ZONING: R-20

PHONE: 404-914-2486

LAND LOT(S): 683

TITLEHOLDER: Jennifer Burgener

DISTRICT: 19

PROPERTY LOCATION: On the east side of Old Villa Rica Road, north of Bagley Forest Drive (3025 Old Villa Rica Road).

SIZE OF TRACT: 8.97 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow parking and/or maneuvering on a non hardened or treated surface (gravel drive); 2) waive the setback for an accessory structure over 650 square feet (existing approximately 800 square foot garage) from the required 100 feet to zero feet; and 3) waive the side setback for an accessory structure under 144 square feet (existing approximately 100 square foot shed) from the required 10 feet to zero feet adjacent to the north property line.

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

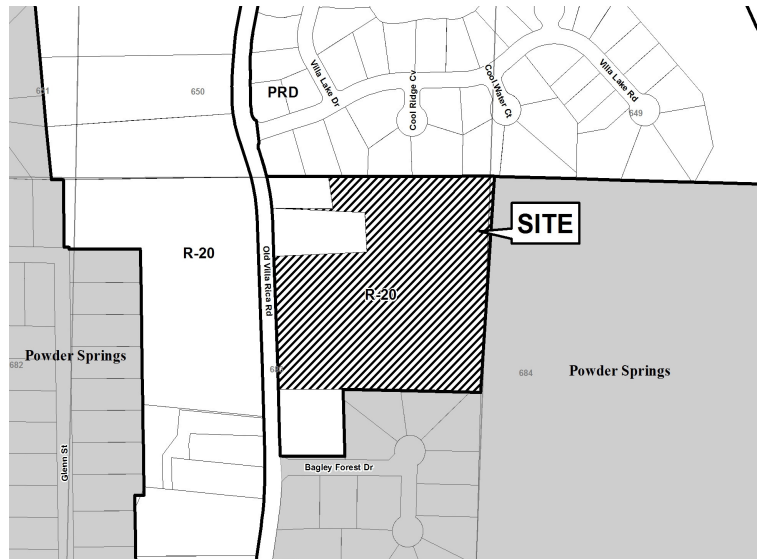
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jennifer Burgener

PETITION No.: V-90

COMMENTS

TRAFFIC: Recommend all driveways on Old Villa Rica Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

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.

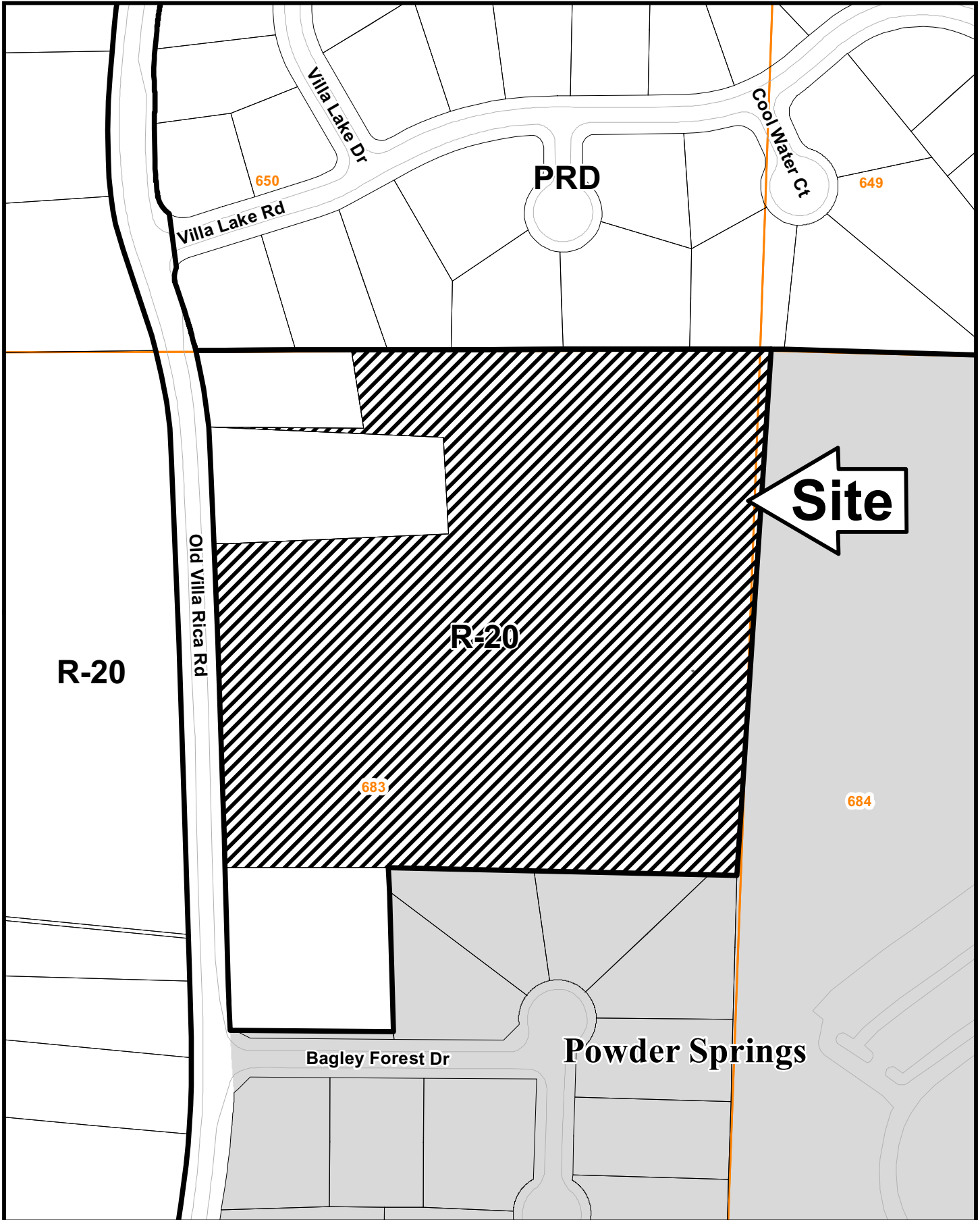
WATER: No comments.

SEWER: No comments.

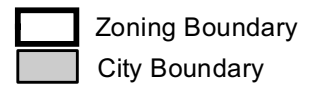
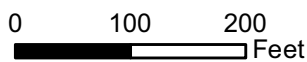
APPLICANT: Jennifer Burgener **PETITION No.:** V-90

FIRE DEPARTMENT: No comments.

V-90 2018-GIS



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



RECEIVED
JUL 30 2018

Application for Variance Cobb County

(type or print clearly)

Application No. V-90
Hearing Date: 10-10-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Jennifer Burgener Phone # 404-914-2486 E-mail jenniferburgener@yahoo
Jennifer Burgener Address 2840 Braemore Pl Powder Springs, Ga 30127
(representative's name, printed) (street, city, state and zip code)

Jennifer Burgener Phone # 404-914-2486 E-mail jenniferburgener@yahoo
(representative's signature)

My commission expires: July 2 2022

Signed, sealed and delivered in presence of
Cherall Turner
Notary Public

Titleholder Jennifer Burgener Phone # 404-914-2486 E-mail jenniferburgener@yahoo
Signature Jennifer Burgener Address: 2840 Braemore Pl. Powder Springs, Ga 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 2 2022

Signed, sealed and delivered in presence of
Cherall Turner
Notary Public

Present Zoning of Property Residential

Location 3025 Old Villa Rica Rd. Powder Springs, Ga 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 683 District 19 Size of Tract 8.972 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).

Our builder told us that we could have a gravel driveway. After failing our C.O. inspection we were informed we needed a paved driveway which will be around \$27,000.

List type of variance requested: Gravel driveway in place of paved drive. The house is about 400 feet of the road.