

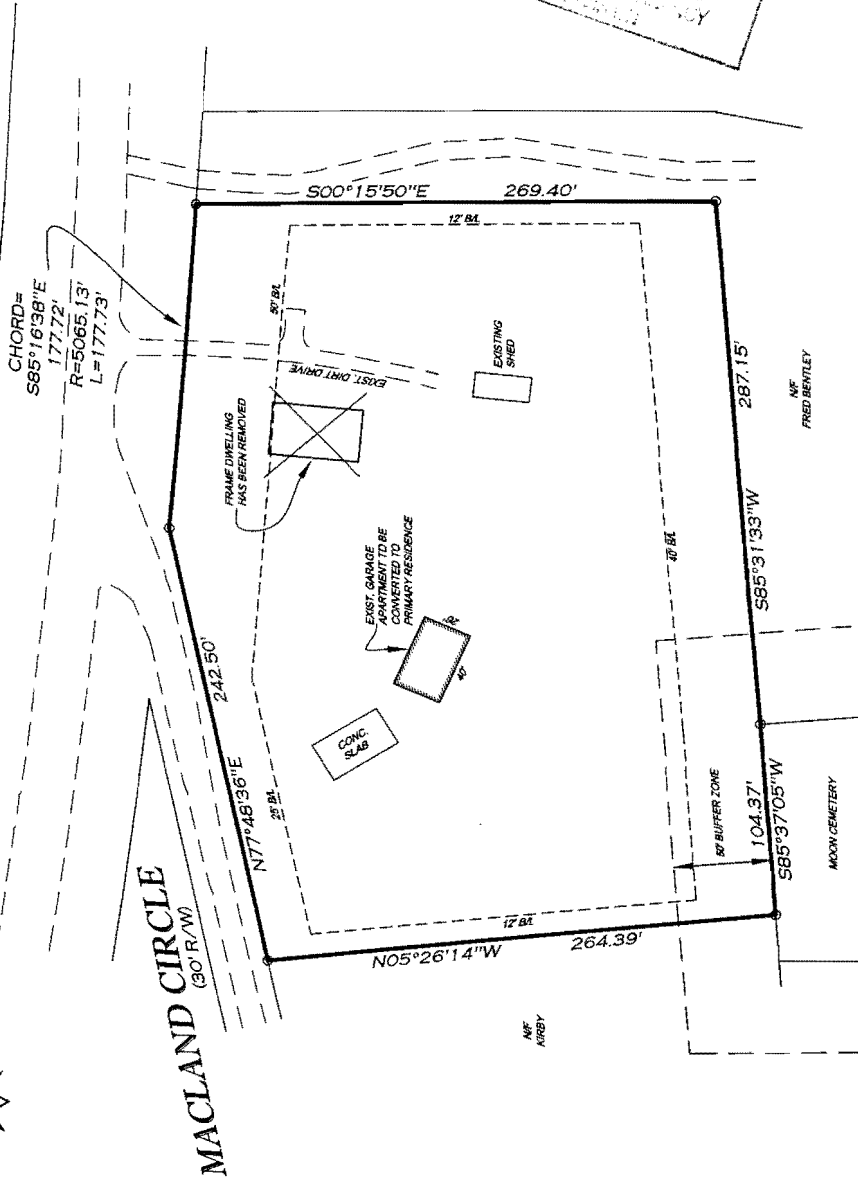
COMPILED PLAT FOR

JESSICA HANEY

LOCATED IN LAND LOT 449, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
ADDRESS: 5779 MACLAND ROAD

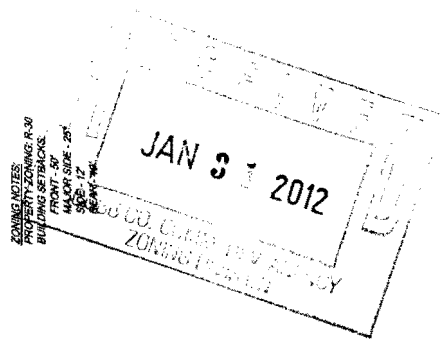
AREA = 2.612 ACRES

STATE ROUTE 360 MACLAND ROAD (100' R/W)



GENERAL NOTE:
THIS PLAT IS COMPILED FROM OTHER PLATS AS SHOWN IN THE SURVEY REFERENCES AND DOES NOT REFLECT ANY CHANGES THAT MAY HAVE OCCURRED SINCE THE DATE OF THE ORIGINAL SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO SHOW THE IMPROVEMENTS AS THEY CURRENTLY EXIST ON THE PROPERTY.

ZONING NOTES:
PROPERTY ZONING: R-30
BUILDING SETBACKS:
FRONT - 50'
SIDE - 10'
REAR - 10'
MAX. LOT SIZE - 250,000 SQ. FT.



DATE	REVISIONS	DESCRIPTION

THE CRUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 2807 POWDER SPRINGS ROAD
 MARIETTA, GA 30067
 PHONE: (770) 944-8933
 E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C08088 FILE: C08085-B.DWG
 FIELD SURVEY DATE: N/A SCALE: 1" = 50'
 PLAT DATE: 12/26/12



SURVEY REFERENCES

- LOT 5810 SURVEY FOR HENRY M. PUCKETT AND DANNE C. PUCKETT PREPARED BY HENRY E. BRYAN, JR. DATED 03/20/08 AND RECORDED IN PLAT BOOK 371, PAGE 58.
- PLAT OF SURVEY FOR HOWARD GOGGINS PREPARED BY DANIEL BAKER, PC SEALED BY GEORGE F. McLAUGHLIN III DATED 02/20/08.

SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.
 ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.
 THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE CONFIRMED BY THE CLIENT BEFORE ANY ADDITIONAL PERMITTING.

THERE IS A 25' NON-DISTURBANCE BUFFER (FROM WATER STREAMS) AND A 50' BUFFER (FROM WATER STREAMS) OR STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.
 THERE MAY BE UTILITIES SERVING THE PROPERTY THAT ARE NOT SHOWN.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS: COMMUNITY PANEL NO. 13087/00860 EFFECTIVE DATE: DECEMBER 13, 2009 THE MAP GRAPHICAL ZONE IS AS THE SUBJECT PROPERTY. THE CHARACTERISTICS OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD ZONE.

LEGEND

- CORNER IDENTIFICATION:**
 ● IR = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 ○ CORNER
 △ UNMONUMENTED CORNER
 ○ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — FENCE LINE
 RR = STEEL REINFORCING ROD
 OTP = OPEN TOP WATER PIPE
 CTP = CHIMPED TOP WATER PIPE
 PP = POWER POLE
 CL = CENTERLINE
 RW = RIGHT OF WAY
 LLL = LAND LOT LINE
 WATER MAINS
 OVERHEAD POWER LINES
 GAS MAINS
 SEWER MAIN
 NE = NOW OR FORMERLY OWNED BY
 NSAB = NAIL SET AT BASE
 NFAB = NAIL FOUND AT BASE
 D.B. = DEED BOOK
 RW MON. = CONCRETE RIGHT OF WAY MONUMENT

APPLICANT: Jason Rakestraw

PETITION NO.: _____

V-26

PHONE: 678-522-4449

DATE OF HEARING: _____

04-11-12

REPRESENTATIVE: Jason Rakestraw

PRESENT ZONING: _____

R-30

PHONE: 678-522-4449

TITLEHOLDER: Jessica Leigh Haney

LAND LOT(S): _____

449

PROPERTY LOCATION: At the southern

DISTRICT: _____

19

intersection of Macland Road and Macland Circle

SIZE OF TRACT: _____

2.5 acres

(5779 Macland Road).

COMMISSION DISTRICT: _____

1

TYPE OF VARIANCE: Allow an accessory structure (existing shed) to the side of the primary structure.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater impacts are anticipated for this existing structure.

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.

DESIGN GUIDELINES: This property is within the boundaries of the Macland Road Design Guidelines. However, the guidelines do not apply in this particular case. No further actions are required of the applicant.

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** _____

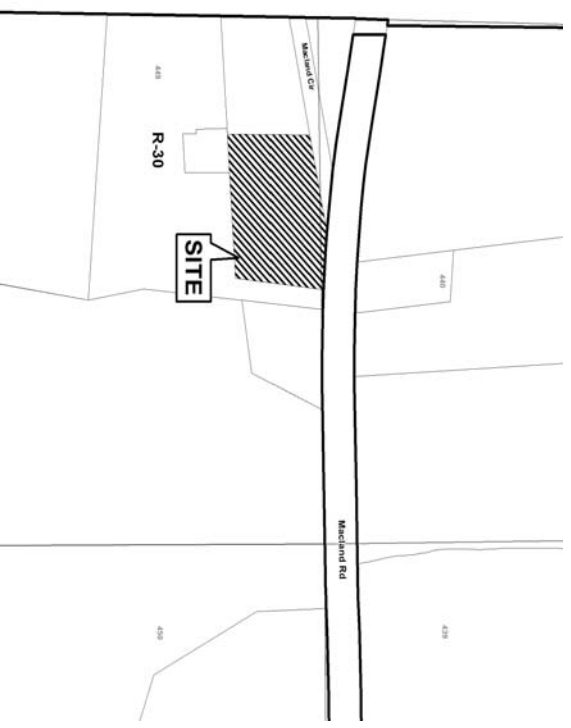
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

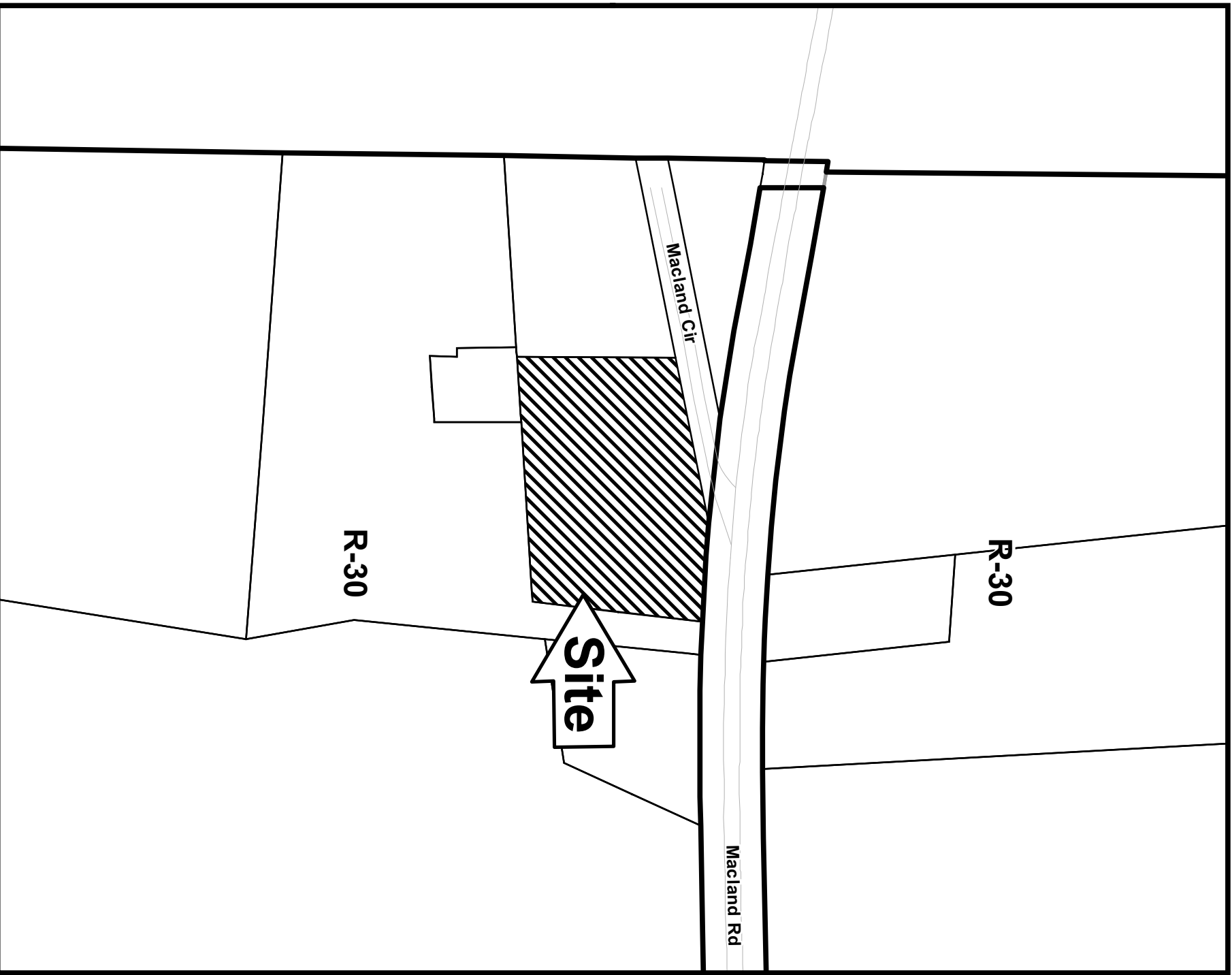
Fire Marshal Comments

Applicant Name: Jason Rakestraw

Petition Number: V-26

Date: 4/3/2012

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.



R-30

Macland Cir

Macland Rd

Site

R-30

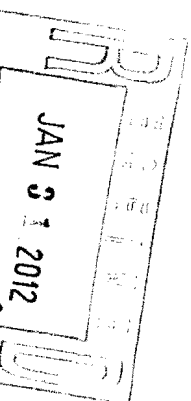
This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance

Cobb County



(type or print clearly)

Application No. V-26
 Hearing Date: 1-11-12

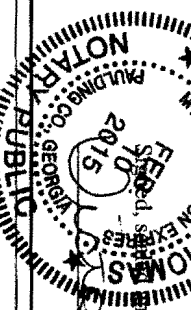
Applicant JASON PAVESKIS Phone # 678 522 4449 E-mail jason.paveskis@comcast.net

Address 1481 Hargrett Lane Cummin Rd GA 30101

Phone # 678 522 4449 E-mail jason.paveskis@comcast.net

[Signature]
 (representative's signature)

My commission expires: 02/10/2015

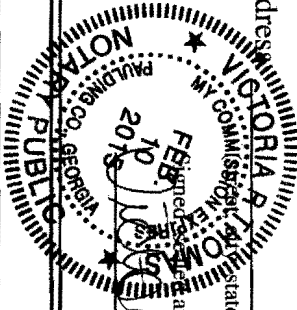


Notary Public

Titleholder JESSICA HAWLEY Phone # 770 920 2028 E-mail _____

Signature *[Signature]* Address _____ (state and zip code)
 (attach additional signatures, if needed)

My commission expires: 02/10/2015



Notary Public

Present Zoning of Property R-30

Location 5779 McCLAIN'S ROAD (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 449 B-2 District 19 Size of Tract 2.5 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 EXISTING SHED IS IN AN UN-COMFORTABLE
OF AN EXISTING RESERVE IS UNDEVELOPED AND UN-SECURED.
A VARIANCE IS NEEDED TO COMPLETE THIS PROJECT
WHICH IS AN EYE SORE.

List type of variance requested: SHED LOCATION VARIANCE
ALONG AN ACCESSORY STRUCTURE TO THE SIDE OF
THE PRIMARY STRUCTURE