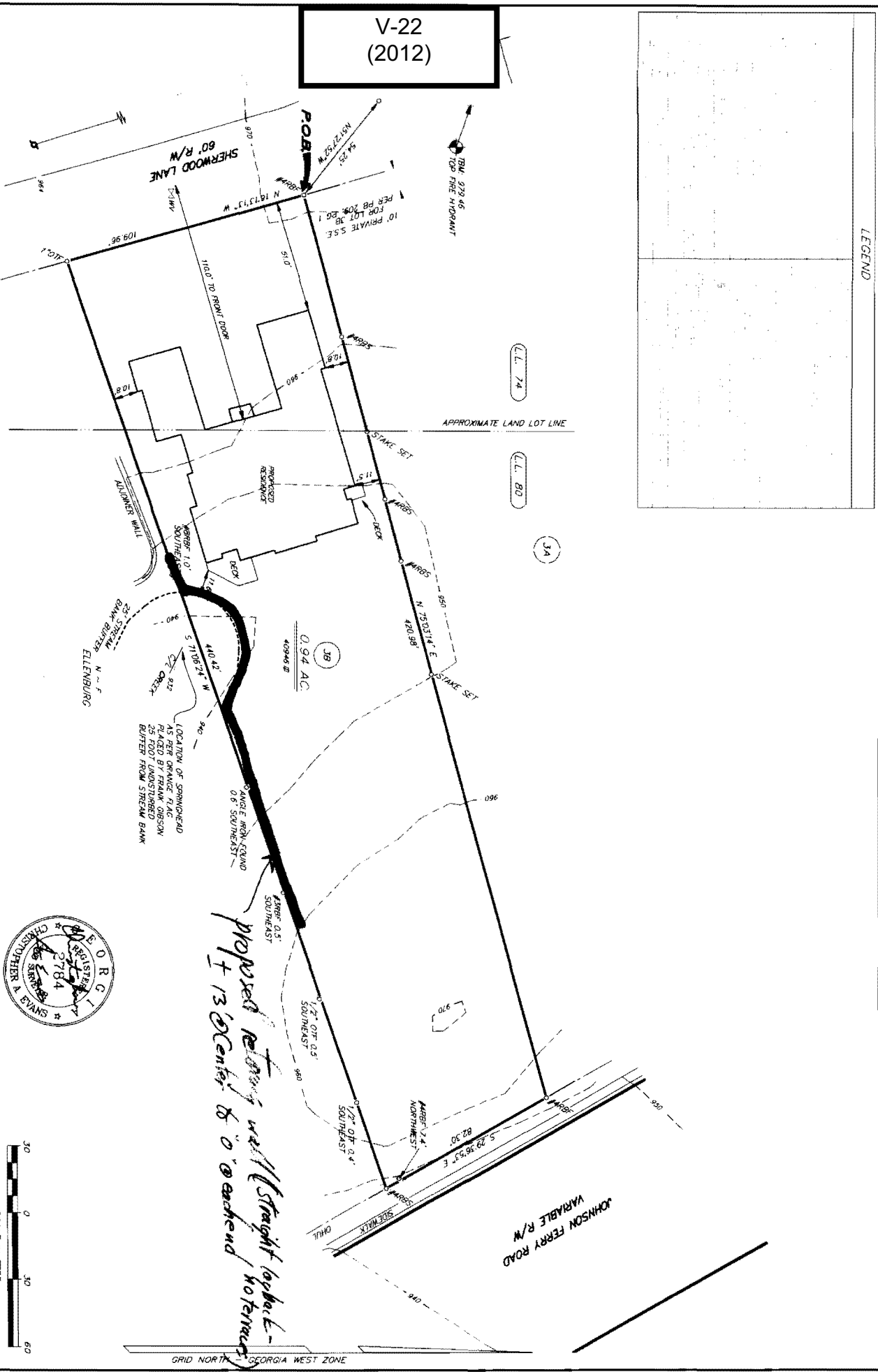


LEGEND

V-22  
(2012)



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AREA IN ZONE 1, ACCORDING TO MAP NUMBER # 130870033 G DATED DECEMBER 15, 2008.

LOCATION OF UTILITIES EXISTING OR BEING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSTANTIAL CONDITIONS THAT ARE NOT RECORDED OR RECORDED, THUS BEARING THE UNDERSTANDING STATED ON THE FACE OF THIS SURVEY. THE SURVEYOR'S THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT (EDM) INSTRUMENTS. THE PLAT IS PREPARED ADJUSTED USING THE COMPASS RULE. THE PRECISION OF THIS PLAT IS 1/100,000 PARTS OF THE MEASURED DISTANCE.

DATE: 11-21-11 REVISIONS:  
SCALE: 1"=30'  
DRAWN BY: JCO  
CHECKED BY: CAE  
FIELD BOOK: 520

SURVEYOR NOTES:  
1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS MADD 88.  
2.) THE NORTHING, EASTING AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE FSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGGS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED METERS/SECONDS FROM THE TRIMBLE WAS REAL TIME NETWORK OPERATED BY EGGS SOLUTIONS, INC. THE REAL TIME NETWORK ACCURACY OBTAINED ON THE POINTS RELIABLE IN THIS SURVEY WERE 0.01' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.

1264 Fowler Spring Rd  
Milledgeville, Georgia 30668  
www.gaskins.com  
Phone: (770) 644-7188  
Fax: (770) 644-7293

**Gaskins**  
SURVEYING • ENGINEERING • LAND PLANNING • STATISTICAL ANALYSIS

HOUSE LOCATION PLAT FOR:  
**RIVERSIDE PARK ESTATES**  
**LOT 3B - BLOCK A, SEC. 1**  
MICHAEL CARLOVITZ  
LOCATED IN L.L. 74 & 80  
1ST DISTRICT, 2ND SECTION  
COBB COUNTY, GA.



*Proposed retaining wall (straight top back - 1' 13\"/>*

GRID NORTH GEORGIA WEST ZONE

**APPLICANT:** Cornerstone Craftsmen, Inc. **PETITION NO.:** V-22  
**PHONE:** 770-861-6130 **DATE OF HEARING:** 03-14-12  
**REPRESENTATIVE:** Clyde L. Clem, III **PRESENT ZONING:** R-20  
**PHONE:** 770-861-6130  
**TITLEHOLDER:** Michael Caplovitz and Jennifer Caplovitz **LAND LOT(S):** 74, 80  
**PROPERTY LOCATION:** On the east side of Sherwood Lane, and on the west side of Johnson Ferry Road (43 Sherwood Lane). **DISTRICT:** 1 **SIZE OF TRACT:** 0.94 acre  
**COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the setback for a retaining wall (13 feet) from the required 15 feet to zero feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** If approved, all land disturbance and wall construction must be outside the 25 foot stream buffer delineated by Frank Gipson. There is approximately 1.7 acres of rear yard, roof downspouts and portions of two adjacent uphill lots draining to this area. The builder will need to provide a drop inlet upstream of the proposed wall to convey stormwater runoff to the existing channel at the toe of the wall as well as riprap or other energy dissipation protection at the outlet.

**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**

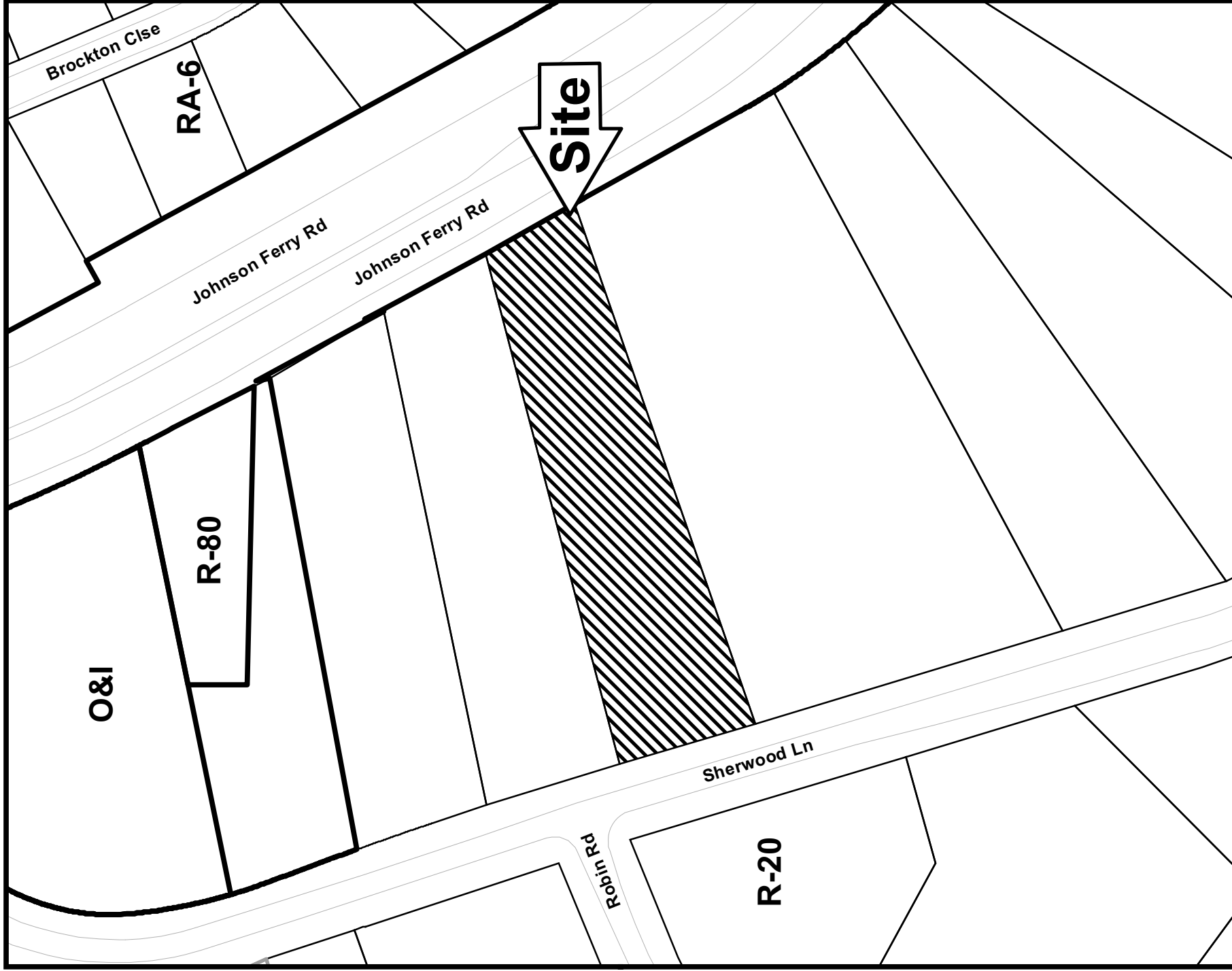
Applicant Name: **Cornerstone Craftsmen, Inc.**

Petition Number: V-22

Date: 3/7/2012

**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-22



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-222

Hearing Date: 3-14-12

Applicant Cerritos Stone Craftworks, Inc Phone # 770-617-6130 E-mail CerritosStoneCraft @ BellSouth.net

Clayde K. Clark III Address 1000 Johnson Ferry Rd/Suite D 123/Marietta, GA 30067  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-617-6130 E-mail CerritosStoneCraft @ BellSouth.net  
(representative's signature)

TERESA J SAMPSON  
Notary Public  
Cobb County  
State of Georgia  
My Commission Expires Apr 9, 2012

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires:

Titleholder Michael Caplovitz Phone # 678-298-5516 E-mail mcap@flash.net

Signature [Signature] Address: 3242 Peachtree Rd NE # 1802 Atlanta, GA 30305  
(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public  
Fulton County  
My Commission Expires Jun 29, 2015

My commission expires: June 29, 2015

Present Zoning of Property R-20

Location 43 Sherwood Ln, Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 74/80 District 1ST Size of Tract 0.944 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.

Owner desires a level backyard for his children and due to the topography the only way to achieve this is construct a retaining wall the gully approx. 18' tall at the center tapering to 0" at each end (Total length approx 150' long). This will also serve as a catch field of water before discharging into the existing creek, will greatly improve water quality downstream.

List type of variance requested: To construct this proposed wall on the property line with a normal "keystone" wall slope (similar to next door) in order to allow the masonry with a level backyard possible.

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# Application for Variance Cobb County

(type or print clearly) Application No. V-222  
Hearing Date: 3-14-12

Applicant Conversion Construction, Inc. Phone # 770-61-6130 E-mail Conversion@conversion.com Ball South  
Chade L. Glen (representative's name, printed) Address 1000 Johnson Ferry Rd/Suite D 123/ Marietta, GA 30068

(representative's signature) Phone # 770-61-6130 E-mail Conversion@conversion.com Ball South  
.net

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public

Titleholder Jennifer Caplovitz Phone # 9178059643 E-mail jpresente@ask.net  
Signature JENNIFER CAPLOVITZ Address: 3342 Peachtree Rd. NE #1802 Atlanta 30305  
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires: 9-21-2015  
Robert Xuan



Present Zoning of Property \_\_\_\_\_  
Location 43 Sherwood Ln. Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 74/80 District LSF Size of Tract .94Ac 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.

Owner desires a level backyard for his children and due to the topography the only way to achieve this is construct a retaining wall the subject property is tall at the center tapering to 0' at each end (wall length approx 120ft) This will also serve as a catch field of water before discharging into the existing creek, will greatly improve water quality downstream.

List type of variance requested: To construct this proposed wall on the property line with a normal 1:1.5 slope (similar to next door) in order to allow the maximum width of level back yard possible.