

V-93
(2009)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 0.3 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.

THIS PROPERTY, THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REDETERMINATION BY THE SURVEYOR NAMED SAID INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2007 FRONTLINE SURVEYING AND MAPPING, INC.

LEGEND:

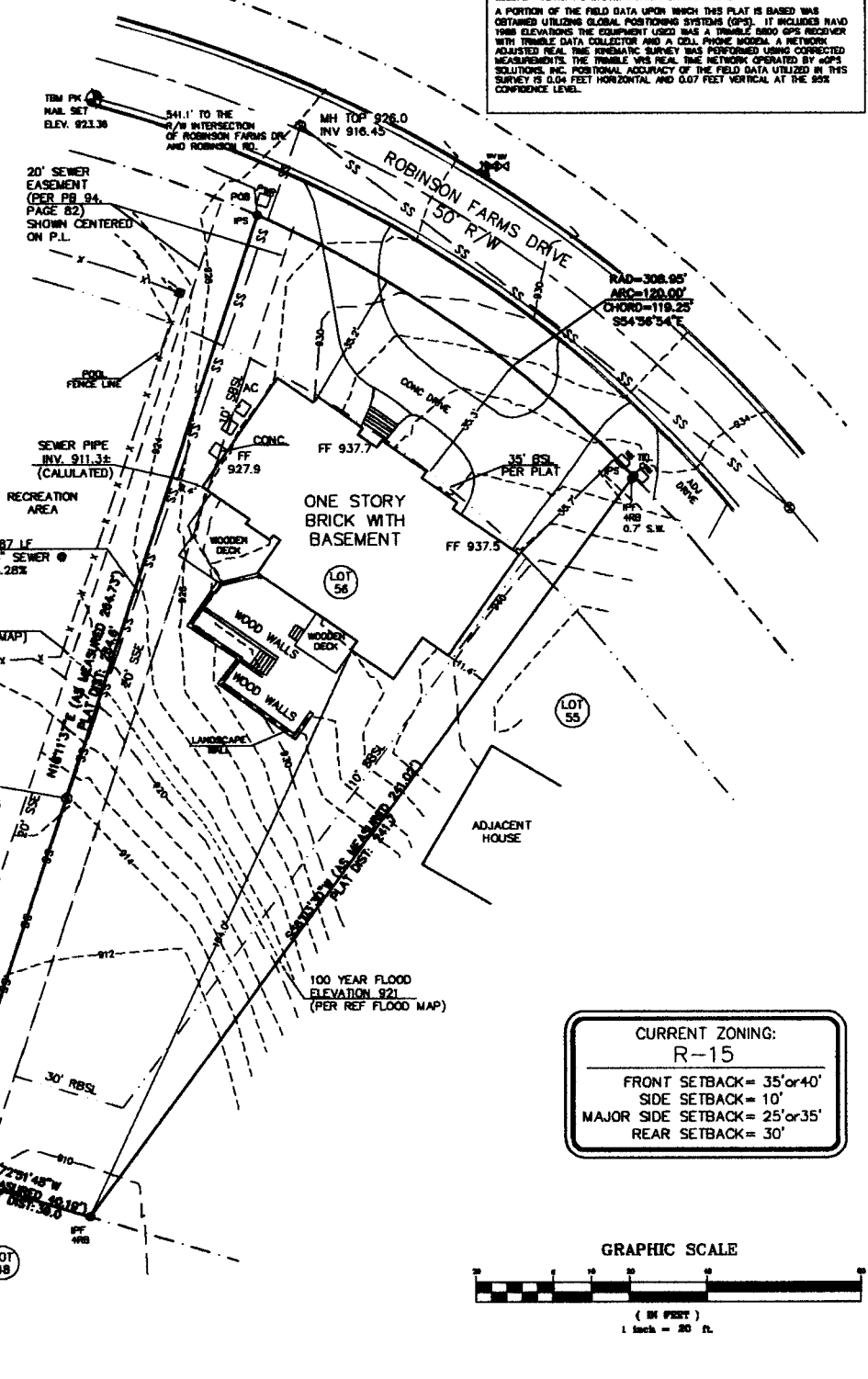
IPF	IRON PIN SET	○	BOLLARD
IPF	IRON PIN FOUND	○	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	—	OVERHEAD UTILITY LINES
CT	CAMP TOP PIN	SS	SANITARY SEWER MAN HOLE
RS	REINFORCING BAR	D/S	CATCH BASIN
CL	CENTERLINE	J	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	HW	HEAD WALL
CONC	CONCRETE	CM	CONCRETE METAL PIPE
PP	POWER POLE	CP	CONCRETE PLASTIC PIPE
LP	LAMP POLE	RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER	SSE	SANITARY SEWER EASEMENT
FC	FENCE CORNER	FI	FIRE HYDRANT
W	FENCE	DC	DRAINAGE EASEMENT
AE	ACCESS EASEMENT	WV	WATER VALVE
PROP	PROPOSED	WM	WATER METER
AC	AIR-CONDITIONER	CS	C/SANITARY SEWER CLEANOUT
NTS	NOT TO SCALE	POB	POINT OF BEGINNING
		SWCS	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

GENERAL NOTES:

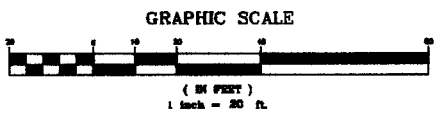
1. INFORMATION REGARDING THE REPUTED PRESENCE, R.E. CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF 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 180-4-09 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 "LOW-COST" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CONNECTED TO THE GEORGIA BEST STATE PLANE COORDINATE SYSTEM AND USE "MAGNETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

747 ROBINSON FARMS DRIVE
20,148 SQ FT
0.46 ACRES

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:
A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES RAOB 1988 ELEVATIONS THE EQUIPMENT USED WAS A TRIMBLE 8000 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR AND A CELL PHONE MODEM. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.



CURRENT ZONING:
R-15
FRONT SETBACK = 35' or 40'
SIDE SETBACK = 10'
MAJOR SIDE SETBACK = 25' or 35'
REAR SETBACK = 30'



FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

3595 Canton Road
A-9, PMB 272
Marietta, GA 30086
Ph. (678) 355-9805
Fax (678) 355-9805

TOPOGRAPHIC & BOUNDARY SURVEY FOR:		DATE	9-14-09
ALAN WHITEHOUSE		SCALE	1" = 20'
LAND LOT 1052	16th DISTRICT 2nd SECTION	COBB COUNTY, GEORGIA	
LOT 56	BLOCK	UNIT	REVISION
SUBDIVISION		ROBINSON FARMS	BY: DATE:
PHASE			
PG 94, PG 92	1. HAS THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE		
DB 11521, PG 982	MAP NO. 13067C0129G EFFECTIVE DATE: 12/16/08		

Job # 43801

APPLICANT: Alan Whitehouse **PETITION NO.:** V-93
PHONE: 706-284-2552 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: Thomas E. Peay, Jr. **PRESENT ZONING:** R-15
PHONE: 678-355-9905 **LAND LOT(S):** 1052
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Robinson Farms Drive, south of Robinson Road **SIZE OF TRACT:** .46 acre
(747 Robinson Farms Drive). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the side setback on lot 56 from the required 10 feet to 8 feet adjacent to the
western property line.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No apparent adverse stormwater impacts.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: House encroaches into the sewer easement. However, a Hold Harmless agreement has been executed and this is satisfactory.

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

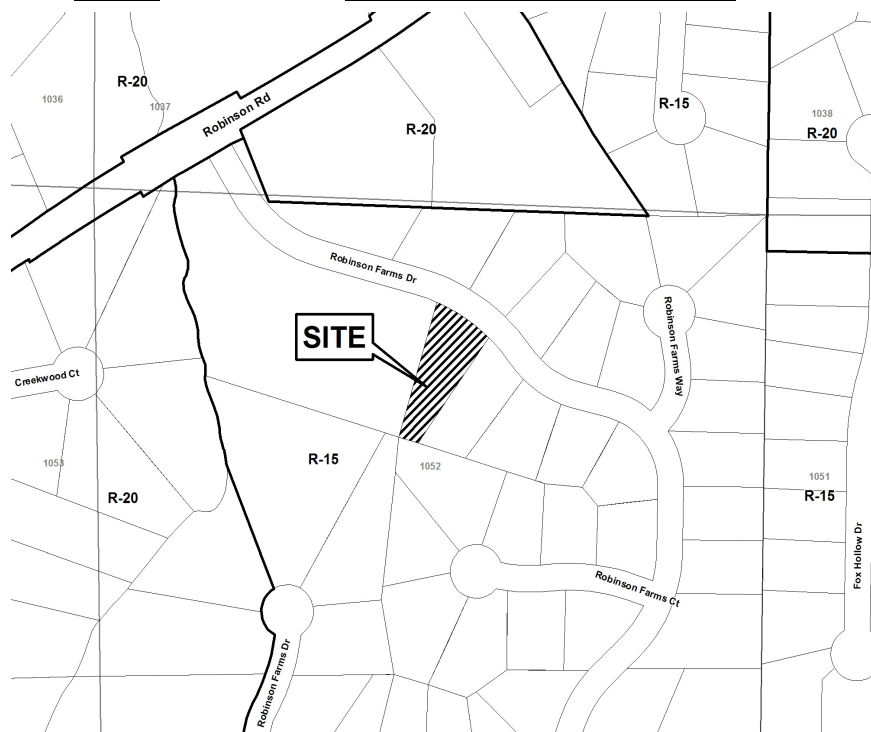
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

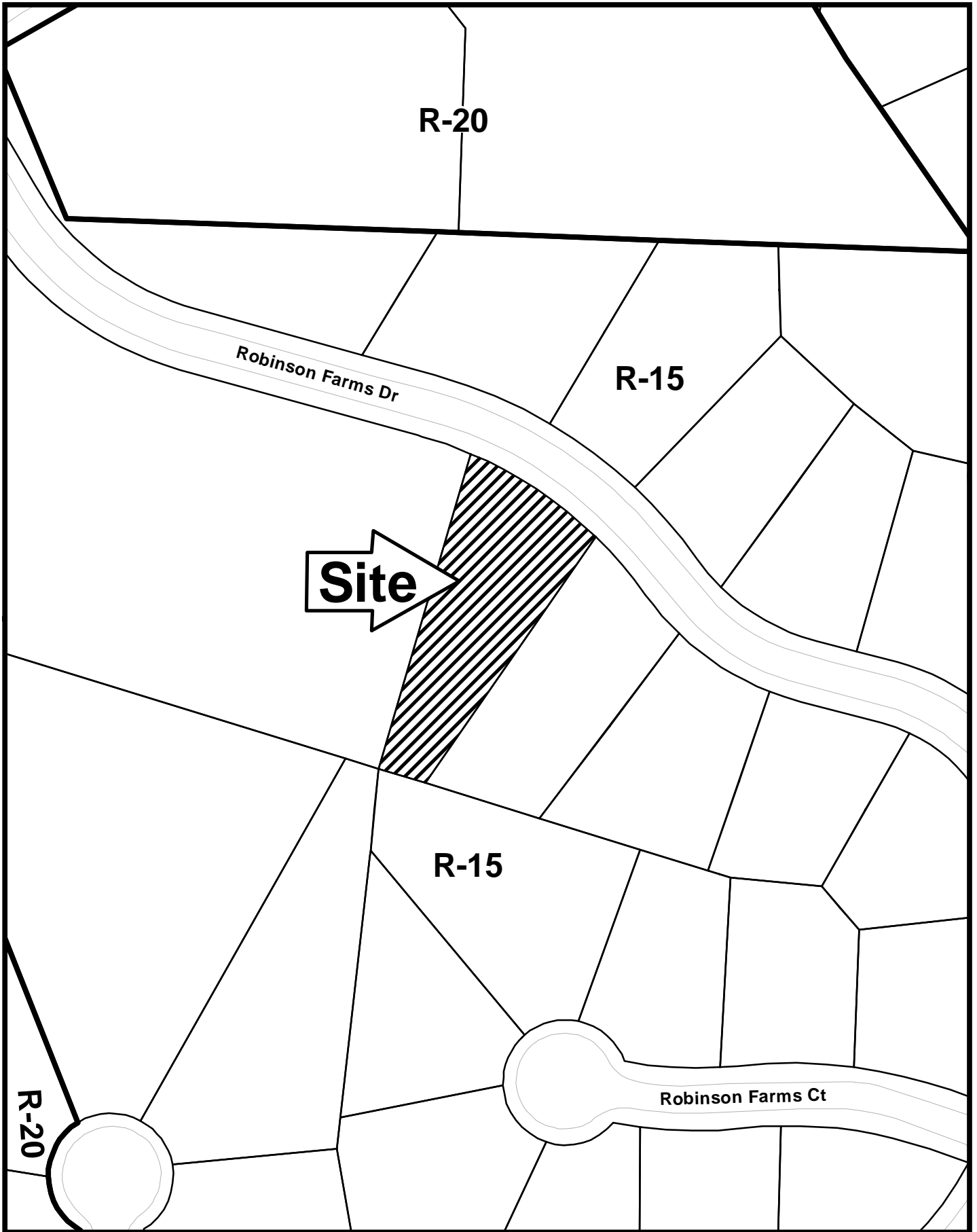
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

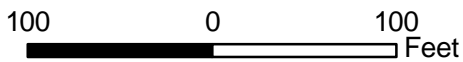
STIPULATIONS: _____



V-93



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



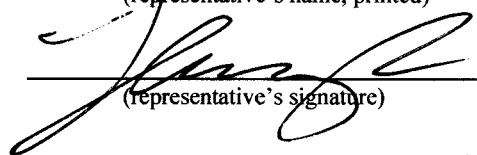
Application for Variance Cobb County

(type or print clearly)

Application No. V-93
Hearing Date: 12-9-09

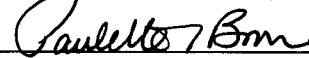
Applicant Alan Whitehouse Business Phone 706-284-2552 Home Phone 706-738-8190

Thomas E Peay Jr, RLS Address 812 Pine Manor Marietta GA
(representative's name, printed) (street, city, state and zip code) 30066

 Business Phone 678-355-9905 Cell Phone 404-667-4706
(representative's signature)

My commission expires: My Commission Expires February 11, 2013

Signed, sealed and delivered in presence of:



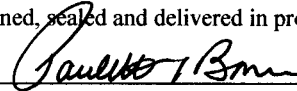
Notary Public

Titleholder Alan Whitehouse, Tina Whitehouse Business Phone 706-284-2552 Home Phone 706-738-8190

Signature Alan Whitehouse, Tina Whitehouse Address: 1122 Johns Rd, Augusta, GA 30904
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: My Commission Expires February 11, 2013

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-15

Location 747 Robinson Farms Dr, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1052 District 16th Size of Tract 0.46 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 A

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 house is original construction built in 1986. One corner of the house sits 18" over the 10 foot setback. Demolition & moving the house would produce undue hardship. The contiguous neighbor is the community swimming pool.

List type of variance requested: Side Setback Variance