

V-52
(2009)

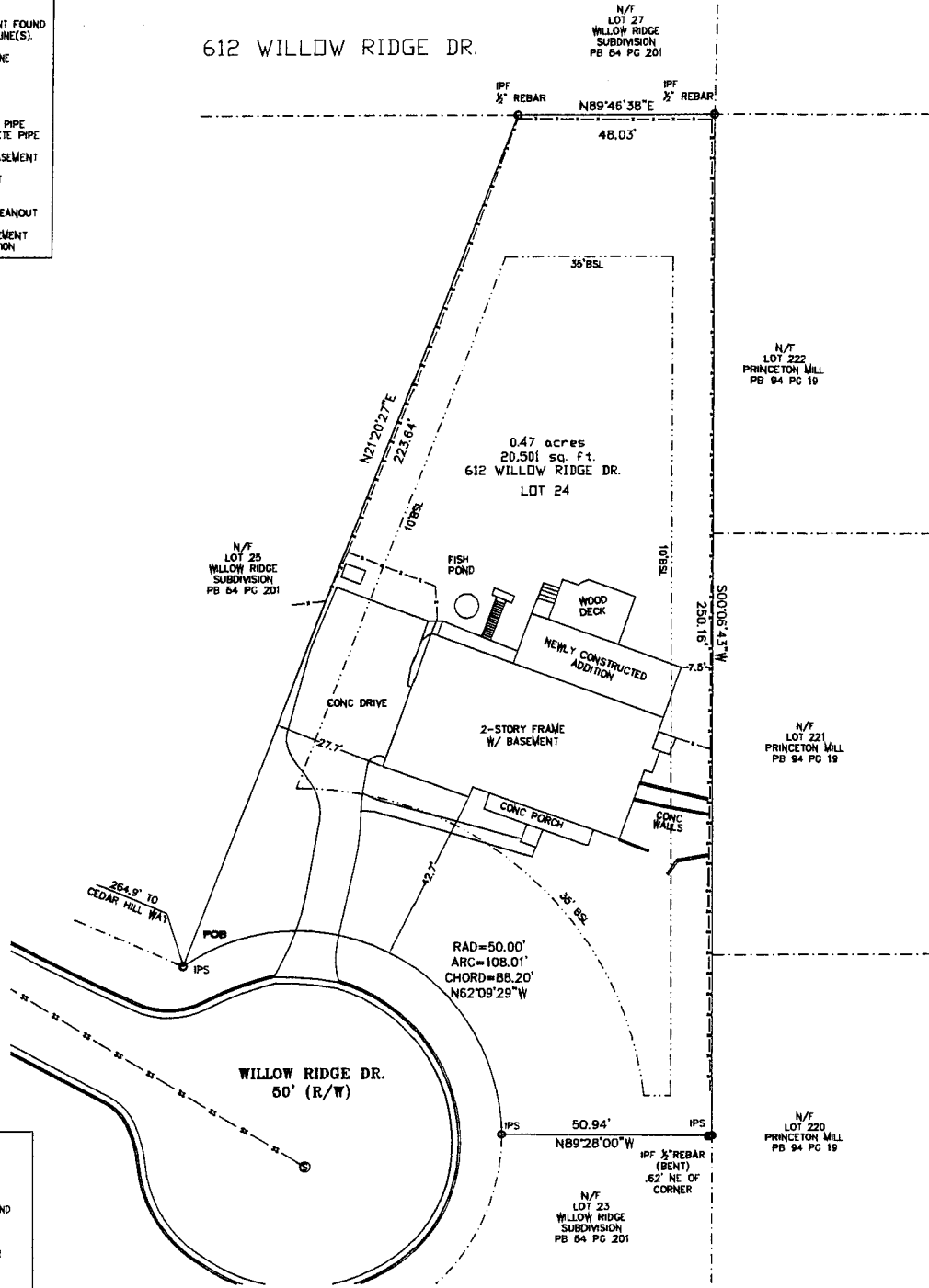
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2008 FRONTLINE SURVEYING AND MAPPING, INC. ED ***

LEGEND:

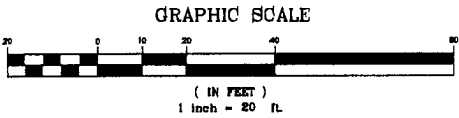
IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SS	SANITARY SEWER EASEMENT
SP	SERVICE POLE	PH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	CO	SANITARY SEWER CLEANOUT
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
	FENCE	PI	POINT OF INTERSECTION

612 WILLOW RIDGE DR.



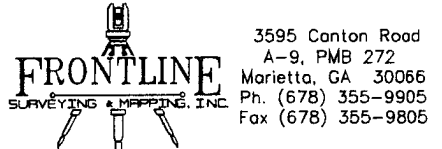
GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED 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 "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.



CURRENT ZONING:
R-20

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



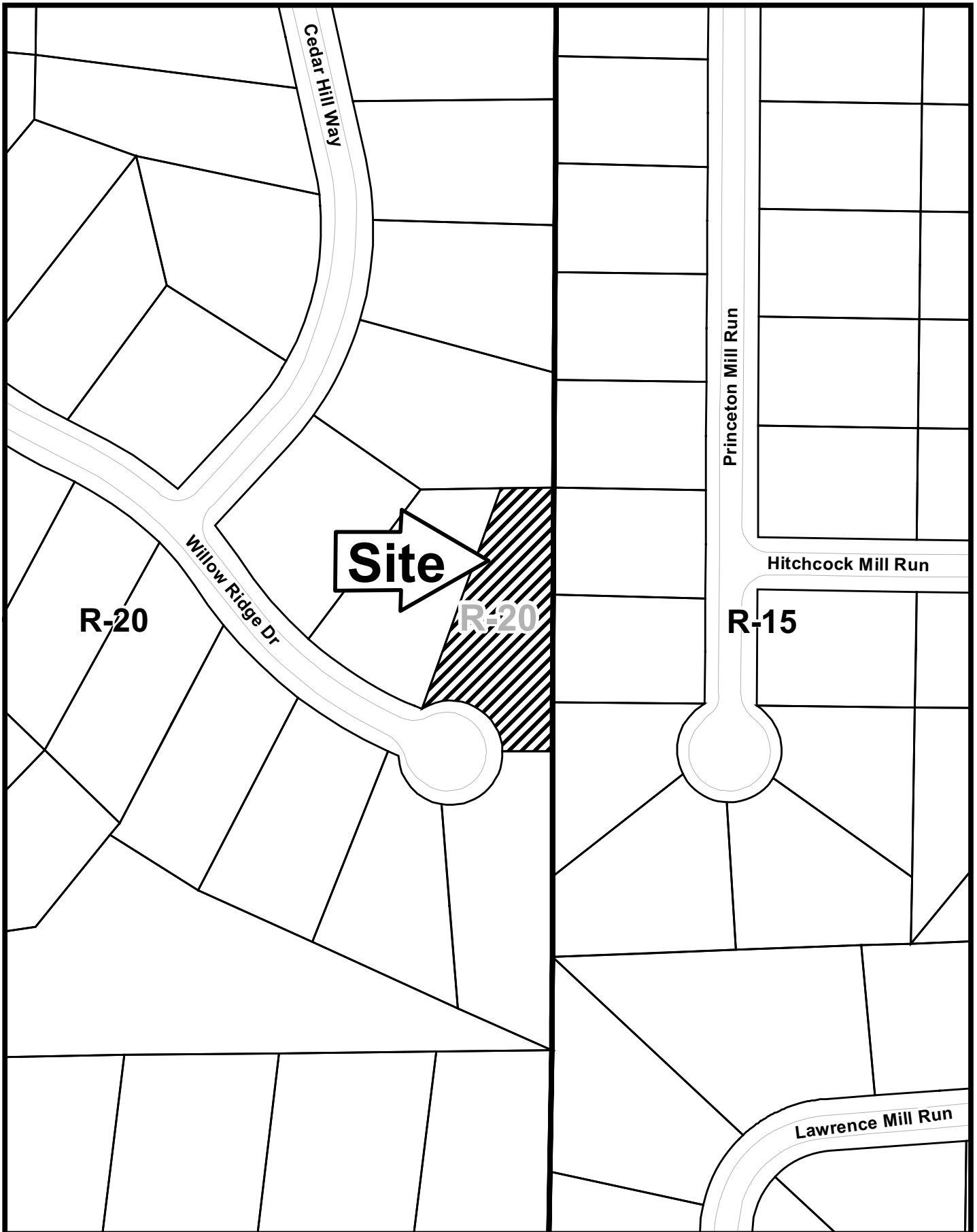
3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

BOUNDARY SURVEY FOR:		DATE 03/30/09	
ELROY SUTHERLAND		SCALE 1" = 20'	
LAND LOT 1057	16th DISTRICT 2nd SECTION	COBB COUNTY, GEORGIA	
LOT 24	BLOCK	UNIT	REVISION
SUBDIVISION WILLOW RIDGE SUBDIVISION		PHASE	
PG 04	PG 201	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL	
DB	CA09	(IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARD ZONE	
MAP ID 13067C0128G		EFFECTIVE DATE: 12/16/08	

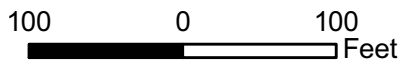




4-3-09
JOB # 43584

V-52



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-52

Hearing Date: 6-10-09

Applicant ELROY SUTHERLAND Business Phone _____ Home Phone 770-518-7133

ELROY SUTHERLAND Address 612 WILLOW RIDGE DRIVE MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

E. Sutherland Business Phone _____ Cell Phone 678-362-0270
(representative's signature)

Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

My commission expires: _____

Signed, sealed and delivered in presence of:

J. Gorman
Notary Public

Titleholder ELROY SUTHERLAND Business Phone _____ Home Phone 770-518-7133

Signature E. Sutherland Address: 612 WILLOW RIDGE DRIVE MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

My commission expires: _____

Signed, sealed and delivered in presence of:

J. Gorman
Notary Public

Present Zoning of Property R-20 R-20

Location 612 WILLOW RIDGE DRIVE MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 10571 District 110 Size of Tract 0.47 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.

THE ADDITION WAS CONSTRUCTED OVER AN EXISTING DECK WHICH WAS ASSUMED TO BE WITHIN THE SETBACK. TO REMOVE THE SMALL PORTION OF THE ADDITION WOULD BE LOST ~~WAS~~ PROHIBITIVE.

List type of variance requested: WAIVE THE SIDE SETBACK FROM 10 FT TO 7 FT