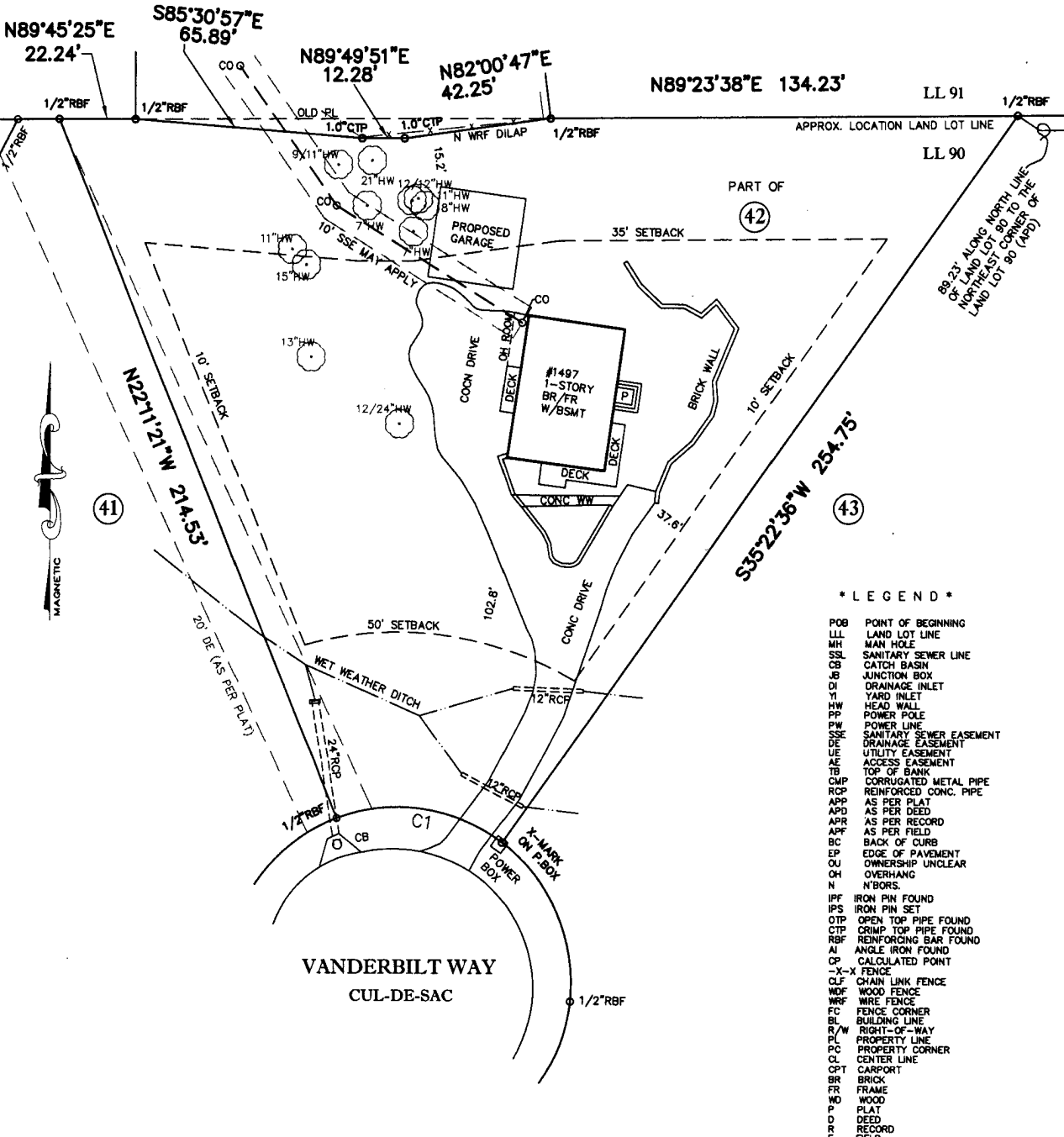


V-16 (2010)			
Cur	Chord	Chord Bear.	
C1	50.00	50.54	N 81°53'37" W



- * LEGEND ***
- POB POINT OF BEGINNING
 - LLL LAND LOT LINE
 - MH MAN HOLE
 - SSL SANITARY SEWER LINE
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - DI DRAINAGE INLET
 - YI YARD INLET
 - HW HEAD WALL
 - PP POWER POLE
 - PW POWER LINE
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - AE ACCESS EASEMENT
 - TS TOP OF BANK
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONC. PIPE
 - APP AS PER PLAT
 - APD AS PER DEED
 - APR AS PER RECORD
 - APF AS PER FIELD
 - BC BACK OF CURB
 - EP EDGE OF PAVEMENT
 - OU OWNERSHIP UNCLEAR
 - OH OVERHANG
 - N N'BORS.
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - OTF OPEN TOP PIPE FOUND
 - CTP CRIMP TOP PIPE FOUND
 - RBF REINFORCING BAR FOUND
 - AI ANGLE IRON FOUND
 - CP CALCULATED POINT
 - X-X FENCE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - WRF WIRE FENCE
 - FC FENCE CORNER
 - BL BUILDING LINE
 - R/W RIGHT-OF-WAY
 - PL PROPERTY LINE
 - PC PROPERTY CORNER
 - CL CENTER LINE
 - CPT CARPORT
 - BR BRICK
 - FR FRAME
 - WD WOOD
 - P PLAT
 - D DEED
 - R RECORD
 - F FIELD

- REFERENCES:**
- DEED BOOK 9234 PAGE 131
 - DEED BOOK 14095 PAGE 442
 - PLAT BOOK 72 PAGE 14

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

PROPERTY ADDRESS:
1497 VANDERBILT WAY
MARIETTA, GA 30068

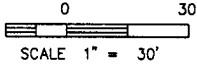
PLAT PREPARED FOR:	
MICHAEL ROSEMAN	
PART OF LOT 42	BLOCK A
SUBDIVISION PRINCETON LAKES	UNIT II
LAND LOT 90	1ST DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE NOV 16, 2008	PRINTED/SIGNED DATE JAN 7, 2010
PLAT BOOK 72, PAGE 14	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 14095, PAGE 442	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

LAND AREA:
0.74 AC

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

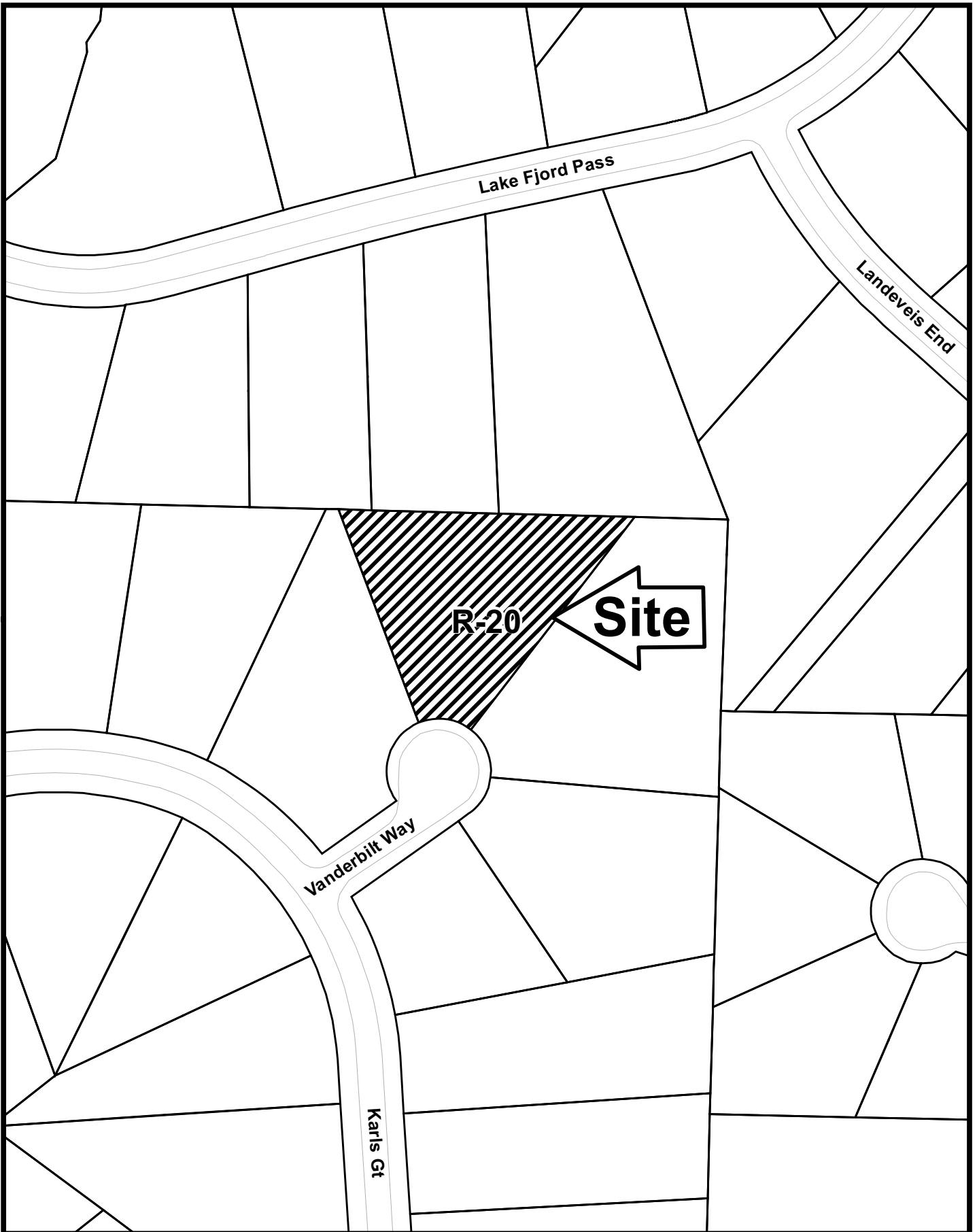


COORD #2008142
DWG #2008142

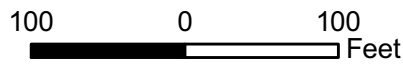
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES COORDINATION



P.O. BOX 420316
ATLANTA, GA 30342
FAX 404-601-0941
24-HR CONTACT 404-375-2727
SurveyLandExpress@GMAIL.COM

V-16



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-16

Hearing Date: 3-10-10

Applicant Michael Todd Roseman Business Phone 678-756-4182 Home Phone 678-691-6111

Michael Todd Roseman

(representative's name, printed)

Address 1497 Vanderbilt Way Marietta, GA 30068

(street, city, state and zip code)

Michael Todd Roseman

(representative's signature)

Business Phone _____

Cell Phone _____

678-756-4182

Notary Public, Cobb County, Georgia

My commission expires: February 3, 2011

Signed, sealed and delivered in presence of:

J. Brown

Notary Public

Titleholder Roseman, Michael T. & Evelina A. Business Phone 678-756-4182 Home Phone 678-691-6111

Signature _____

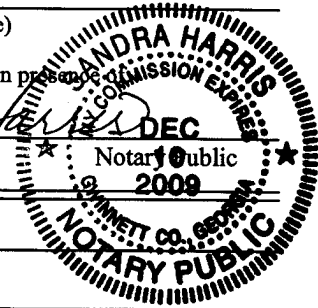
(attach additional signatures, if needed)

Address: _____

1497 Vanderbilt Way Marietta, GA 30068

Signed, sealed and delivered in presence of:

Sandra Harris



My commission expires: 12/10/2009

Present Zoning of Property Residential

R-20

Location 1497 Vanderbilt Way Marietta, GA 30068 (nearest intersection is with Karl's Gate)

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 90 District 01 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 Triangle Topography of Property Sloping / Hill 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.

Due to lot topography (current home is built into side of hill sloping down to the left into a runoff creek), the proposed location (see footing survey) is the best physical location for an external garage and also the most economical (i.e. would require the least amount of grading prior to pouring the necessary foundation and only a minor retaining wall to protect the garage versus runoff).

List type of variance requested: WAIVE THE REAR SETBACK FOR ACCESSORY

While the proposed garage is very minimal in size (roughly 24' x 24' to accommodate 2 vehicles), the proposed location will require the use of our property extending into the current rear 35' setback. We therefore request a rear setback variance to allow for the proposed garage as shown in the attached footings survey.

STRUCTURE OVER 144 SQFT.

Revised: December 6, 2005

See Exhibit "A"
for rendering.

V-16/2010
Exhibit "A"



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17 of 119
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Garage Plan # HWEPL07683 [See the floor plan](#)

Search Type House Plans

Total Square Footage

Bedrooms 1 2 3 4 5+

Bathrooms (full+half) 1 2 3 4+

Stories 1 2 3+

Garage Bays 0 1 2 3+

View Plans

Plans Found: **23,771**

[Clear All](#) | [Advanced Search](#)



Garage Plan Details [Click to enlarge](#)

With 600 square feet of room, this two-car garage also accommodates adequate storage areas for tools, yard and gardening equipment, and recycling and trash bins. A 16'x7' garage door provides safe passage for vehicles, and an exterior door at the back of the side wall offers easy access to the storage areas. Four different exterior elevations are available, ensuring a perfect blend of style with the main house structure.

[See more Garage Plans by this designer](#)

What I'm interested in

Select All That Apply House Plan Styles

- Bungalow
- Colonial (all)
- Adam Federal
- Cape Cod
- Dutch

Room Requirements

- Apartment or Inlaw Suite
- Atrium or GreenHouse
- Bonus Space
- Den/Study/Office
- Formal Dining Room

Bedroom Requirements

- Master Bedroom Foyer
- Master Suite First Floor
- Master Suite Sitting Room
- Guest Suite with Bath
- Split Bedrooms

Kitchen Requirements

- Breakfast Nook
- Country/Family Kitchen
- Kitchen Island
- Walk-in Pantry

Special Features

- Deck
- Fireplace
- French Doors
- Patio/Terrace/Veranda
- Porch - Front

Foundation Types