

**GENERAL PLAT NOTES:**

1. THE FIELD DATA DATED 7-12-12 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 43,668 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 89,108 FEET. TOPCON GPT-3002 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

2. THIS PARCEL OF LAND IS NOT THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, PANEL 0191, MAP NUMBER 13067C0191G, DATED DECEMBER 16, 2008.

3. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

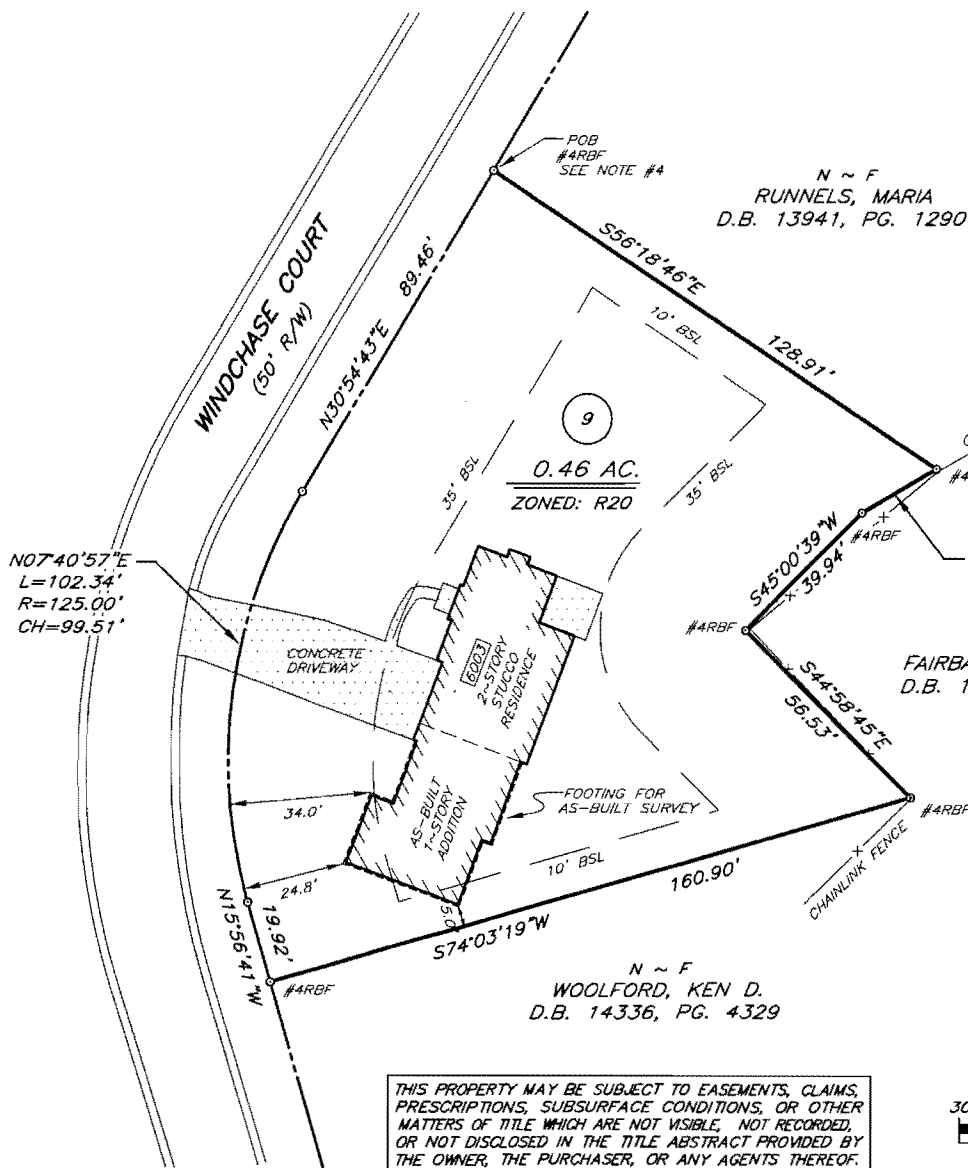
4. TO REACH THE POINT OF COMMENCEMENT FROM THE POINT OF BEGINNING, PROCEED NORTHEASTERLY ALONG THE SOUTHEASTERLY R/W OF WINDCHASE CT. 155.88' TO THE INTERSECTION OF THE SOUTHEASTERLY R/W OF WINDCHASE CT. AND THE SOUTHERLY R/W OF HUMPHRIES HILL ROAD. (RECORD TIE)

**REFERENCES:**

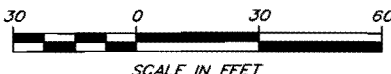
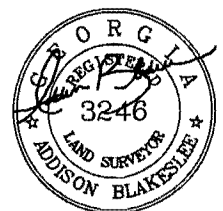
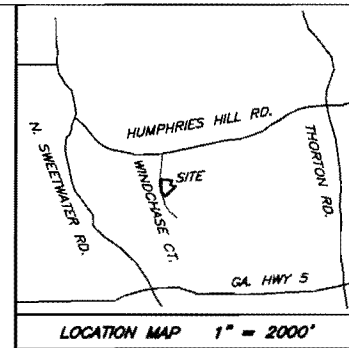
- D.B. 13975, PG. 448-449
- P.B. 124, PG. 39
- SITE PLAN BY AMBIT TECHNICAL SERVICES DATED 3-16-09

**LEGEND**

○	RBS- REINFORCING BAR SET W/ CAP
○	RBF- REINFORCING BAR FOUND
-X-	TYPE OF FENCE
⊙	M.H.- SANITARY SEWER MANHOLE
⬠	C.B.- CATCH BASIN
=====	C.M.P.- CORRUGATED METAL PIPE
▤	HW.-HEADWALL
POB	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



ASBUILT SURVEY FOR:  
**CARRIE A. BROWN**  
LOT 9, MAR-ELLA SUBDIVISION  
LAND LOT 133, 18TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

DATE: 7-14-12  
SCALE: 1"=10'  
DRAWN BY: **V-73 (2012) 67-A**  
JOB NUMBER: 2012040  
WMS-ASB DWS

**PRISTINE**  
LAND SERVICES  
Land Surveyors • Landscapes • Environmental  
4131 Bellingbrook Dr.  
Marietta, Georgia 30062  
Phone 404.879.0000  
www.pristineandservices.com





**APPLICANT:**           Carrie Brown          

**PETITION No.:**           V-73          

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Violation was discovered during Zoning Compliance Inspection.

**SITE PLAN REVIEW:** 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 and referencing 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:** Both the existing house and the proposed addition drain naturally to the street. No adverse stormwater management issues are anticipated.

**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:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict (Austell water service area).

**SEWER:** No conflict (Austell sewer service area).

**APPLICANT:** Carrie Brown

**PETITION No.:** V-73

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**FIRE DEPARTMENT:** 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-73

Austell

Humphries Hill Rd

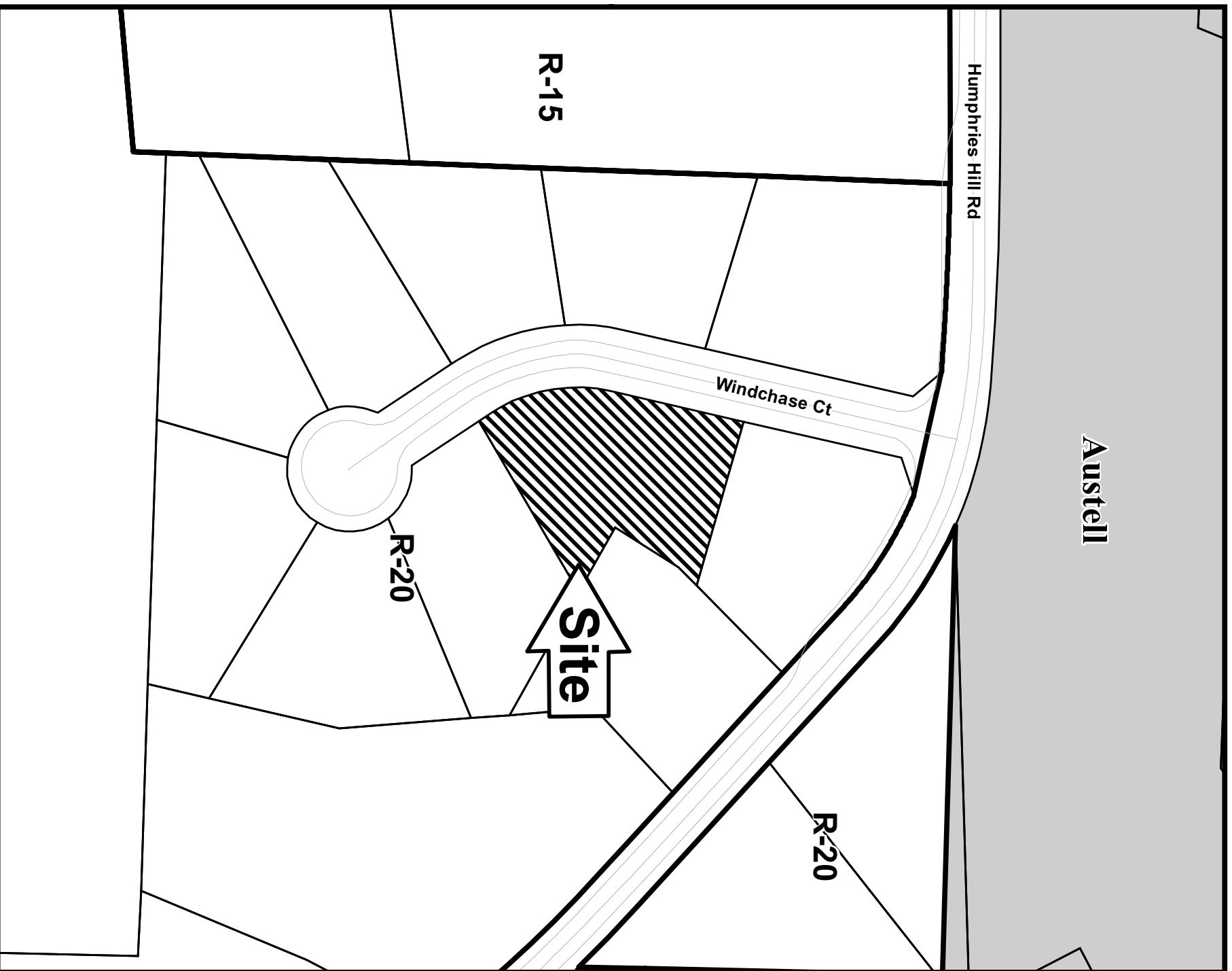
Windchase Ct

R-20

R-15

R-20

Site



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



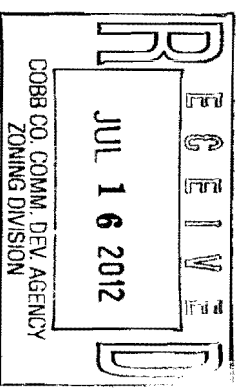
City Boundary



Zoning Boundary

# Application for Variance

## Cobb County



(type or print clearly)  
 Application No. V-73  
 Hearing Date: 9-12-12

Applicant Lacie Brown Phone # 404-234-8301 E-mail williebrown@bellsouth.net  
Benny Bryant Address 3695 E Cascade Rd # 1137 Atlanta GA  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-394-1924 E-mail bennybryant@choiceconstructionllc.com  
(representative's signature)

My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of: \_\_\_\_\_  
 Notary Public

Titleholder Lacie Brown PO Willie Brown # 404-234-8301 E-mail williebrown@bellsouth.net

Signature Willie B. Brown Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Jeffrey John Roden  
 Notary Public, Fulton County, Georgia  
 My commission expires December 26, 2014  
[Signature] Signed, sealed and delivered in presence of: \_\_\_\_\_  
 Notary Public

Present Zoning of Property R20

Location 6003 Windchase Court Austell GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 9 District 18th Size of Tract .46 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 1/2 Acre Shape of Property Irregular Topography of Property Flat 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.

The as built addition was built by the guidelines for the Office of Veterans Affairs. The project is being completed for a 100% disabled veteran that has been stuck up stairs in the existing home. The new addition was designed so that she can reside on the first level. The setbacks were violated without knowledge of contractor until zoning inspection. The veteran needs to be cared for on the first level.  
 List type of variance requested:  
Reduce side yard (right) from 10 feet to 5 feet and front yard (right) to 24.8 feet.