

NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-300SW TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN > 10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE, AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 202,423 FEET.

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

TOTAL AREA = 15,010 SQUARE FEET OR 0.34 ACRES.
TOTAL IMPERVIOUS AREA = 7,200 SQUARE FEET.

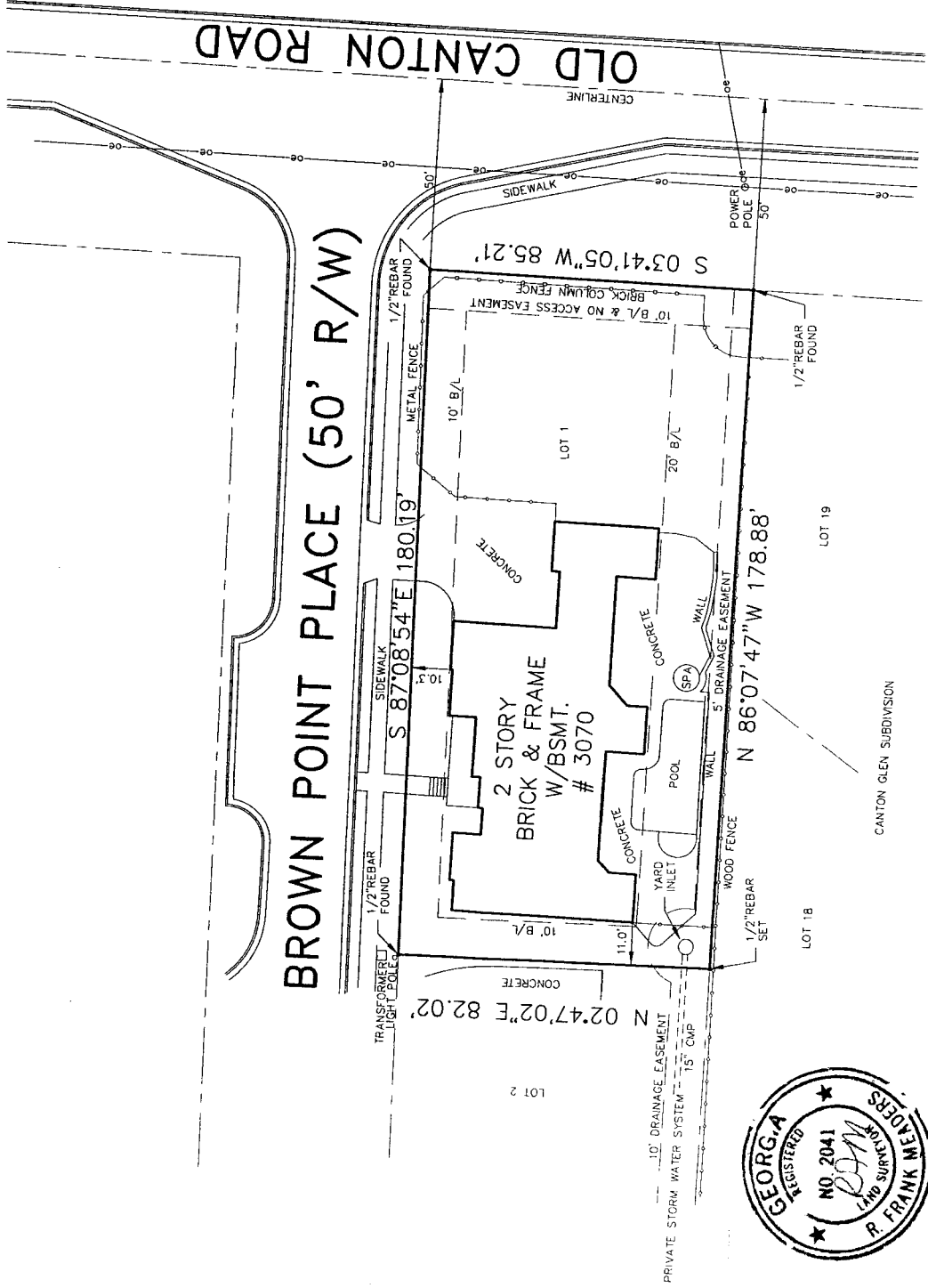
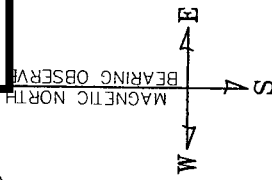
CURRENT ZONING IS R3.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES CROSSING THIS PROPERTY THAT ARE NOT SHOWN. UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:
PLAT BOOK 264, PAGE 61
PLAT BOOK 243, PAGE 24

**V-61
(2011)**



**SURVEY FOR
SCOTT PIERCE
LOT 1
WALTON GLEN
LOCATED IN
LAND LOT 963
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA**

DATE: 05/21/09 / SCALE: 1" = 30'



REVISED 06-15-2011 TO SHOW IMPERVIOUS AREA AND ZONING.

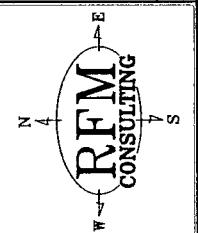
BROWN POINT PLACE (50' R/W)

OLD CANTON ROAD

R.F.M. Consulting, LLC
707 WHITLOCK AVENUE
A-37
MARIETTA, GA 30064
PHONE (770) 757-3977
FAX (770) 499-8496
EMAIL: RFMCON@BELL.SOUTH.NET

IN MY CAPACITY AS A CORRECT REPRESENTATION OF THE LAND SURVEYOR AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF GEORGIA.

R. Frank Meffers



DRAWN BY: MUSA G. GHAZI, J.
CADD: 06/15/11
FILE: BROWN POINT PLACE 2.dwg

APPLICANT: Scott R. Pierce and Gabriele S. Pierce **PETITION NO.:** V-61
PHONE: 678-977-2476 **DATE OF HEARING:** 09-14-11
REPRESENTATIVE: Scott and Gabriele Pierce **PRESENT ZONING:** R-15
PHONE: 678-977-2476 **LAND LOT(S):** 963
PROPERTY LOCATION: At the southwest **DISTRICT:** 16
intersection of Brown Point Place and Old Canton Road **SIZE OF TRACT:** 0.34 acre
(3070 Brown Point Place). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the impervious surface from the required maximum of 35% to 43%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, a permit and applicable inspections will be required for the outdoor fireplace.

STORMWATER MANAGEMENT: To reduce the impervious coverage to 40% will require removal of approximately 364 square feet of impervious surface. The recently constructed outdoor fireplace encroaches into a private drainage easement. If allowed to remain, a hold harmless agreement should be provided to the homeowners association.

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.

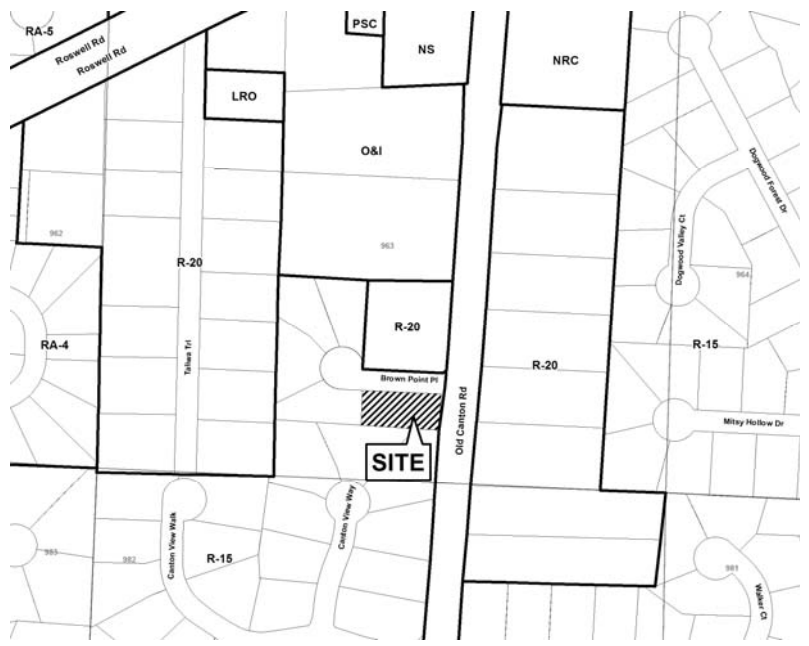
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

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

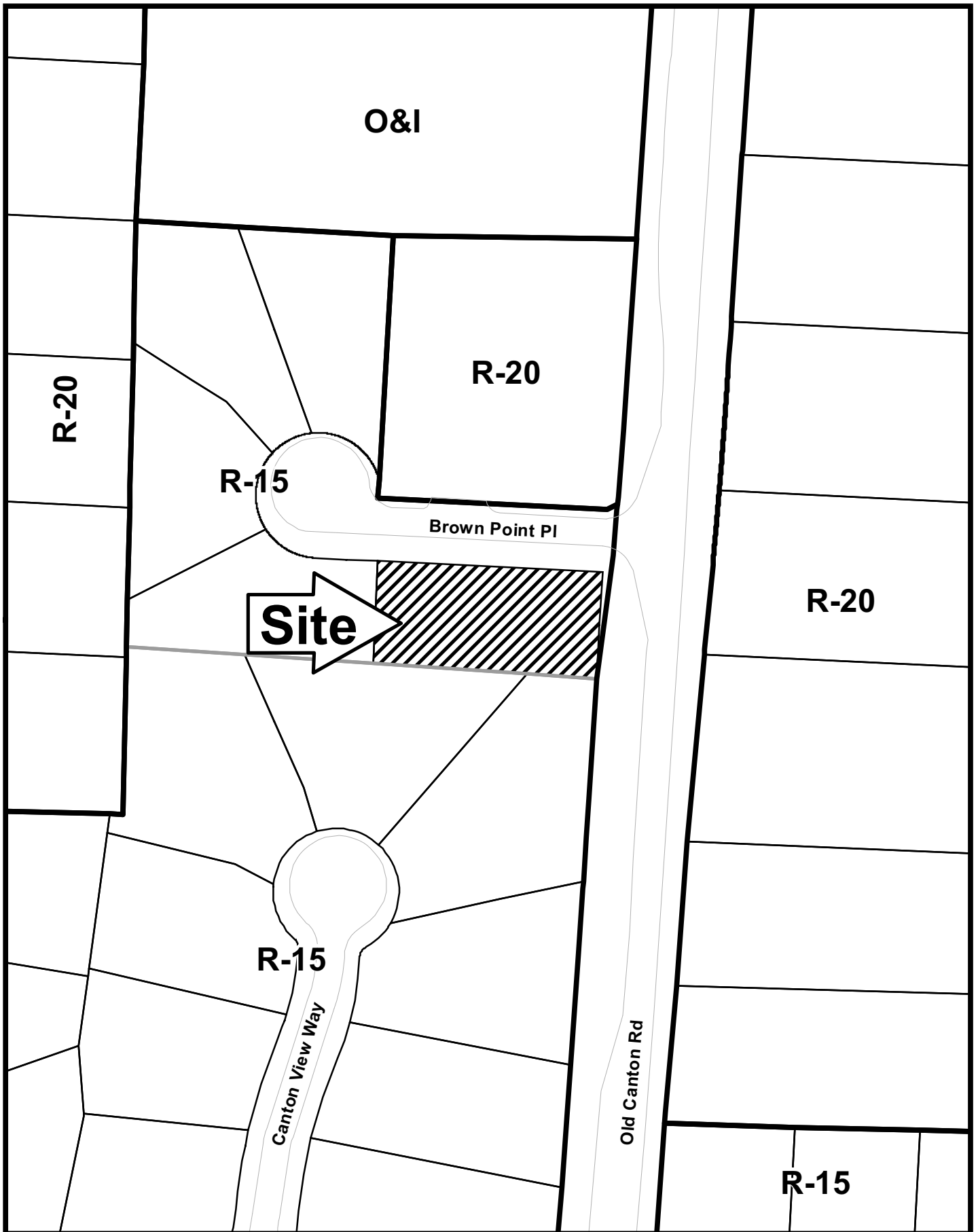
Applicant Name: **Scott R. Pierce and Gabriele S. Pierce**

Petition Number: V-61

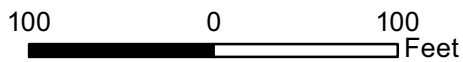
Date: 8/30/2011

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-61



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



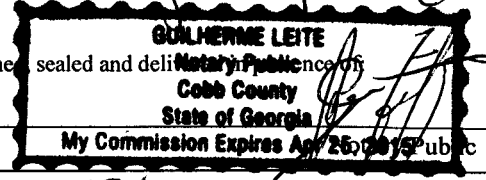
- City Boundary
- Zoning Boundary

Application for Variance Cobb County

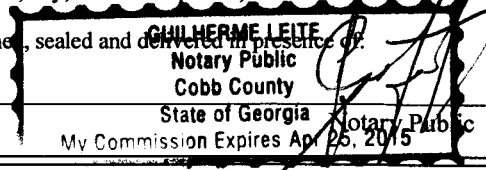
(type or print clearly)

Application No. V-61
Hearing Date: 9-14-2011

Applicant Scott & Gabrielle Pierce Phone # 678-977-2476 mail gabriellepierce@att.net
Scott & Gabrielle Pierce Address 3070 Brown Point Place Marietta GA
(representative's name, printed) (street, city, state and zip code) 30068
Scott M Phone # 6789772476 E-mail gabriellepierce@att.net
(representative's signature)
Gabrielle Pierce
 My commission expires: _____



Titleholder Scott Pierce Phone # 678-977-1854 E-mail scott0716@att.net
 Signature Scott M Address: 3070 Brown Point PL NE Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30068
 My commission expires: _____



Present Zoning of Property R-15
 Location 3070 Brown Point Place Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)
 Land Lot(s) 963 District 16th, 2nd section Size of Tract .34 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.
Erosion of hill at end of pool.
No easy access to lower level yard

List type of variance requested: Increase the amount of impervious surface in yard to include a stone patio & fireplace. This will prevent erosion from backside of pool, make the space usable, and increase property value. WAIVE THE IMPERVIOUS SURFACE FROM 35% TO 48%