

SURVEY NOTES

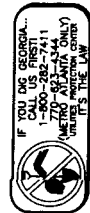
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE SURVEYOR'S VISUAL OBSERVATION AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF RECORD DRAWINGS PROVIDED MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS OR UTILITIES SHOULD BE LOCATED WITHOUT THE SURVEYOR'S PERMISSION. THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. LOCATIONS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
- STORM SEWER: AT&T GEORGIA POWER COMPANY
ELECTRIC: CITY OF AUSTELL
WATER AND SEWER: ATLANTA GAS LIGHT COMPANY
GAS: CALL THREE WORKING DAYS BEFORE YOU DIG IN METRO ATLANTA 770-823-4344
UTILITIES PROTECTION CENTER: 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, INTERESTS, OR RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENTS AND IS TO REMAIN UNREVOKED. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS, FIRMS, OR ENTITY WITHOUT THE EXPRESS REPERIFICATION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS CALCULATED USING CURSIVE RULES. THIS PLAT HAS BEEN CALCULATED USING CURSIVE RULES. THIS PLAT HAS BEEN CALCULATED WITHIN ONE FOOT IN 10,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- SHOWINGS WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PLAT NOT INTENDED FOR REDORING.

LEGEND

- DENOTES PROPERTY LINE
- DENOTES CENTERLINE
- DENOTES BACK OF CURB
- DENOTES GUTTER
- DENOTES TOP OF WALL
- DENOTES BOTTOM OF WALL
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES CORRUGATED METAL PIPE
- DENOTES POWER POLE
- DENOTES GUY WIRE
- DENOTES POWER LINE
- DENOTES POWER METER
- DENOTES AIR CONDITION
- DENOTES TELEPHONE BOX
- DENOTES GAS VALVE
- DENOTES GAS LINE MARKER
- DENOTES WATER VALVE
- DENOTES FIRE HYDRANT
- DENOTES HEADWALL
- DENOTES JUNCTION BOX
- DENOTES SANITARY MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT

REFERENCE MATERIAL

- SPECIAL WARRANTY DEED IN FAVOR OF THOMAS E. STRACK DEED BOOK 14778 PAGE 2243-2345 COBB COUNTY, GEORGIA RECORDS



In my opinion this plat is a true and correct representation of the land plat.

Fences should not be placed using side dimensions from house.

No.	Revision	Date
1		

TOTAL AREA= 1.877± ACRES
OR 81,757± SQ. FT.

4524 BROOKWOOD DRIVE
MABELTON, GEORGIA

PROPERTY OF
THOMAS E. STRACK

LAND LOT 1070
DISTRICT 19TH
COUNTY COBB
GEORGIA

SECTION 2ND
COBB
PLAT PREPARED: 4-2-11
FIELD: 3-30-11 SCALE: 1"=30'



Michael R. Hales
Georgia RLS #2846
Member SWS50C
JOB#23761

In my opinion this plat is a true and correct representation of the land plat.

Fences should not be placed using side dimensions from house.

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Marietta, Georgia 30066 (770) 434-3382
Michael R. Hales
Georgia RLS #2846
Member SWS50C
JOB#23761

No.	Revision	Date
1		

APPLICANT: Thomas E. Strack **PETITION NO.:** V-42
PHONE: 404-819-6571 **DATE OF HEARING:** 06-08-11
REPRESENTATIVE: Thomas Strack **PRESENT ZONING:** R-20
PHONE: 404-819-6571 **LAND LOT(S):** 1070
PROPERTY LOCATION: On the west side of **DISTRICT:** 19
Brookwood Drive, south of Bates Road **SIZE OF TRACT:** 1.877 acres
(4524 Brookwood Drive). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (existing 1,504 square-foot office) from the required 100 feet to 12 feet adjacent to the western property line and 17 feet adjacent to the northern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: No apparent adverse stormwater impacts observed for existing structure.

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.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

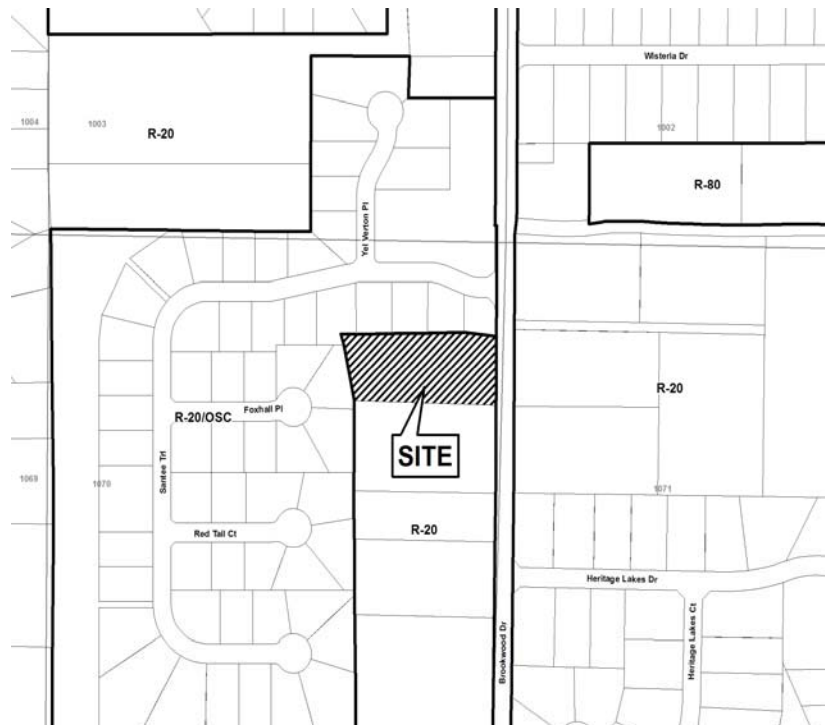
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

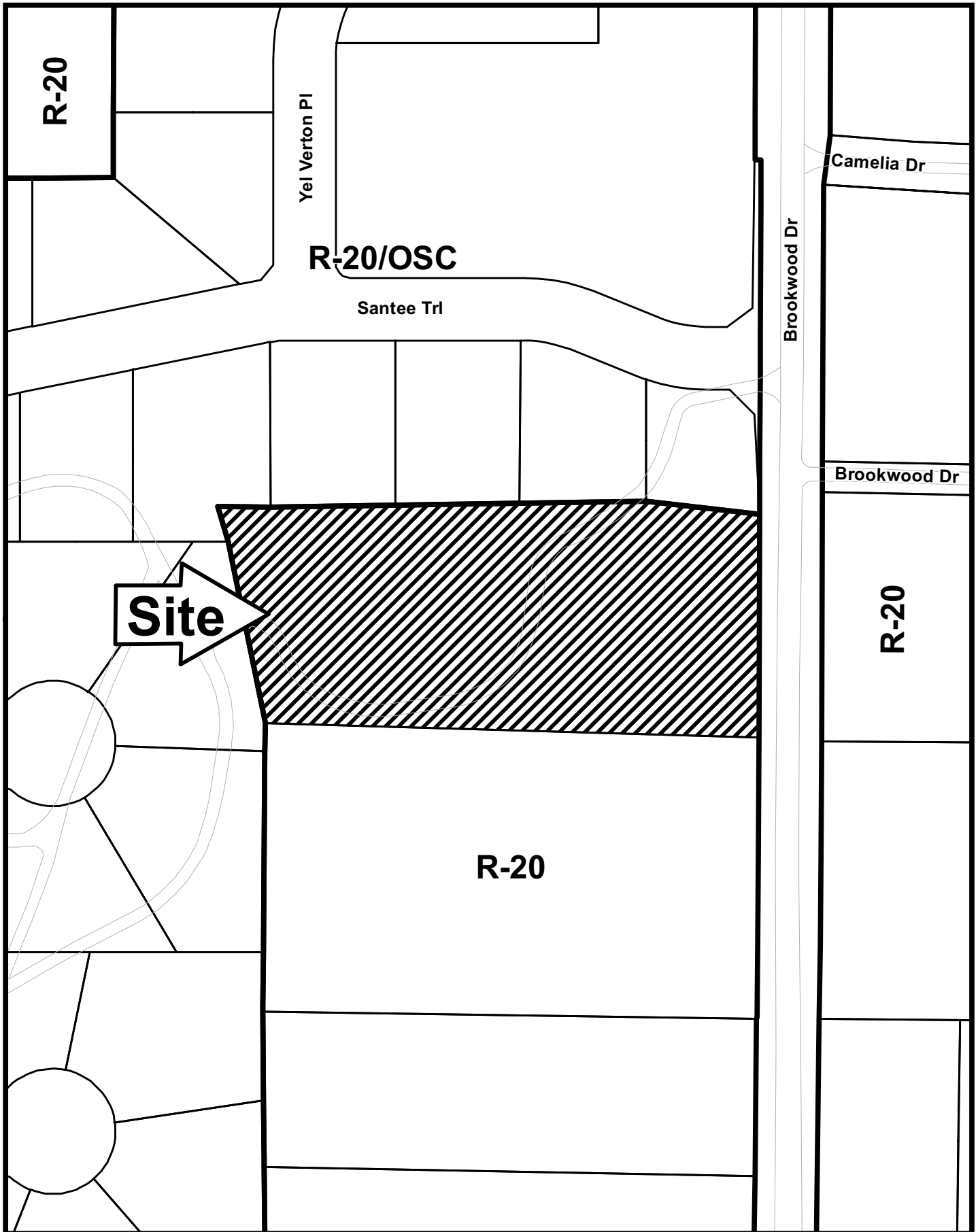
Applicant Name: **Thomas Strack**

Petition Number: V-42

Date: 5/24/2011

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage. (Existing structure not used for dwelling use or open to public)

V-42



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

100 0 100 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-412

Hearing Date: 6-8-11

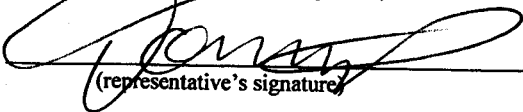
Applicant Thomas STRACK

Phone # 4048196574

E-mail TOMSTRACK41@gmail.com

Thomas STRACK
(representative's name, printed)

Address 2445 Mack Dobbs Rd, Kennesaw GA.
(street, city, state and zip code) 30152


(representative's signature)

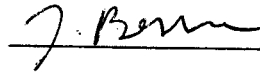
Phone # 4048196571

E-mail TOMSTRACK41@gmail.com

My commission expires: _____

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

Signed, sealed and delivered in presence of:

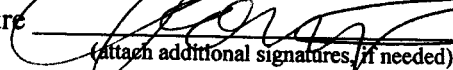


Notary Public

Titleholder Thomas STRACK

Phone # 4048196571

E-mail TOMSTRACK41@gmail.com

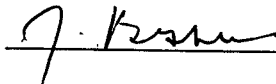
Signature 
(attach additional signatures, if needed)

Address: 2445 Mack Dobbs Rd. Kennesaw, GA
(street, city, state and zip code) 30152

My commission expires: _____

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

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-20

Location 4524 Brookwood Dr. Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1 & 7 & District 19th Size of Tract 1.877 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 81, 757 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.

When this property was subdivided and rezoned to create the Brookwood Park subdivision the new property line was drawn around this structure and the structure was grandfathered nonconforming at that time. This building had electricity and water at the time the land was rezoned R20 and was and is used as a workshop, art studio, office and storage. I desire to build a house on this property to live in as my primary residence and renovate the existing structure as an office, studio, and workshop. I do not intend to add onto or expand the existing structure.

List type of variance requested: WAIVE SETBACK FOR ACCESSORY STRUCTURE OVER 1000

Setback variance for the existing structure. Variance to be able to renovate the existing structure.