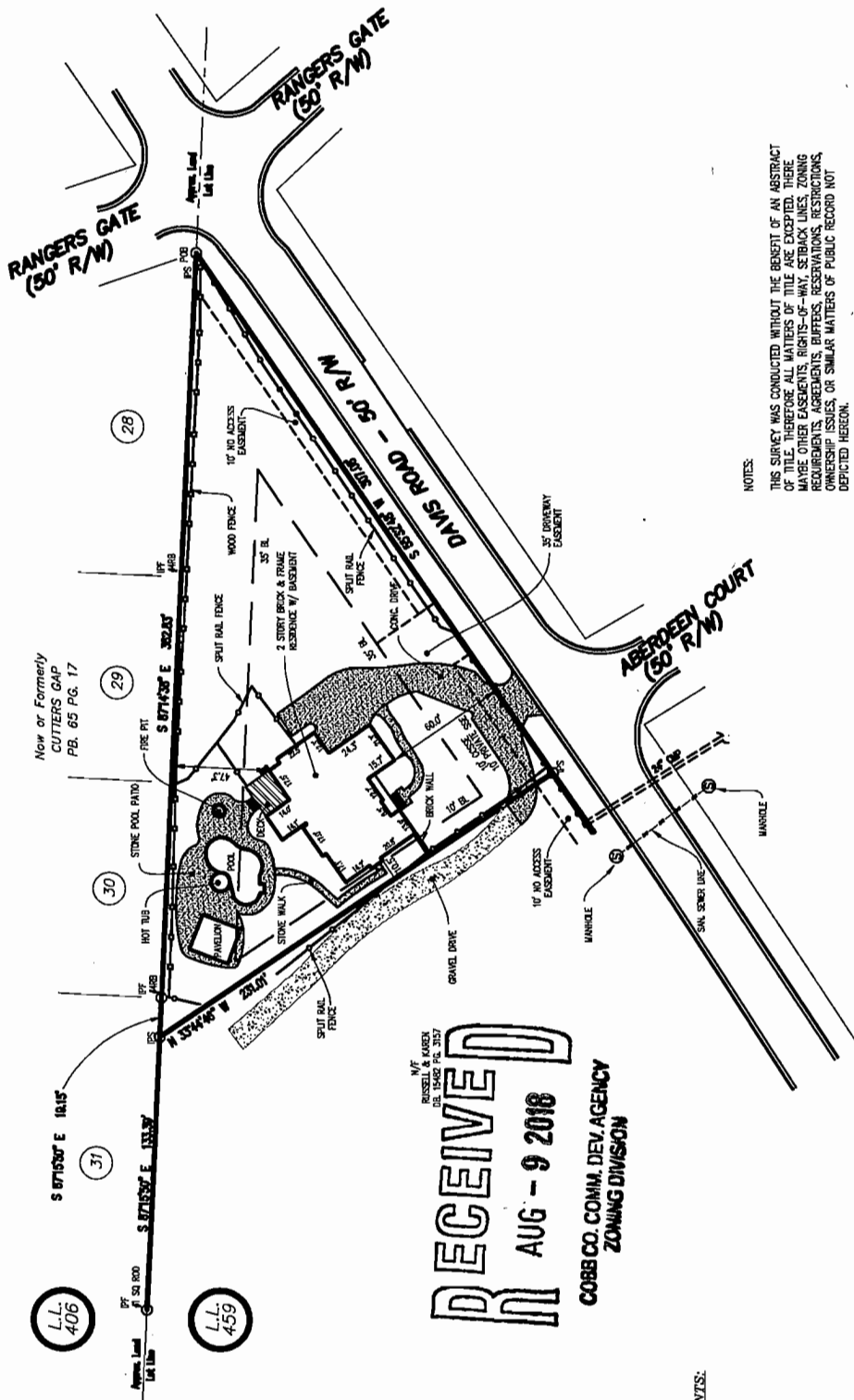


THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100-YEAR FLOOD ZONE AS DETERMINED FROM MAP 15067C0084G, DATED: DECEMBER 16, 2008

V-98
(2018)

TRAVERSE CLOSURE - 1:25.068
ANGULAR ERROR - 1.67 SEC²/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:163145
ALL MATTERS OF TITLE EXCEPTED.



NOTES:
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAY BE OTHER EASEMENTS, RIGHTS-IN-RETS, BACKLIES, ETC., NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY CONVEYANCE ISSUES OR SIMILAR MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTICED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 18-8-67.



LOT SURVEY FOR

3063 DAVIS ROAD

LOCATED IN LAND LOT 603
IN THE 11TH DISTRICT, 2ND MERIDIAN
COBB COUNTY, GEORGIA

208 P. 154-1615-3

08-08-18

SHEET No.

1 of 1

REVISION DESCRIPTION

NO.	DATE	BY



Genterline

Surveying and Land Planning, Inc.
1901 GEDLER ROAD, SUITE 1810, KENNESAW, GA 30144
PHONE: (770) 424-0083 FAX: (770) 424-8300

RECEIVED
AUG - 9 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PRESENT ZONING:
R-20

BUILDING SETBACK REQUIREMENTS:

FRONT - 35'
SIDE - 10'
REAR - 35'

REFERENCE DEED:

PB. 275, PG. 382

PROPERTY ADDRESS:

3063 DAVIS ROAD
MARIETTA, GEORGIA 30062

LOT SUMMARY:

±35,466 SQ.FT.
±.0814 AC

APPLICANT: Russell Long and Karen Long

PETITION No.: V-98

PHONE: 214-450-5338

DATE OF HEARING: 10-10-2018

REPRESENTATIVE: Russell Long

PRESENT ZONING: R-20

PHONE: 214-450-5338

LAND LOT(S): 459

TITLEHOLDER: Russell L Long and Karen D Long

DISTRICT: 16

PROPERTY LOCATION: On the northwest side of

SIZE OF TRACT: 0.81 acres

Davis Road, across from Aberdeen Court, west of
Rangers Gate

COMMISSION DISTRICT: 3

(3063 Davis Road).

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 360 square foot pavilion) from the required 35 feet to 10 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

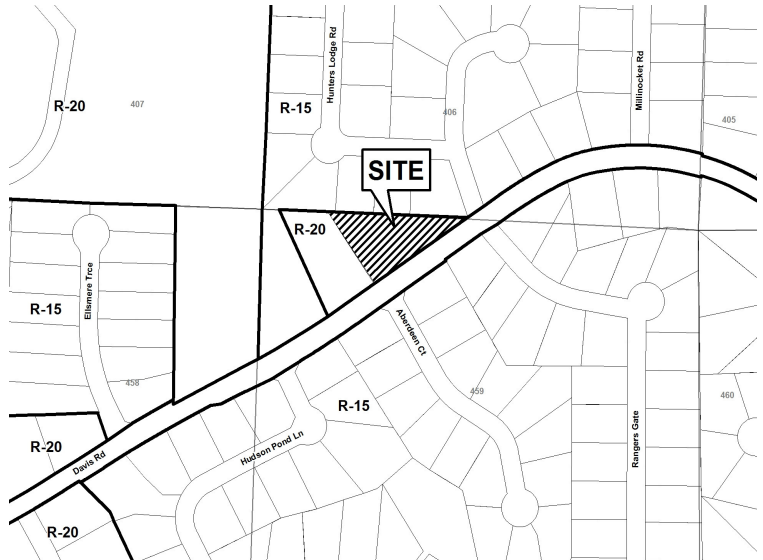
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Russell Long and Karen
Long

PETITION No.: V-98

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of violation for building without a permit was issued on 7/9/18.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts 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.

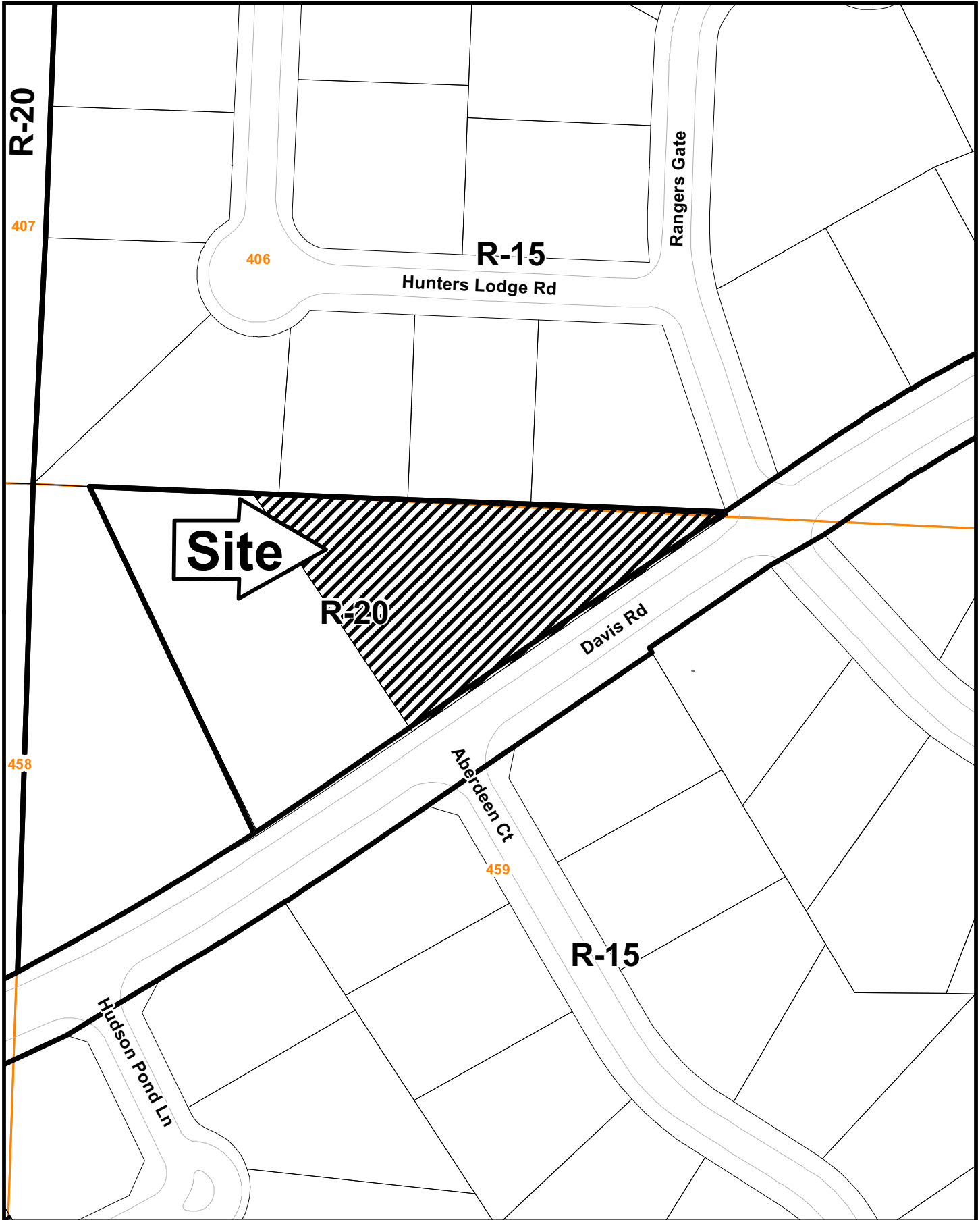
SEWER: No comments.

APPLICANT: Russell Long and Karen
Long

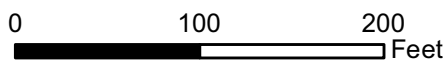
PETITION No.: V-98



FIRE DEPARTMENT: No comments.

V-98 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

COBB COUNTY ZONING DIVISION
AUG 9 2018
RECEIVED

Application for Variance Cobb County

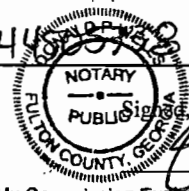
(type or print clearly)

Application No. V-98
Hearing Date: 10-10-18

Applicant Russell and Karen Long Phone # 214 450 5338 E-mail russell.long75@gmail.com

Russell Long Address 3063 DAVIS ROAD MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

Russell Long Phone # 214 450 5338 E-mail russell.long75@gmail.com
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature]

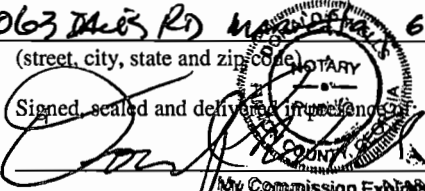
Notary Public

My Commission Expires
March 15, 2021

My commission expires: _____

Titleholder Russell Long Phone # 214 450 5338 E-mail russell.long75@gmail.com

Signature Russell Long Address: 3063 Davis Rd Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My Commission Expires
March 15, 2021

My commission expires: _____

Present Zoning of Property RESIDENTIAL

Location 3063 DAVIS ROAD MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 459 District 16th, 2nd Section Size of Tract .814 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 property is triangular shape w/ rear setback essentially stating that there is no left side of property. THE REAR setback creates a hardship to utilize my full property for the requested pavilion after the pool was completed. Adjustments due to property topography, plus shape have created the issue. Position of Pavilion is in most stable, realistic location due to restrictions.

List type of variance requested:
Variance requested to reduce setback from 35 ft to 10 ft on rear of property. All contiguous neighbors have signed w/ no issues and in support.