

V-45
(2011)

MAGNETIC

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

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONVENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

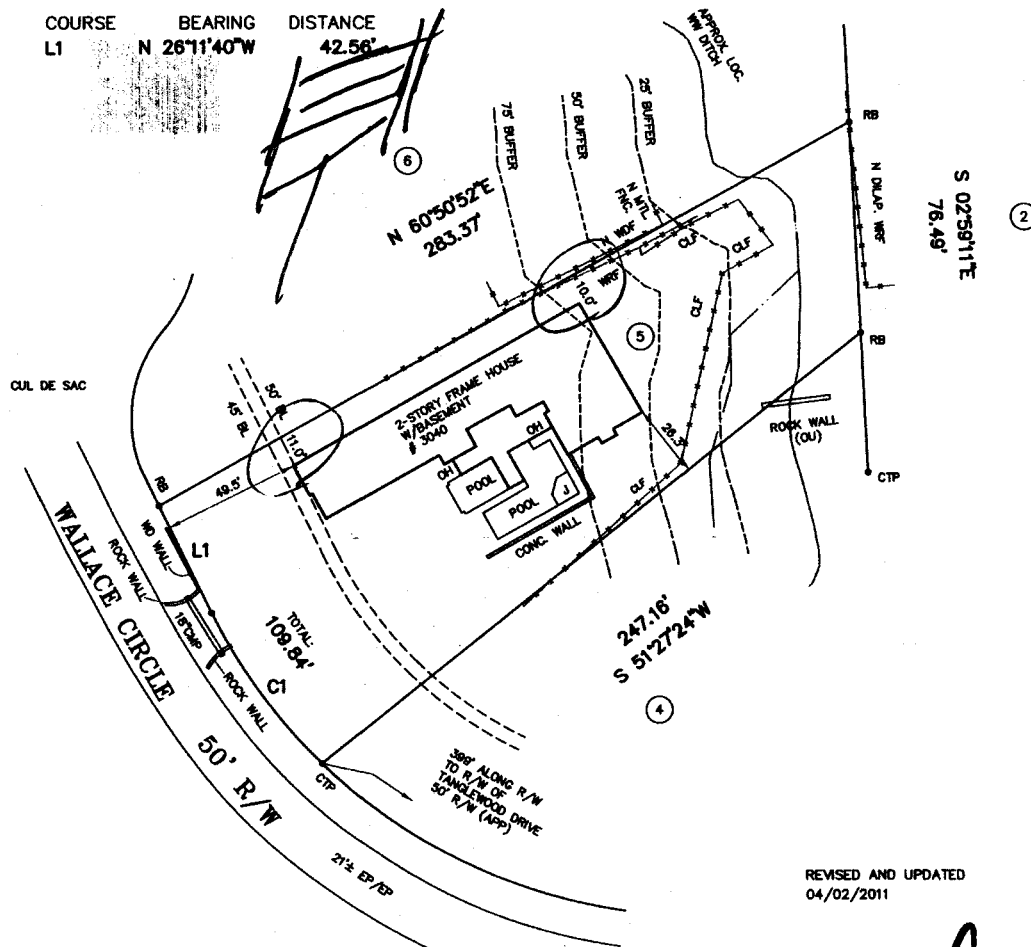
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

*** LEGEND ***

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

CURVE RADIUS LENGTH CHORD CH.BEARING
C1 196.45' 67.28' 66.95' N 36°00'19"W

COURSE BEARING DISTANCE
L1 N 26°11'40"W 42.56'



REVISED AND UPDATED
04/02/2011

PROPERTY ADDRESS:
3040 WALLACE CIR.
VININGS, GA

LAND AREA:
0.539 AC

0 40
SCALE 1" = 40'

PLAT PREPARED FOR:

CHRIS GOMERSALL

LOT 5 BLOCK A UNIT ONE SECTION 2

SUBDIVISION PACES FERRY HEIGHTS

LAND LOT 908 17TH DISTRICT 2ND SECTION

COBB COUNTY, GEORGIA

DATE 09/24/2009

PLAT BOOK 13

PAGE 26

ALL MATTERS PERTAINING

DEED BOOK

PAGE

TO TITLE ARE EXCEPTED

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 MEASURABLE 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 30,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC.

18A LENOX POINTE
ATLANTA GA. 30324

JOB NUMBER 4-50298FLOOR

SURVEYSYSTEMS@GMAIL.COM
FAX (404)780-0011
PHONE (404)780-0010



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.

APPLICANT: Christopher R. Gomersall **PETITION NO.:** V-45
PHONE: 404-394-9964 **DATE OF HEARING:** 06-08-11
REPRESENTATIVE: Christopher Gomersall **PRESENT ZONING:** R-30
PHONE: 404-394-9964 **LAND LOT(S):** 908
PROPERTY LOCATION: On the east side of Wallace **DISTRICT:** 17
Circle, south of New Paces Ferry Road **SIZE OF TRACT:** 0.539 acre
(3040 Wallace Circle). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the side setback on lot 5 from the required 12 feet to 10 feet adjacent to the northern property line; and 2) allow an accessory structure (pool) to the side of the primary structure.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 3/28/11 the building inspector failed the requested Zoning Compliance inspection for possible encroachment into the setbacks. A violation notice was left on the job site requesting an as built survey of the foundation location on the property. On 4/29/11 a Stop Work Order was issued on the project when we identified a variance filed on the property with a current survey which confirmed encroachment into the left property setback. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No objection to side setback variance. However, the location of the pool creates a steep slope that will likely cause runoff and/or erosion problems for the adjacent property owner.

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

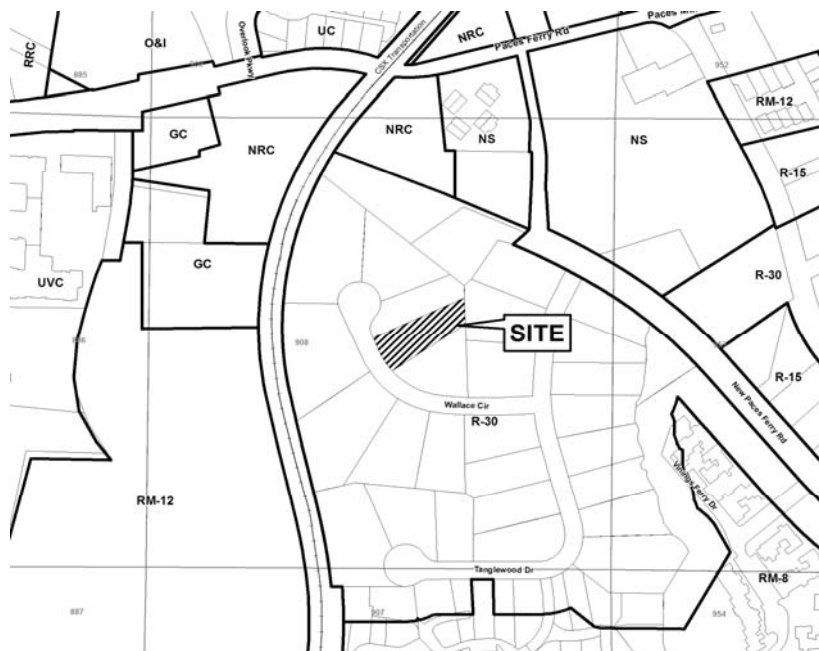
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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Cobb County Fire and Emergency Services

Fire Marshal Comments

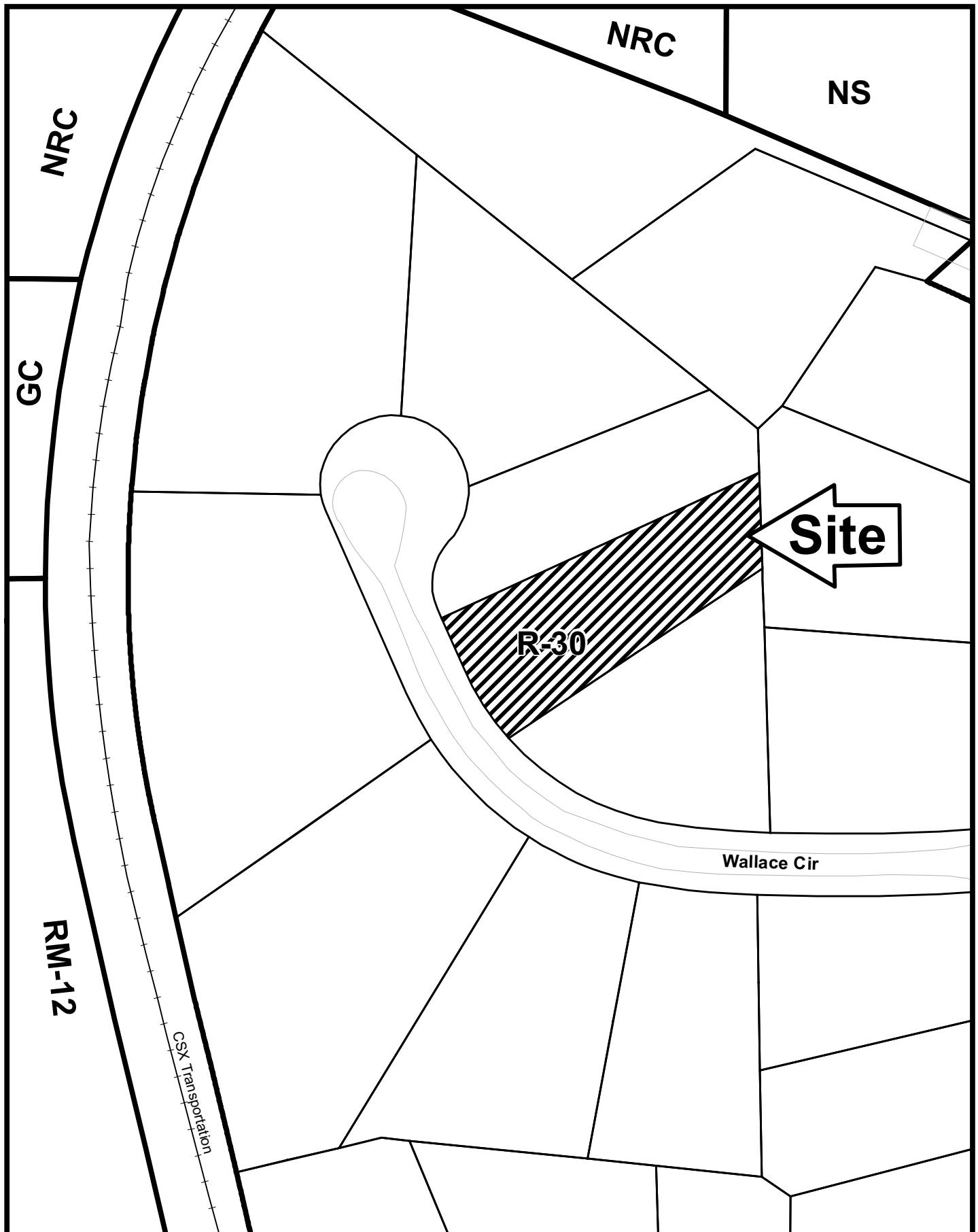
Applicant Name: **Christopher Gomersall**

Petition Number: V-45

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.

V-45



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

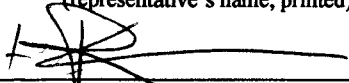
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Application No. V-45

Hearing Date: 6-8-11

Applicant CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

CHRISTOPHER GOMERSALL Address 361 17th ST NW # 2519 ATLANTA, GA 30363
(representative's name, printed) (street, city, state and zip code)

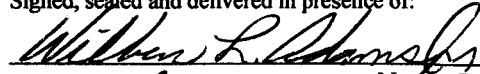

(representative's signature)

Phone # 404.394.9964 E-mail chrisgomersall@me.com


My commission expires:

WILBUR L. ADAMS JR.
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:


15TH APR 2011 Notary Public

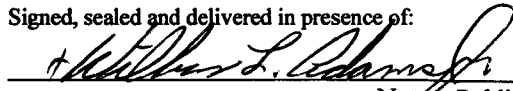
Titleholder CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

Signature  Address: 361 17th ST NW # 2519 ATLANTA, GA 30363
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:

WILBUR L. ADAMS JR.
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:


15TH APR 2011 Notary Public

Present Zoning of Property R-30

Location 3040 WALLACE CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908 District 17 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 _____ 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.

* An accidental hardship where our house was positioned such that it resulted in the home being built over the build line. We'd have to tear down the house to be compliant. It was not intentional nor does it benefit us in any way. If the strict zoning rules apply we'd have no options.

List type of variance requested:

WAIVE THE SIDE SETBACK ON LOT 5 FROM REQUIRED 12 FT TO 10 FT