

V-47
(2009)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000+ FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO NAME FOR THE *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

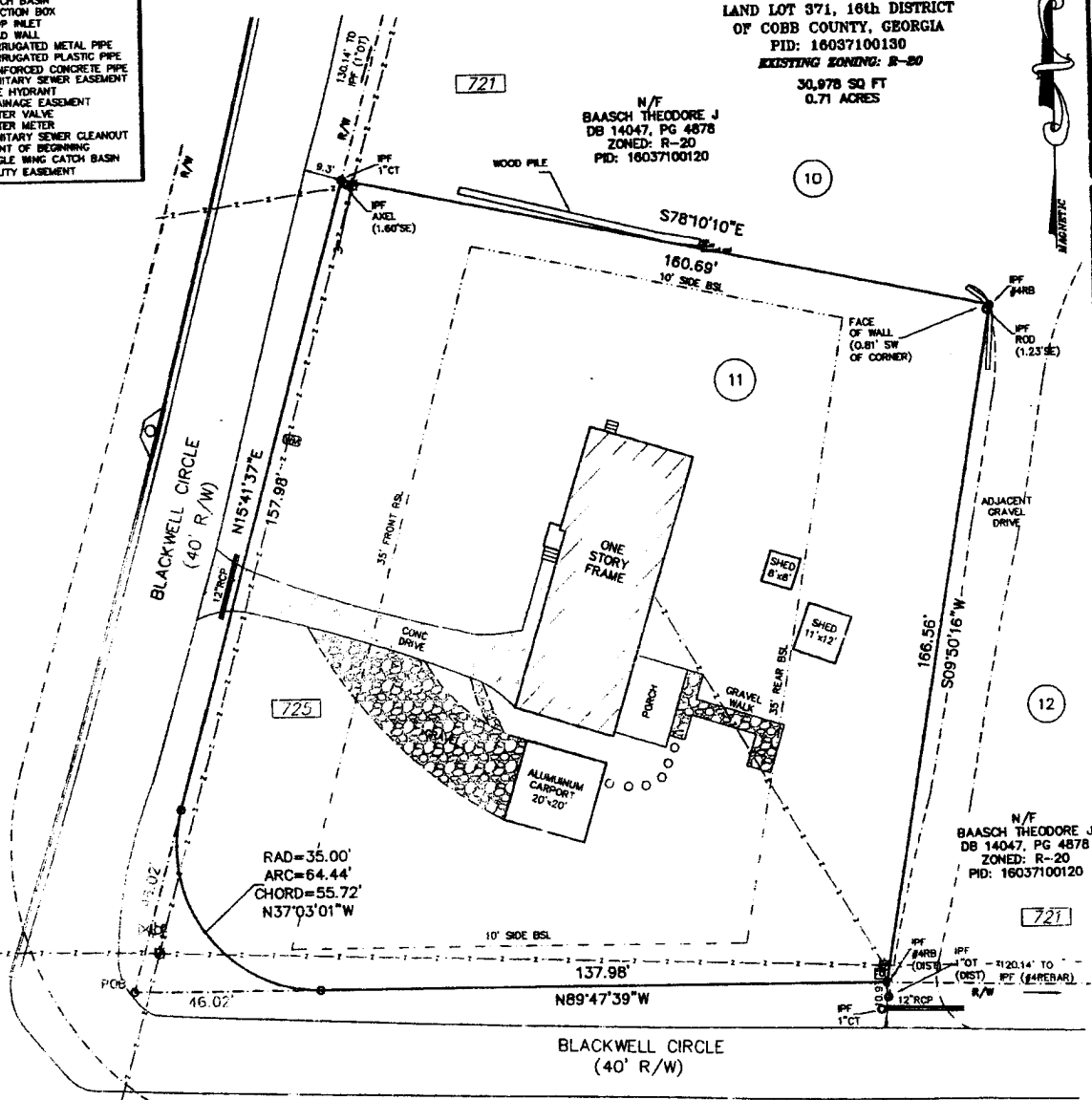
IS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECOGNITION BY THE SURVEYOR NAMED SAID INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2008 FRONTLINE SURVEYING AND MAPPING, INC.

LEGEND:

IPF	IRON PIN SET	CMF	BOLLARD
IPF	IRON PIN FOUND	Z	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	Z	OVERHEAD UTILITY LINE(S)
CT	GRIP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	DIRC/D	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
PP	POWER POLE	RCP	CORRUGATED PLASTIC PIPE
LP	LAMP POLE	RCP	REINFORCED CONCRETE PIPE
FC	FENCE CORNER	SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT	DE	DRAINAGE EASEMENT
PROP	PROPOSED	WM	WATER VALVE
NTS	NOT TO SCALE	WM	WATER METER
		CO	SANITARY SEWER CLEANOUT
		CO	POINT OF BEGINNING
		SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

BOUNDARY SURVEY FOR:
MARY SPEARS

725 BLACKWELL CIRCLE, NE
LAND LOT 371, 16th DISTRICT
OF COBB COUNTY, GEORGIA
PID: 16037100130
EXISTING ZONING: R-20
30,978 SQ FT
0.71 ACRES



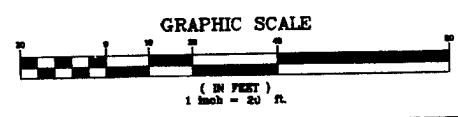
GENERAL NOTES:

1. INFORMATION REGARDING THE E-PUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

COBB COUNTY ZONING PER:
<http://comdev.cobbcountyga.gov/maps/D2.pdf>

CURRENT ZONING:
R-20

FRONT SETBACK = 35'
SIDE SETBACK = 10'
MAJOR SIDE SETBACK = N/A
REAR SETBACK = 35'



3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

www.frontlinesurveying.com

BOUNDARY SURVEY FOR:
MARY SPEARS

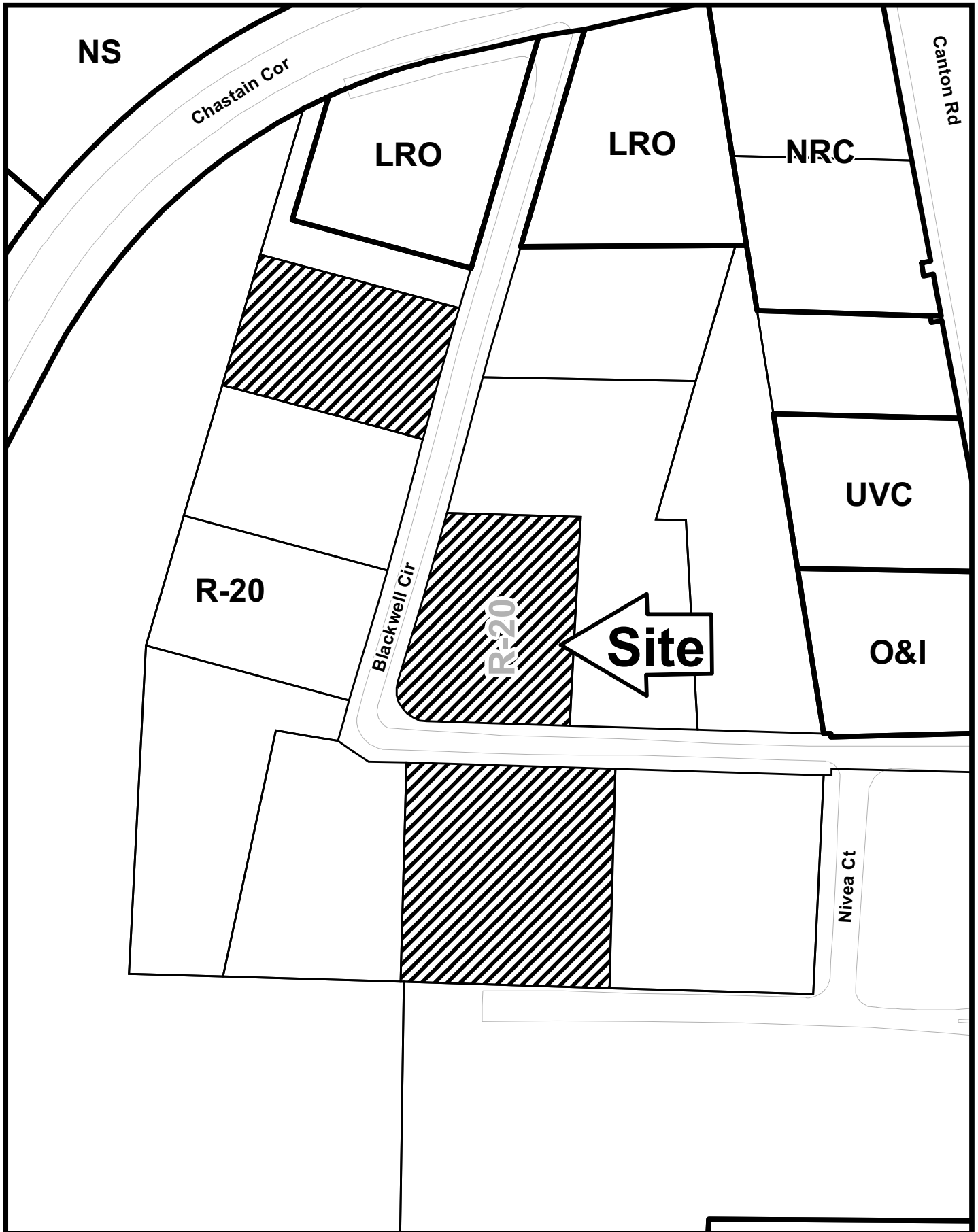
DATE: 03/20/09
SCALE: 1" = 20'

LAND LOT 371 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

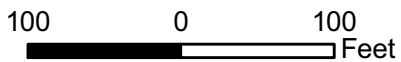
LOT	BLOCK	UNIT	REVISION	BY:	DATE:
LOT 11, PART OF 12					
SUBDIVISION BLACKWELL HEIGHTS			PHASE EXTENSION 2		
FB 21	PG 170	I HAVE THIS DATE EXAMINED THE TIA OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
DB 02	PG 170	MAP ID 13067C0042G EFFECTIVE DATE: 12-16-08			



JOB # 43559

V-47



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



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

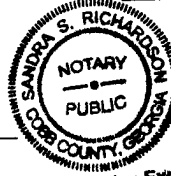
(type or print clearly)

Application No. V-47
Hearing Date: 6-10-09

Applicant MARY R. SPEARS Business Phone NONE Home Phone 770-928-0848
Mary R. Spears Address 725 Blackwell Circle, Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

Business Phone 1 Cell Phone _____
(representative's signature)

My commission expires: June 9, 2010



Signed, sealed and delivered in presence of:
Sandra S. Richardson
 Notary Public

Titleholder MARY R. SPEARS Business Phone _____ Home Phone _____
 Signature Mary R. Spears Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: My Commission Expires February 9, 2011
Notary Public, Cobb County, Georgia

Signed, sealed and delivered in presence of:
[Signature]
 Notary Public

Present Zoning of Property R-20
 Location 725 BLACKWELL CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P)13 371 District 16 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 _____

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.

* This Variance is needed in order to park my car because I have no where else to park them.

List type of variance requested: 1) ALLOW AN ACCESSORY STRUCTURE (EXISTING CARPORT) TO THE SIDE OF THE PRIMARY STRUCTURE
2) ALLOW THE PARKING OF VEHICLES ON A NON HARDENED SURFACE