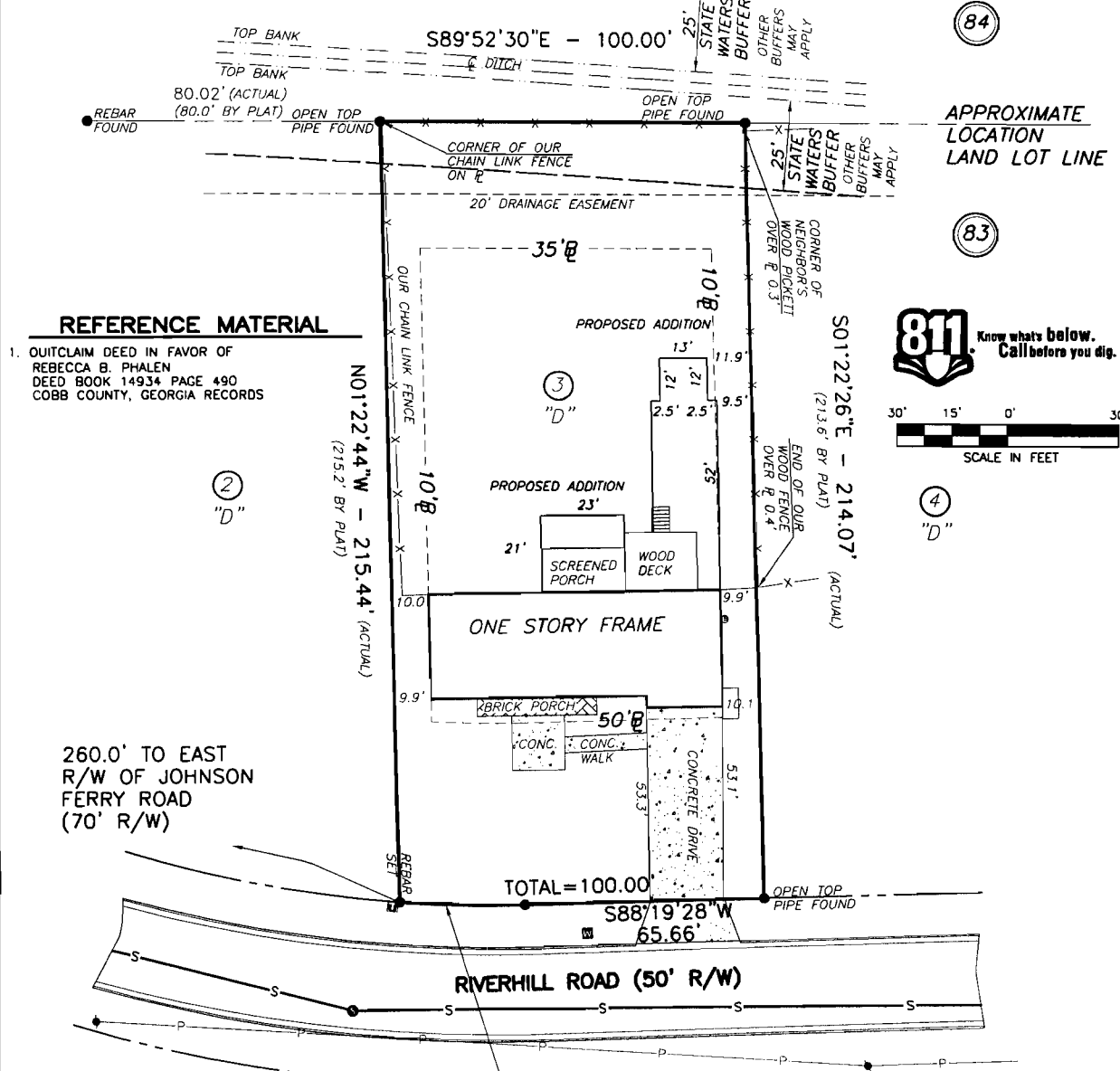
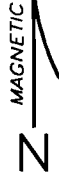


**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT IN 10,000+ FEET, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS. R-20, COBB COUNTY, GA
7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
8. THIS PLAT NOT INTENDED FOR RECORDING.



**REFERENCE MATERIAL**

1. QUITCLAIM DEED IN FAVOR OF REBECCA B. PHALEN DEED BOOK 14934 PAGE 490 COBB COUNTY, GEORGIA RECORDS

**811** Know what's below. Call before you dig.

SCALE IN FEET

TOTAL AREA= 0.494± ACRES OR 21,534± SQ. FT.

A=34.34', R=333.10'  
CHD=N88°43'19"W  
34.32'

4833 RIVERHILL ROAD MARIETTA, GEORGIA

**McLUNG SURVEYING SERVICES, INC.**

4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (770) 434-3383

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plot is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 8-28-12. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles Georgia RLS #2646 Member SAMSOG

REV: 8-28-12

JOB#232257

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

PROPERTY OF WILLIAM PHALEN

LOT 3, BLOCK "D", UNIT TWO RIVERHILL

LAND LOT 83 DISTRICT 1ST SECTION 2ND COUNTY COBB GEORGIA

PLAT PREPARED: 8-24-12 FIELD: 8-20-12 SCALE: 1"=30'

PG 47  
PG 10  
DB  
PG

**APPLICANT:** Rebecca B. Phalen

**PETITION No.:** V-88

**PHONE:** 404-323-0162

**DATE OF HEARING:** 11-14-12

**REPRESENTATIVE:** Rebecca B. Phalen

**PRESENT ZONING:** R-20

**PHONE:** 404-323-0162

**LAND LOT(S):** 83

**TITLEHOLDER:** Rebecca B. Phalen

**DISTRICT:** 1

**PROPERTY LOCATION:** On the north side of Riverhill Road, east of Johnson Ferry Road (4833 Riverhill Road).

**SIZE OF TRACT:** 0.494 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback (existing footprint on western side) from the required 10 feet to 9 feet; and 2) waive the side setback (proposed rear addition to the eastern side) from the required 10 feet to 8 feet.

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

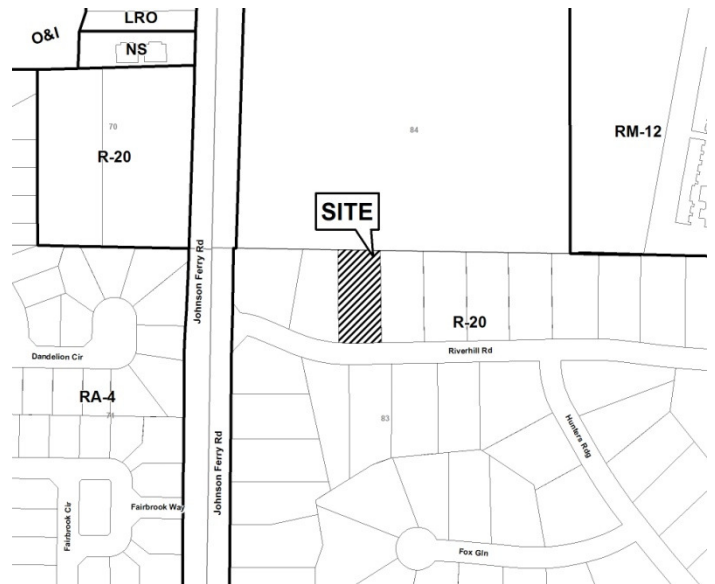
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Rebecca B. Phalen

**PETITION No.:** V-88

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**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:** No adverse stormwater management impacts are anticipated. The rear yard drains to an existing drainage easement at the rear of the parcel.

**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.

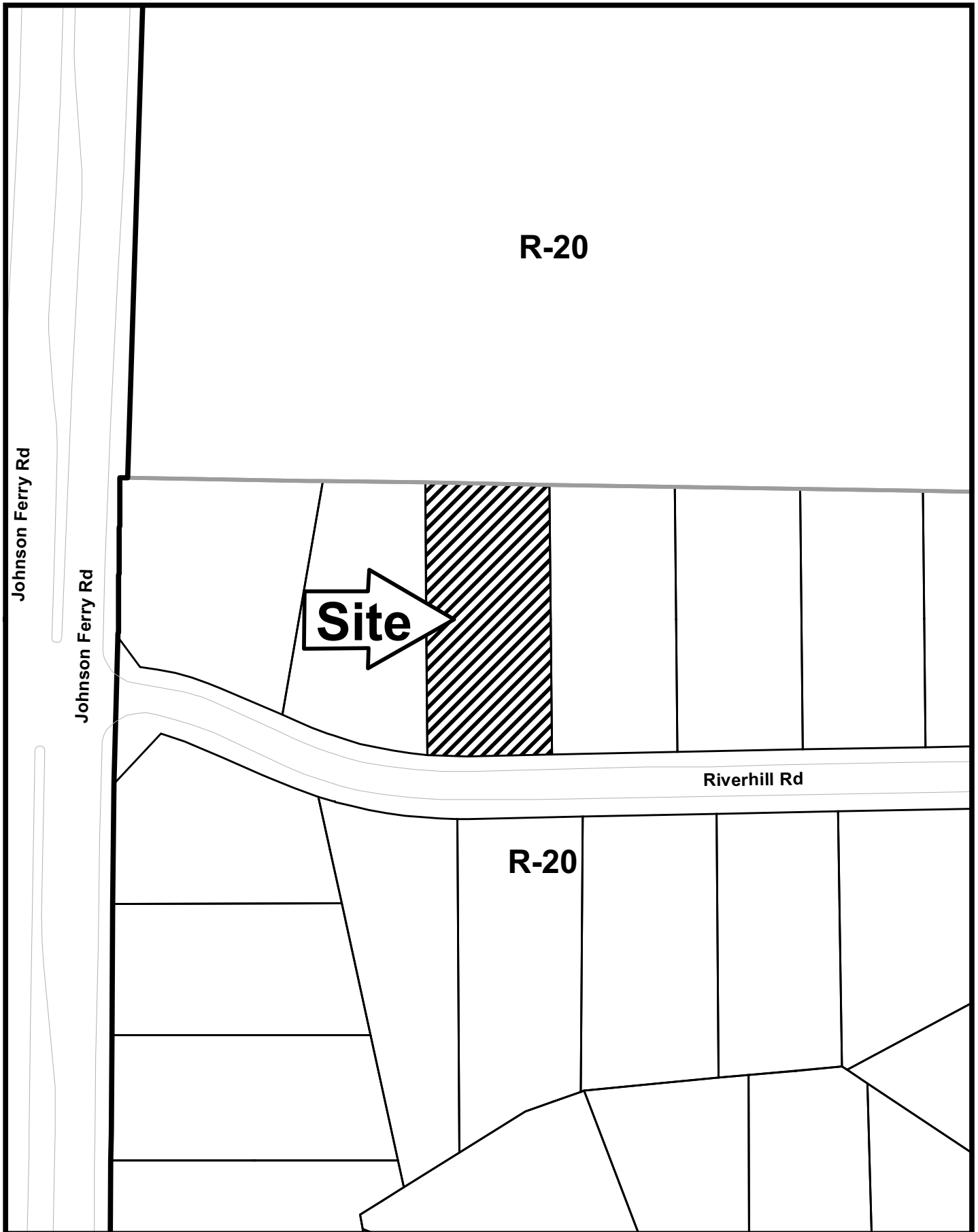
**SEWER:** No conflict.

**APPLICANT:** Rebecca B. Phalen                      **PETITION No.:** V-88

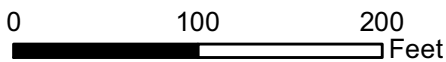
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-88



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

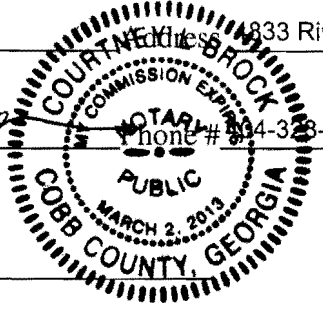
(type or print clearly)

Application No. V-68  
Hearing Date: 11-14-12

Applicant Rebecca B. Phalen Phone # 404-323-0162 E-mail rebecca@rebeccaphalen.com

Rebecca B. Phalen Phone # 404-323-0162 E-mail rebecca@rebeccaphalen.com  
(representative's name, printed) (street, city, state and zip code)

Rebecca B. Phalen Phone # 404-323-0162 E-mail rebecca@rebeccaphalen.com  
(representative's signature)

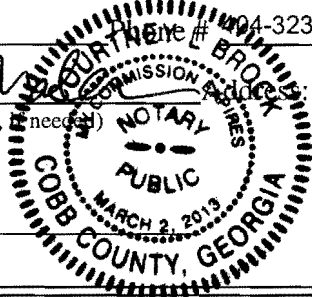


Signed, sealed and delivered in presence of:  
C. Brock  
Notary Public

My commission expires: \_\_\_\_\_

Titleholder Rebecca B. Phalen Phone # 404-323-0162 E-mail rebecca@rebeccaphalen.com

Signature Rebecca B. Phalen Phone # 404-323-0162 E-mail rebecca@rebeccaphalen.com  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
C. Brock  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-20

Location 4833 Riverhill Road, Marietta, Georgia 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 83 District 1st Size of Tract 0.494 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.

If the setback is not changed, then the proposed addition would have to be offset from the original building, creating a visually unappealing addition, which may be viewed from the road. Because the house extends to both side-setback lines, there is no other location to place the proposed addition where it could tie into the main living area of the house on the same level, a critical issue when designing for a multigenerational family. We are not seeking to widen the house from its original design, only to build straight back from what was originally built in 1970. The addition is to serve as a suite for my father-in-law with universal-design elements, and designed by an architect in the neighborhood and to be built by a contractor in the neighborhood. It will only be used for living space.

List type of variance requested: We are requesting a variance to waive the side-setback line along the east property line from the required 10 feet to 8 feet. Currently, the back right corner is approx. 0.1 foot over the 10' side-setback line. The proposed in-law suite addition will extend directly off the back right corner of the house such that the sight line from the street would be uninterrupted. Due to the shape of the property line, the back right corner of the addition will extend 0.5' over the side-set back line. (We are requesting a 2-foot variance in the event that the set-back line is measured from the addition's eaves, which will extend an additional 12" -15".)