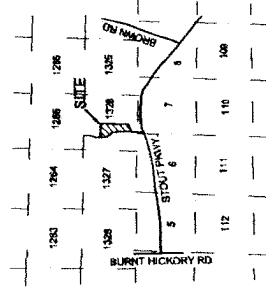


V-47
(2010)

AS-BUILT SURVEY FOR
JOHN HJELMBERG
TERESA A. HJELMBERG
LOCATED IN LAND LOT 1326, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
5510 STOUT PARKWAY
AREA = 3.11 ACRES

ADDITIONAL NOTES:
THE BOUNDARY INFORMATION SHOWN
HEREON WAS TAKEN FROM A PLAT PREPARED
BY JOHN HJELMBERG AND TERESA A. HJELMBERG
ON 07/18/07 AND REVIEWED TO BE ACCURATE
FROM A WARRANTY DEED RECORDED IN DEED
BOOK 14869, PG. 548.
THE PURPOSE OF THIS PLAT IS TO SHOW THE
LOCATION OF THE IMPROVEMENTS AS THEY
CURRENTLY EXIST ON THE PROPERTY.

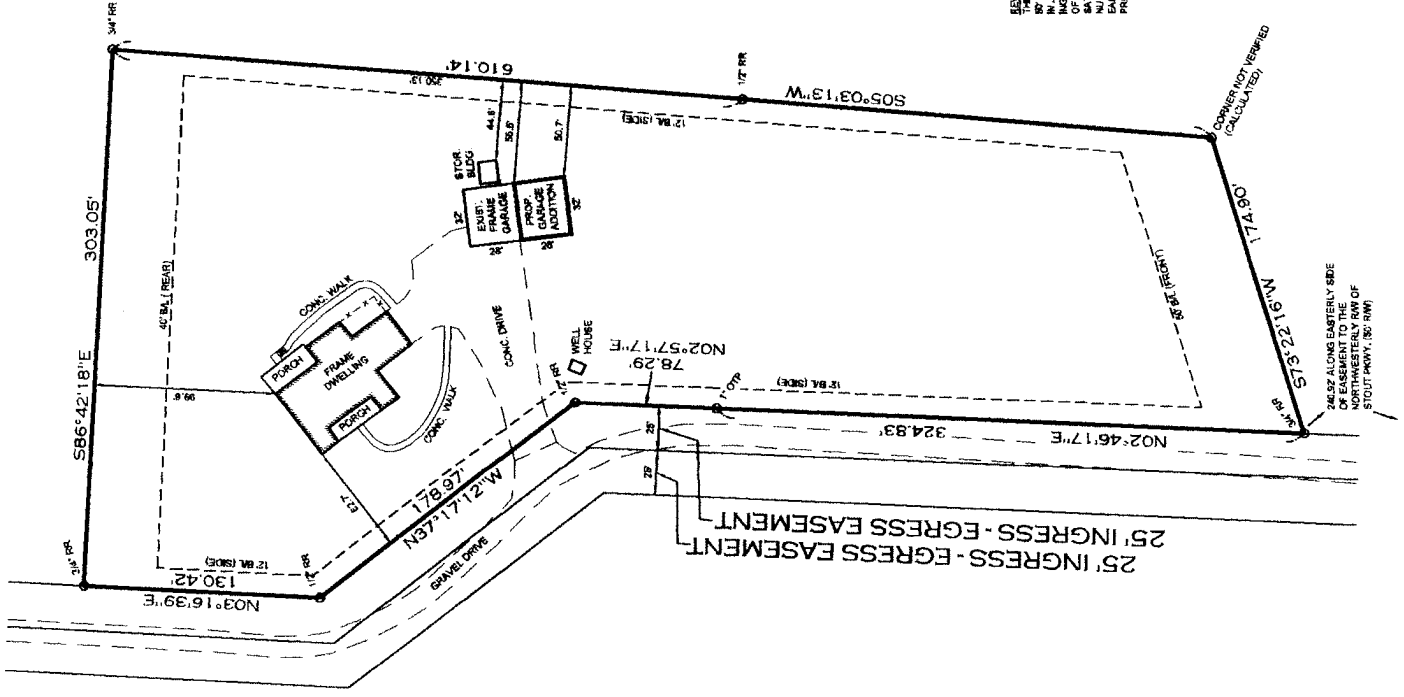


DATE	DESCRIPTION
8/20/10	SEE REVISION NOTE #1

THE RUSSELL COMPANY
PROFESSIONAL LAND SURVEYORS
2001 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
E-MAIL: BRUCE@RUSSELLCOMP.COM
PHONE: (770) 943-3833
PROJ. NO. COBB04 FILE COBB04-REV-05-10-2010
FIELD SURVEY DATE: 4/20/10 SCALE: 1" = 8'



REVISION NOTE #1:
THE PURPOSE OF THIS REVISION IS TO SPLIT THE
EXISTING FRAME GARAGE EASEMENT AS CALLED FOR
IN JOHN HJELMBERG'S DEED INTO TWO 25' EASEMENTS
FOR THE PROPOSED GARAGE AND ADDITIONAL
OF THE COBB COUNTY ZONING DEPARTMENT TO
SATISFY CODE REQUIREMENTS REGARDING THE
NUMBER OF RESIDENCES SERVED BY AN ACCESS
DRIVE. THE PROPOSED EASEMENT TO THE GARAGE
PROPOSED ADDITION TO THE GARAGE.



- LEGEND**
- CORNER MARKER
 - CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER POUND
 - UNMONUMENTED CORNER
 - CONSTRUCTION PERMITS
 - X — X — FENCE LINE
 - RR = STEEL REINFORCING ROD
 - CL = CENTERLINE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDING
 - LL = LAND LOT LINE
 - W = WATER MAIN
 - — — OVERHEAD POWER LINE
 - S = SANITARY SEWER MAIN
 - MF = NOW OR FORMERLY OWNED BY
 - MSAB = MAIL SET AT BASE

NOTES:
THIS PLAT IS PREPARED WITHOUT THE BENEFIT
OF A TITLE SEARCH AND THEREFORE NO
AFFECTING TITLE MAY NOT BE INCLUDED IN
THIS SURVEY.
THESE MAY BE UNDERGROUND UTILITIES
ASSOCIATED WITH THE SUBJECT PROPERTY
THAT ARE NOT SHOWN.
THERE IS A 50' INSURANCE BUFFER
BUFFER (WATER STREAMS) AND A 50'
NON-OBSTRUCTION BUFFER (TROUT STREAMS)
ADJACENT TO ANY STREAM OR BODY OF
WATER. THESE BUFFER ARE NOT SHOWN
MAY BE ENLARGED BUFFER PLACED ON
THESE WATERS BY COBB COUNTY. THE
PROPER AUTHORITY SHOULD BE CONTACTED
BEFORE STARTING ANY DISTURBANCE NEAR
THESE AREAS.
BEFORE STARTING ANY BUILDING OR
CONSTRUCTION PERMITS MUST BE OBTAINED
FROM THE COBB COUNTY ZONING DEPARTMENT TO
VERIFY ANY BUILDING SETBACK LINES.

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD
INSURANCE RATE MAPS, COMMUNITY
PANEL NO. 1308700700
TYPE III SPECIAL FLOOD HAZARD
PROPERTY TO BE IN ZONE "X"
THE CHARACTERISTIC OF THIS ZONE IS
AN AREA ABOVE THE 100
YEAR FLOOD PLAIN.

APPLICANT: John Hjelmberg **PETITION NO.:** V-47
PHONE: 678-467-7663 **DATE OF HEARING:** 07-14-10
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 1326
PROPERTY LOCATION: Located off of a private easement on the north side of Stout Parkway (5510 Stout Parkway). **DISTRICT:** 19
SIZE OF TRACT: 3.1 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow one home off of a private easement; 2) waive the setback for an accessory structure over 800 square feet (1,792 square foot proposed garage) from the required 100 feet to 50 feet adjacent to the eastern property line; and 3) allow said structure to be to the side of the primary structure.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts 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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict. Sewer not available to property.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Sam D. Heaton *Fire Chief*

Randy Crider *Deputy Fire Chief*

Robert M. Foran *Deputy Fire Chief*

1595 County Services Pkwy.

Marietta, GA 30008-4021

www.cobbfire.org



Cobb County Fire & Emergency Services

Tom Simler *Fire Marshal*

tom.simler@cobbcounty.org

Jay Westbrook *Deputy Fire Marshal*

jay.westbrook@cobbcounty.org

phone: (770) 528-8310 • fax: (770) 528-8320

**COBB COUNTY FIRE AND EMERGENCY SERVICES
SITE PLAN REVIEW COMMENTS**

Project: John Hjelmberg

June 23, 2010

Location: 5510 Stout Pkwy

Project ID#: V-47 Hearing Date: 07-10

Reviewer: Rock Toler

Private Easements and Hydrant requirements for detached one and two family dwellings

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant*
(Required Flow: 1000 gpm @ 20 psi)

* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

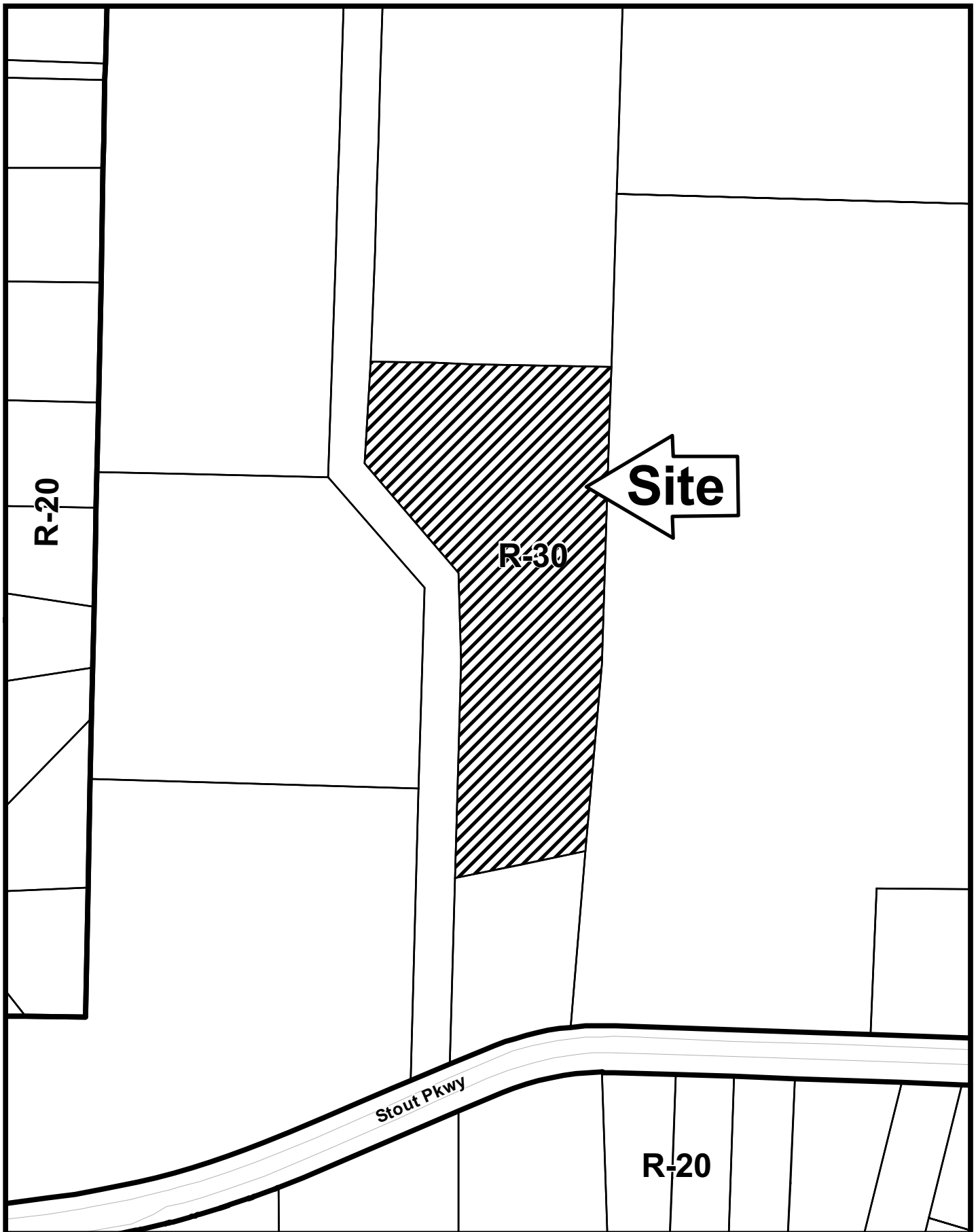
- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

Note

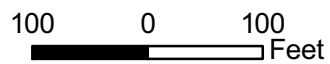
-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around. Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

All of the above text (inside the box) must be printed on the final plat.

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: 7-14-2010

Applicant John Hjelmberg Business Phone 678-467-7663 Home Phone 678-945-4205

John Hjelmberg Address 5510 Stout Pkwy, Powder Springs, GA
(representative's name, printed) (street, city, state and zip code) 30127

John Hjelmberg Business Phone _____ Cell Phone _____
(representative's signature)

PAULETTE R. ORR

Notary Public-Cobb County, Georgia

Signed, sealed and delivered in presence of:
MY COMMISSION EXPIRES JULY 16, 2011

My commission expires: 5/31/10 July 16, 2011

Notary Public

Titleholder Teresa Hjelmberg Business Phone 678-467-7663 Home Phone 678-945-4205
John Hjelmberg

Signature John Hjelmberg Address: 5510 Stout Pkwy, Powder Springs, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

PAULETTE R. ORR Signed, sealed and delivered in presence of:

Notary Public-Cobb County, Georgia

MY COMMISSION EXPIRES JULY 16, 2011

My commission expires: July 16, 2011

Notary Public

Present Zoning of Property R-30

Location 5510 STOUT PKWY.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1326 District 19 Size of Tract +3.1 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 existing structure that I want to add on to is less than 100' from the lot line, The lot is less than 200' wide

List type of variance requested: WAIVE THE SETBACK FOR A GARAGE OVER 800 SQFT. + ALLOW ONE HOME OFF A PRIVATE EASEMENT + GARAGE TO SIDE OF HOUSE