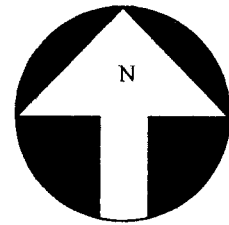


# MATTHEW & AMBER CAREY

TRACT AREA= 0.890 ACRES (38,761.918 S.F.)

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	60.00'	100.00'	88.82'	N 35°43'02"E



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION

LL 3

NOTE: EXISTING IMPERVIOUS COVERAGE = 32.53%  
NOTE: PROPOSED IMPERVIOUS COVERAGE = 34.42%

N/F CHATTAHOOCHEE PLANTATION

FENCE ENCROACHMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE AND WAS ADJUSTED BY CRANDALL'S METHOD.

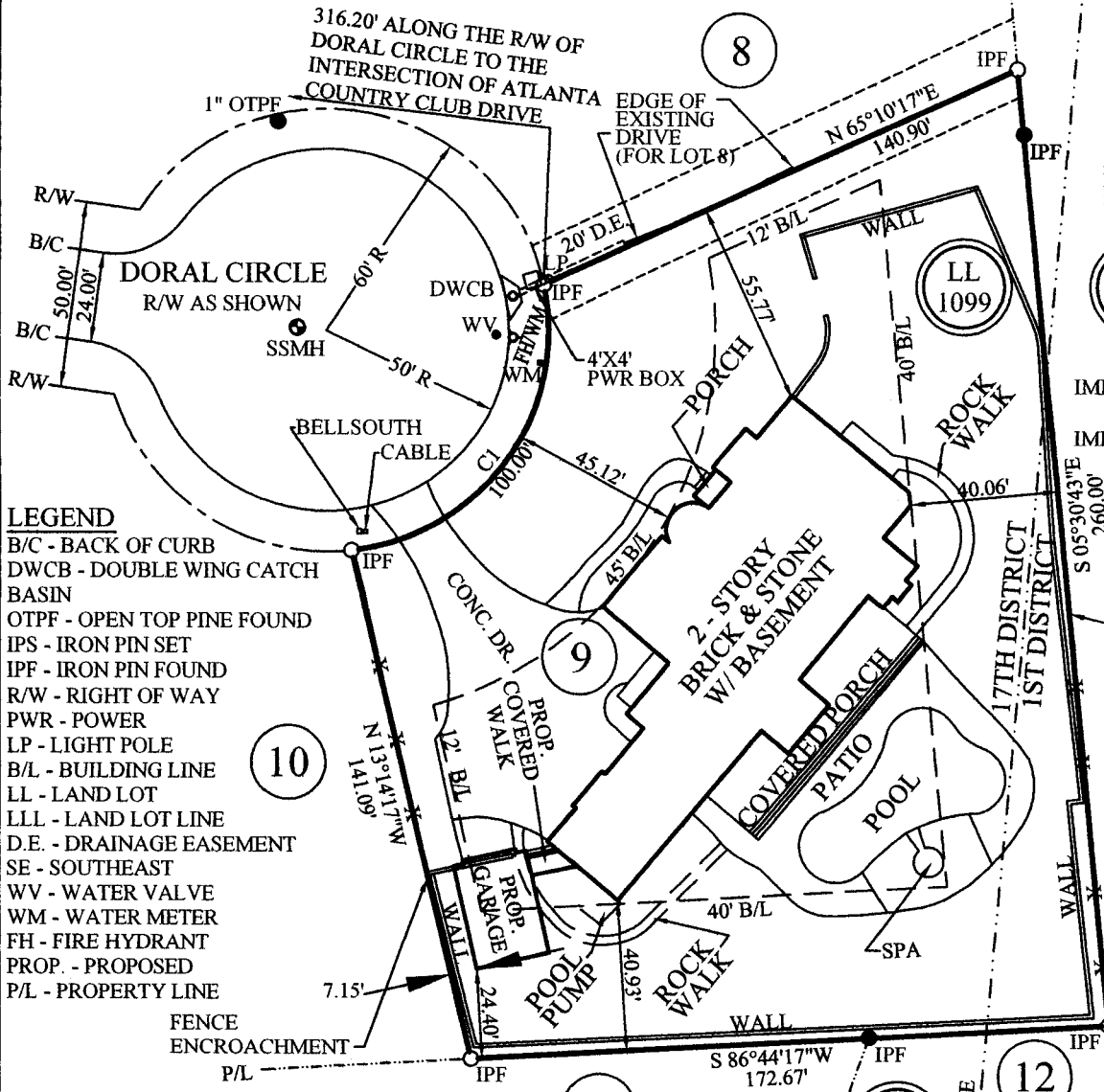
THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 179,287 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0060 F DATED 8/18/92 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS

INSTRUMENT USED TOPCON GPT-3005W

FIELD WORK PERFORMED ON: 4/24/2007, 6/15/2007 & 8/10/2007 & 10/15/2011



### LEGEND

- B/C - BACK OF CURB
- DWCB - DOUBLE WING CATCH BASIN
- OTPF - OPEN TOP PINE FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- R/W - RIGHT OF WAY
- PWR - POWER
- LP - LIGHT POLE
- B/L - BUILDING LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- D.E. - DRAINAGE EASEMENT
- SE - SOUTHEAST
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PROP. - PROPOSED
- P/L - PROPERTY LINE
- FENCE ENCROACHMENT
- P/L

### SITE ADDRESS:

4488 DORAL CIRCLE SE  
MARIETTA, GEORGIA 30067-4626

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

### GRAPHIC SCALE IN FEET



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

PLANNING - ENGINEERING - LAND SURVEYING  
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
Ph. (770) 435-2576 - Fax (770) 943-6912

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.

COMP.

JOB.

2011004SP

**APPLICANT:** Matthew A. Carey and Amber D. Carey      **PETITION NO.:** V-54  
**PHONE:** 770-693-8766      **DATE OF HEARING:** 07-13-11  
**REPRESENTATIVE:** John H. Moore      **PRESENT ZONING:** R-30  
**PHONE:** 770-429-1499      **LAND LOT(S):** 3, 1099  
**PROPERTY LOCATION:** On the east side of      **DISTRICT:** 1, 17  
Doral Circle, east of Atlanta Country Club Drive      **SIZE OF TRACT:** 0.890 acre  
(4488 Doral Circle).      **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback on lot 9 from the required 12 feet to 7 feet adjacent to the western property line; and 2) waive the rear setback from the required 40 feet to 24 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot, new setbacks and reference to 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:** There does not appear to be any adverse stormwater impacts anticipated for this addition. The area is well screened with a solid privacy wall and mature landscaping. All downspouts should be discharged to the ground at the structure to maximize the benefits of overland flow.

**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.

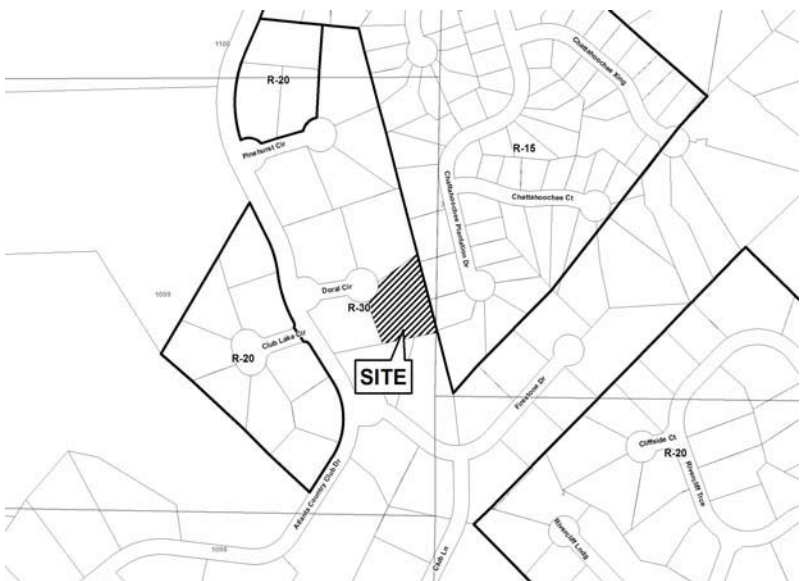
**CEMETERY PRESERVATION:** No comment.

**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**

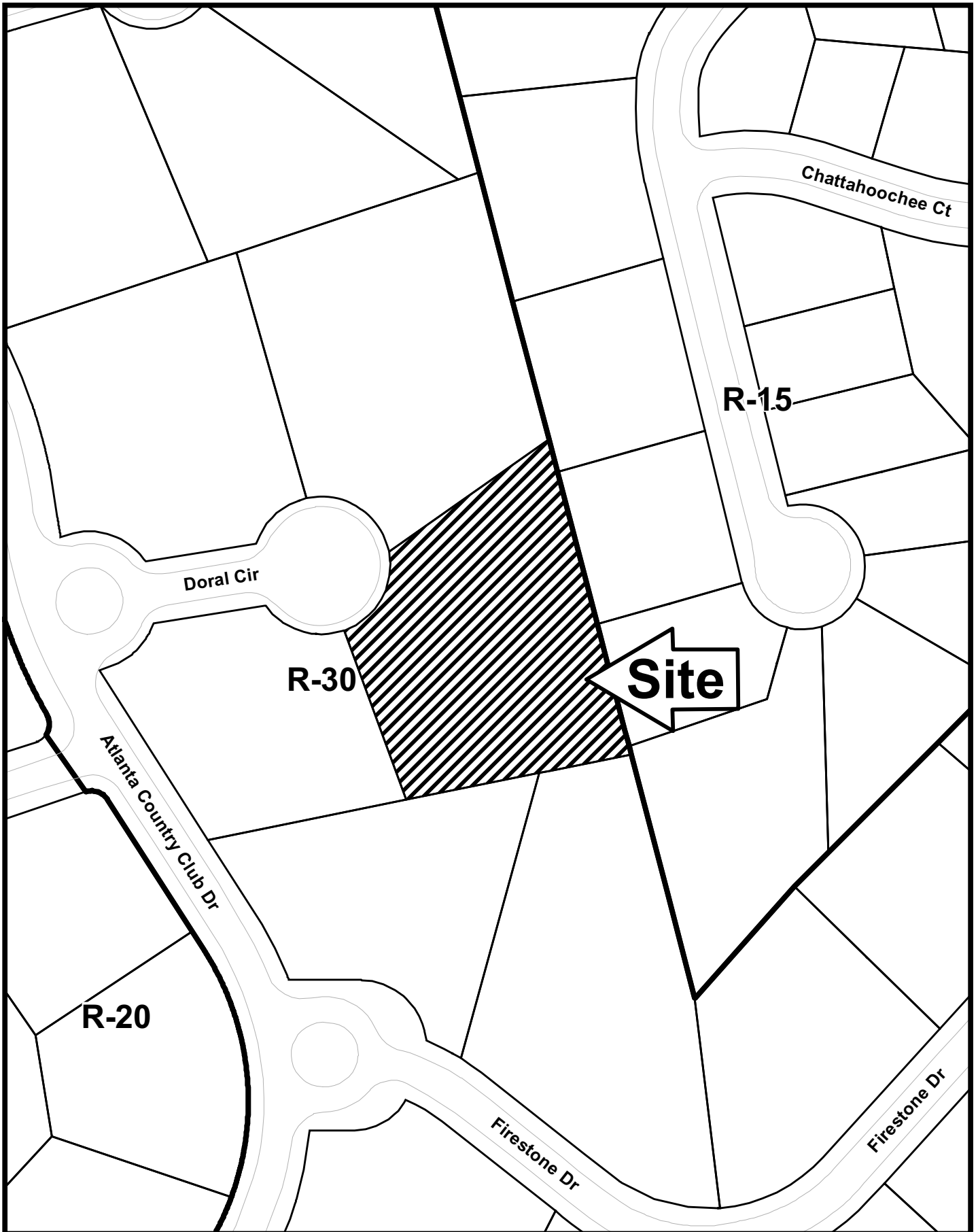
Applicant Name: **Matthew A. Carey**

Petition Number: V-54

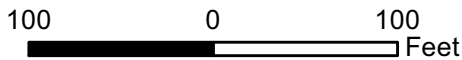
Date: 7/5/2011



**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-54



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)

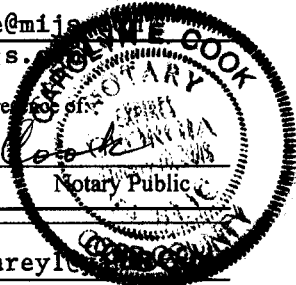
Application No. V-54 (2011)  
Hearing Date: 07/13/2011

Applicant Matthew A. Carey and Amber D. Carey Phone # (770) 693-8766 E-mail ambercarey1@yahoo.com  
**Moore Ingram Johnson & Steele, LLP** Emerson Overlook, 326 Roswell Street  
John H. Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijsw7@mijsw7.com  
(representative's signature) Georgia Bar No. 519800

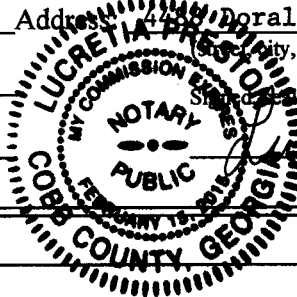
Signed, sealed and delivered in presence of:

Carolyn E. Cook  
Notary Public



My commission expires: January 10, 2015

Titleholder Matthew A. Carey and Amber D. Carey Phone # (770) 693-8766 E-mail ambercarey1@yahoo.com  
Signature [Signatures] Address 4488 Doral Circle, S.E., Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Lucretia Preston  
Notary Public

My commission expires: February 15, 2015

Present Zoning of Property R-30  
Location 4488 Doral Circle  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 3/1099 District 1st/17th Size of Tract 0.890 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.  
See Exhibit "A" attached hereto and incorporated herein by reference

List type of variance requested (1) Waiver of required minimum minor side setback from 12 feet to 7.15 feet; and (2) Waiver of required rear setback from 40 feet to 24.40 feet.  
(See § 134-196(4)(d))

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**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 54 (2011)  
Hearing Date: July 13, 2011

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicants/Property Owners: Matthew A. Carey and  
Amber D. Carey**

Please state what hardship would be created by following the normal terms of the ordinance:

Pursuant to the R-30 zoning classification, Applicants request a waiver of the required minimum minor side setback from twelve (12) feet to 7.15 feet; and a waiver of the rear setback from forty (40) feet to 24.40 feet, as more particularly shown and reflected on the Site Plan submitted with the Application for Variance. Applicants propose the construction of an addition to their garage area, which would include a single-car garage and storage area. Connectivity to the existing garage would be through a breezeway between the two garages. In order to place the proposed garage addition adjacent to the existing garage area, encroachment into the minor side and rear setback areas is necessary. Additionally, to locate the garage addition to another area of the lot and meet the requirements of the Cobb County Zoning Ordinance would be economically unfeasible and aesthetically unpleasing; and would, therefore, render the proposed structure unusable for the purposes intended by Applicants. By allowing the proposed garage addition to be constructed within the minor side setback and rear setback areas, minimal impact would occur to the established landscape buffer and landscaping of the residence.