

V-6
(2012)

LOCATION OF UTILITIES EXISTING ON OR SERVING THE PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, OR PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

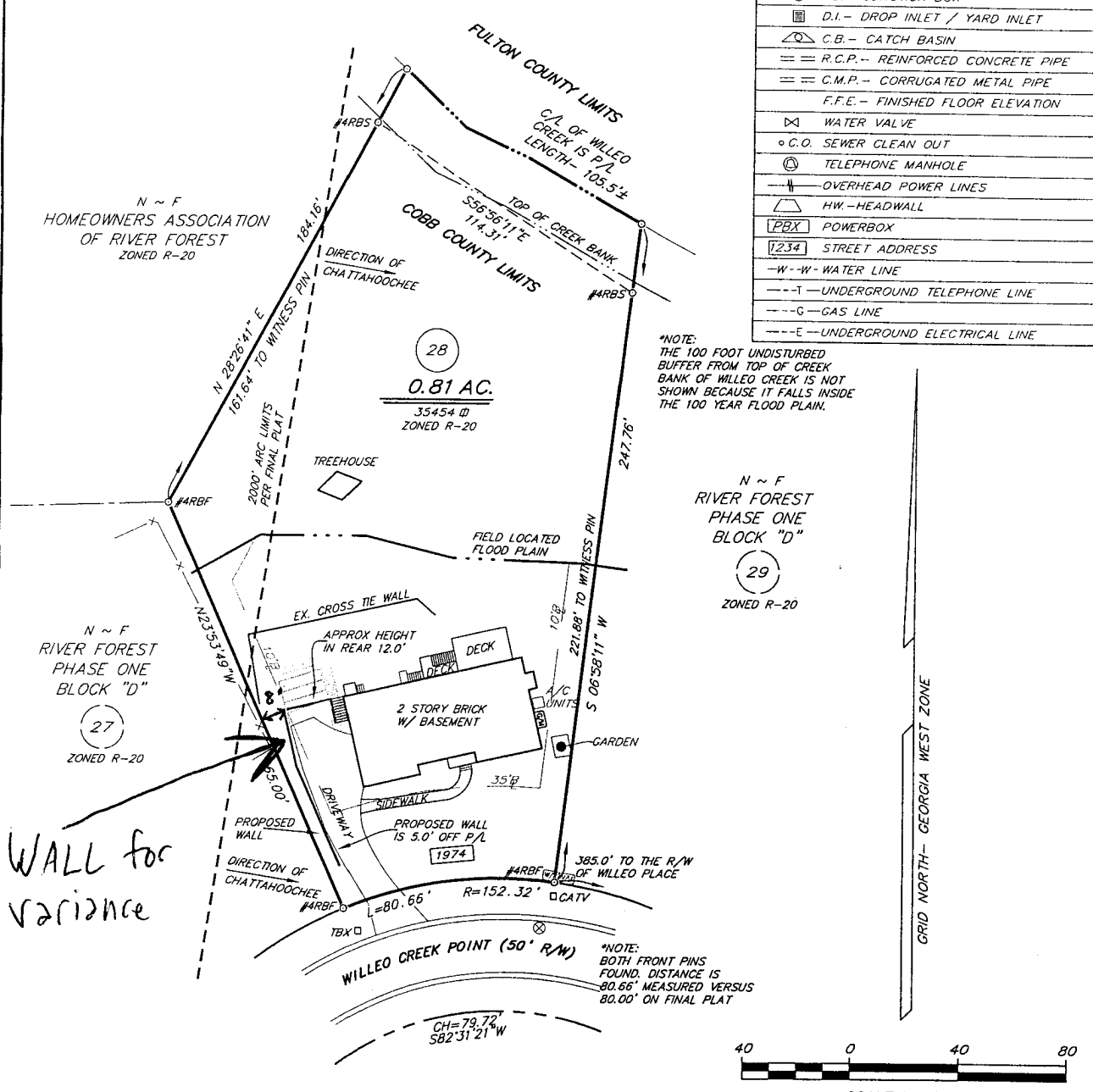
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE R-20, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0132 H DATED JUNE 18, 2010

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

AD 8.3. VERTICAL

LEGEND

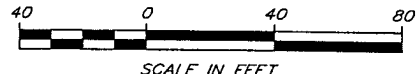
⊠	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.F. - CRIMP TOP PIPE FOUND
○	O.T.F. - OPEN TOP PIPE FOUND
⊠	R/W MON. - RIGHT-OF-WAY MONUMENT
×	TYPE OF FENCE
○	J.B. - JUNCTION BOX
⊠	D.I. - DROP INLET / YARD INLET
⊠	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊠	WATER VALVE
○	C.O. SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
—	OVERHEAD POWER LINES
⊠	H.W. - HEADWALL
⊠	P.B.X. POWERBOX
1234	STREET ADDRESS
-W-W-	WATER LINE
-T-T-	UNDERGROUND TELEPHONE LINE
-G-G-	GAS LINE
-E-E-	UNDERGROUND ELECTRICAL LINE



*NOTE: THE 100 FOOT UNDISTURBED BUFFER FROM TOP OF CREEK BANK OF WILCO CREEK IS NOT SHOWN BECAUSE IT FALLS INSIDE THE 100 YEAR FLOOD PLAIN.

*NOTE: BOTH FRONT PINS FOUND. DISTANCE IS 80.66', MEASURED VERSUS 80.00' ON FINAL PLAT

WALL for variance



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/45,003. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 11-2-11	REVISIONS
SCALE	: 1" = 40'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 450C	

SITE PLAN FOR:
JACQUELINE L. GORE
RIVER FOREST, PHASE ONE
BLOCK "D", LOT 28



Drawing name: S:\Bnd\COBB\01\01_0231\BND\1974_WILCO CREEK_PT_BND.dwg Plotted on: Nov 09, 2011 - 12:27pm

APPLICANT: Jacqueline L. Gore **PETITION NO.:** V-6
PHONE: 678-754-8444 **DATE OF HEARING:** 01-11-12
REPRESENTATIVE: Michael Stoley **PRESENT ZONING:** R-15
PHONE: 404-384-5191
TITLEHOLDER: David K. Gore and Jacqueline L. Gore **LAND LOT(S):** 231
PROPERTY LOCATION: On the north side of **DISTRICT:** 1
Willeo Creek Point, north of Willeo Place **SIZE OF TRACT:** 0.81 acre
(1974 Willeo Creek Point). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the setback for a retaining wall 12 feet in height from the required 15 feet to 8 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, a permit for the retaining wall will be required prior to commencing construction.

SITE PLAN REVIEW: A planting plan showing the size, location and type of evergreen screening material must be submitted along with the engineer's plan for the retaining wall if this wall is allowed to be permitted. No land disturbance activity can take place within 100 feet of the top-of-bank of Willeo Creek without a variance from Cobb County.

STORMWATER MANAGEMENT: No adverse stormwater impacts are anticipated. The existing drainage pattern will not be impacted. The proposed wall is needed to replace the existing railroad tie retaining wall which is failing.

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 _____

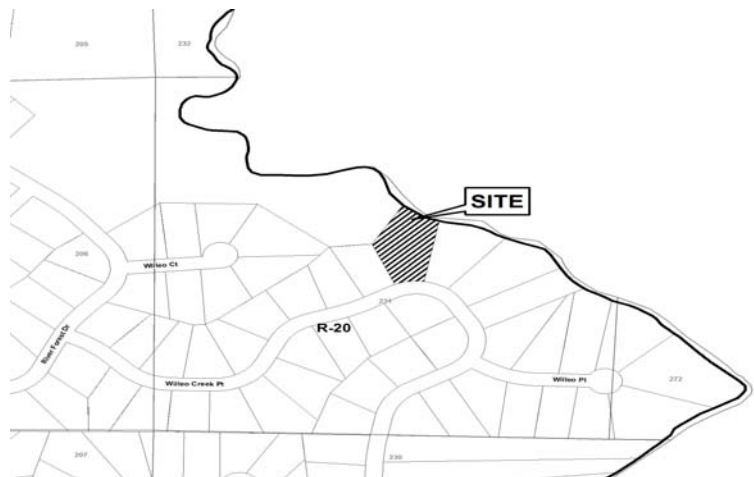
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

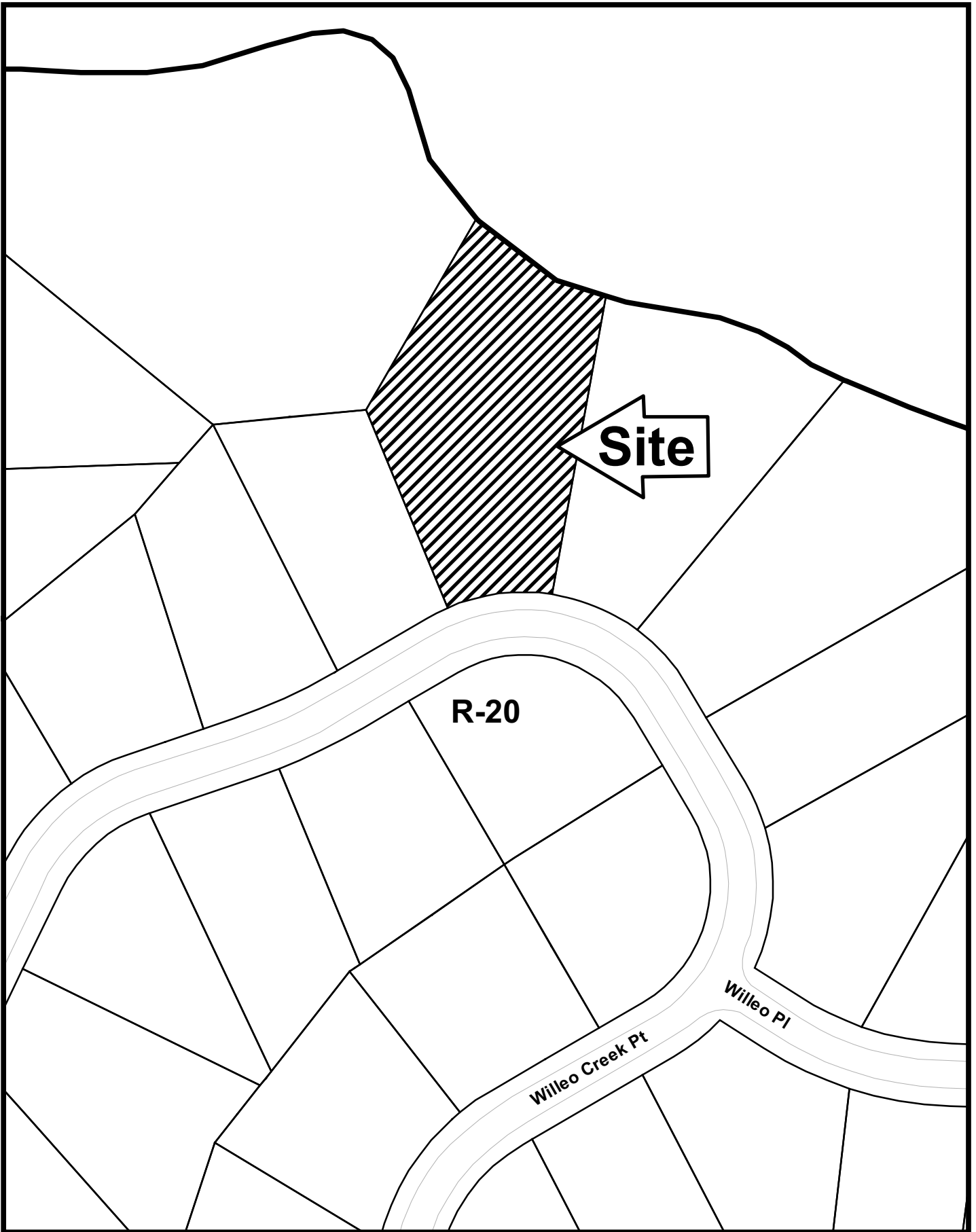
Applicant Name: **Jacqueline Gore**

Petition Number: V-6

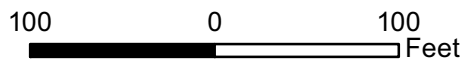
Date: 1/3/2012

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-6



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. 6

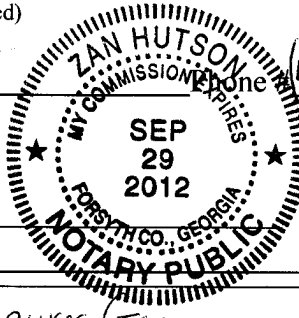
Hearing Date: 1-11-12

Applicant Jacqueline Gore Phone # 678-754-8444 E-mail dave@drgore.com

Michael Stoley Address 1760 Lower Roswell Rd Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone (404) 384-5191 E-mail michael@cmresidential.com
(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature] Notary Public

Titleholder Jacqueline Laures Gore Phone # 678-754-8444 E-mail dave@drgore.com

Signature Jacqueline Laures Gore Address 1974 Willet Creek Point, Marietta 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature] Notary Public

Present Zoning of Property Residential R-20

Location 1974 Willet Creek Point, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 231 District 1st Size of Tract .81 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 Adequate driveway can not be obtained without constructing a suitable retaining wall in the setback area to allow a flat suitable area.

List type of variance requested: Encroachment of side setback line, for a retaining wall.