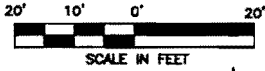
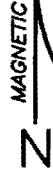
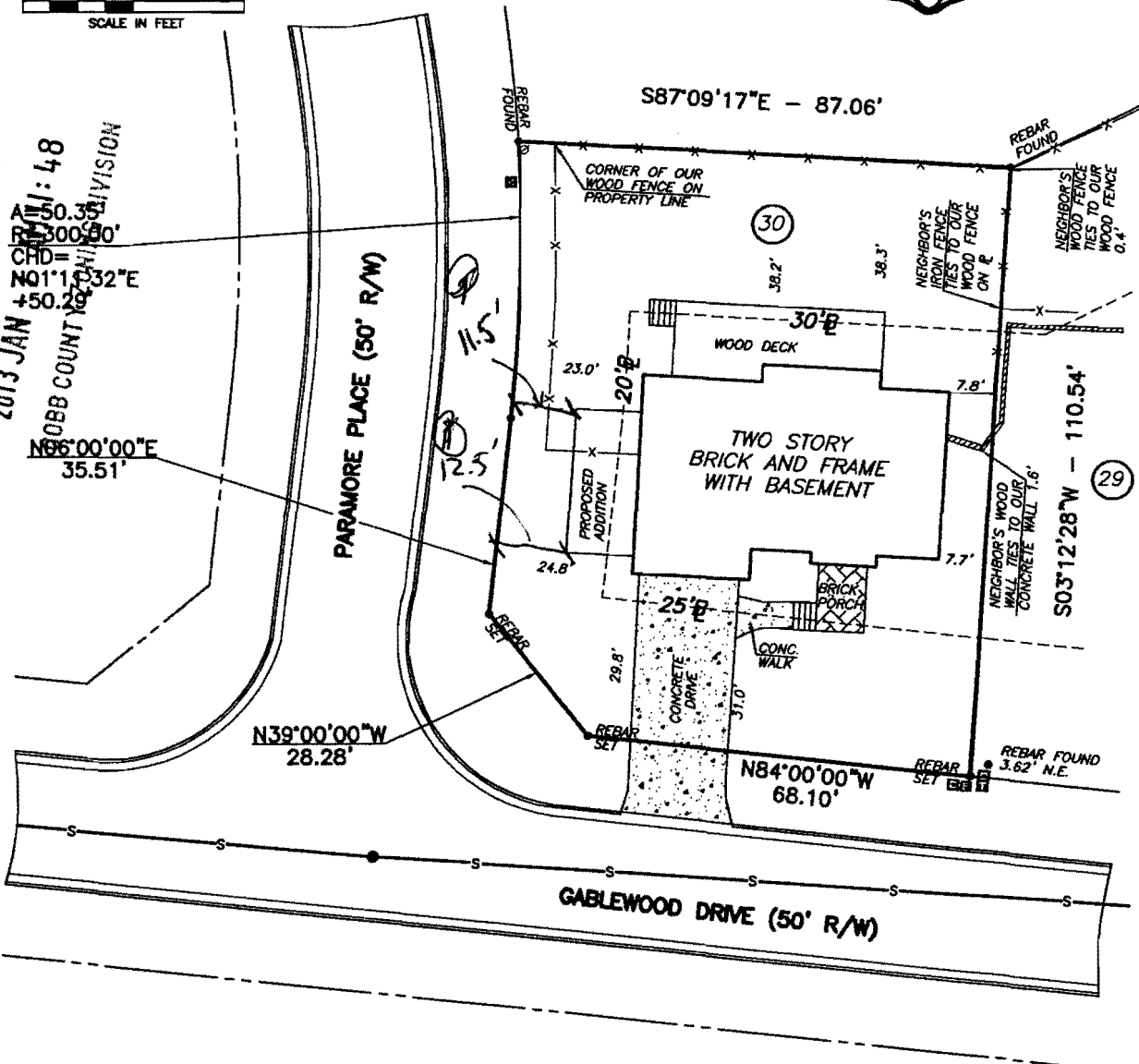


SURVEY NOTES

- 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.
- 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.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT BIND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, 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.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT NOT INTENDED FOR RECORDING.



COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 JAN
 COBB COUNTY GEORGIA
 DIVISION
 A=50.33
 R=300.80
 CHD=
 N01°10'32"E
 +50.26
 N96°00'00"E
 35.51'



REFERENCE MATERIAL

- QUIT CLAIM DEED IN FAVOR OF MATTHIAS LIEBICH AND JENNIFER ANN LIEBICH DEED BOOK 13935 PAGE 2747-2748 COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.209± ACRES
 OR 9,112± SQ. FT.
 2413 GABLEWOOD DRIVE
 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 plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Notes L.S. #2646 on 1-7-13. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Notes
 Georgia RLS #2646
 Member SAMSOG
 JOB#232989

LEGEND	
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
☉	POWER POLE
⊙	LIGHT POLE
⊕	POWER METER
⊖	POWER BOX
⊗	AIR CONDITION
⊘	TELEPHONE BOX
⊙	GAS METER
⊖	CABLE BOX
⊕	WATER METER
⊖	WATER VALVE
⊕	JUNCTION BOX
⊖	DROP INLET
⊕	SANITARY SEWER MANHOLE

PROPERTY OF
MATTHIAS LIEBICH
JENNIFER ANN LIEBICH

LOT 30
ORCHARD GROVE

LAND LOT 744
 DISTRICT 16TH. SECTION 2ND
 COUNTY COBB
 GEORGIA

PLAT PREPARED: 1-7-13
 FIELD: 1-4-13 SCALE: 1"=20'

PG 194
 DB 16
 47-50
 20

on 11"x17" PAPER

APPLICANT: Matthias Liebich

PETITION No.: V-26

PHONE: 770-321-0331

DATE OF HEARING: 02-13-13

REPRESENTATIVE: Timothy Piendel

PRESENT ZONING: R-12

PHONE: 678-352-1035

LAND LOT(S): 744

TITLEHOLDER: Matthias and Jennifer Ann Liebich

DISTRICT: 16

PROPERTY LOCATION: At the northeast corner of Gablewood Drive and Paramore Place (2413 Gablewood Drive).

SIZE OF TRACT: 0.209 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the major side setback from the required 20 feet to 11.5 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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: The proposed addition and expanded driveway will still allow the lot to meet the 35% impervious coverage limit.

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.

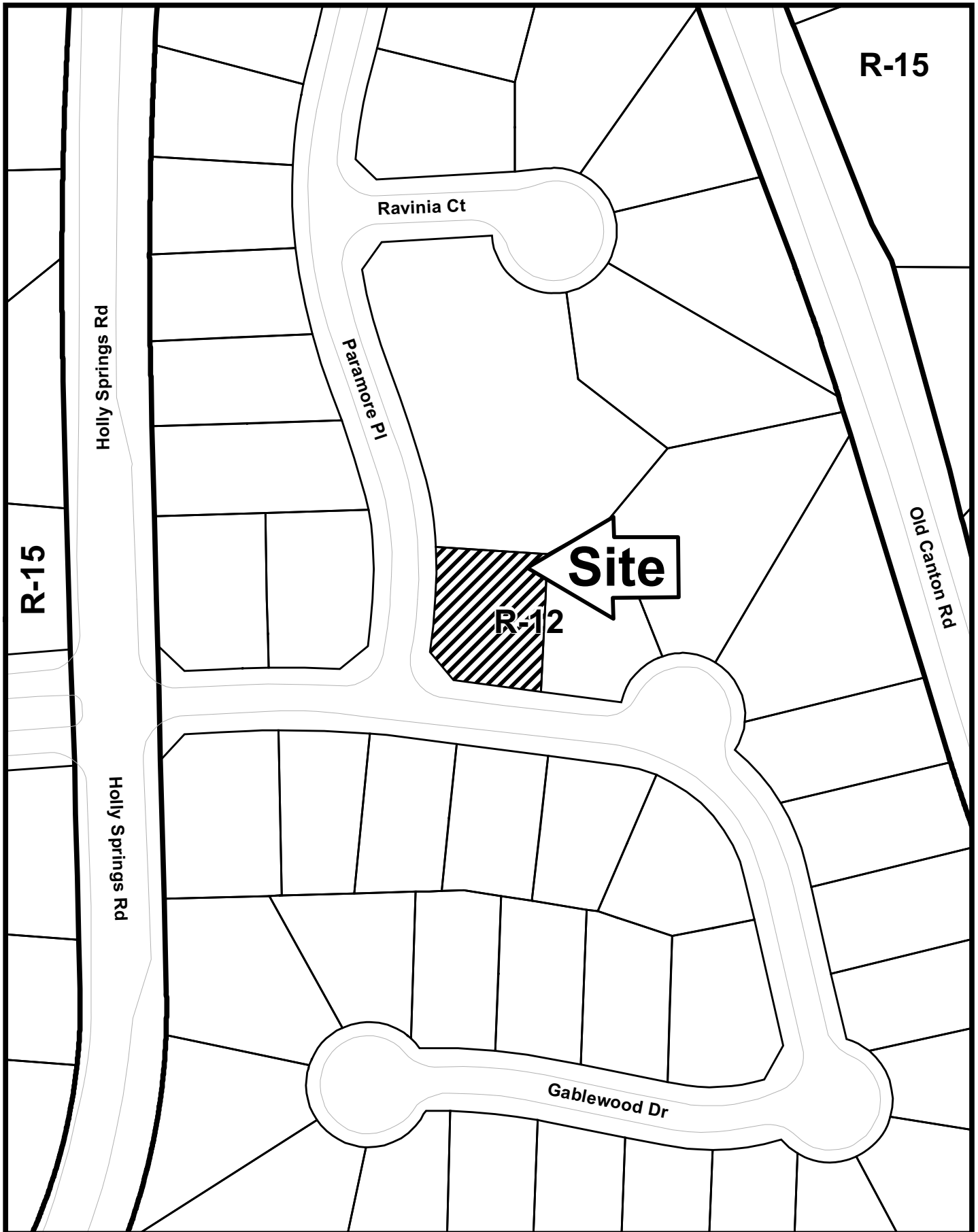
WATER: No conflict.

SEWER: No conflict.

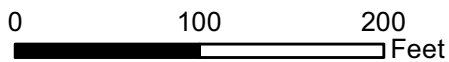
APPLICANT: Matthias Liebich **PETITION No.:** V-26



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-26



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance Cobb County

2013 JAN -7 AM 11:47

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-26
Hearing Date: 2/13/13

Applicant MATTHIAS LIEBICH Phone # 770.321.0331 E-mail m.liebich@live.com

TIMOTHY PIESOZEL Address 2413 GABLEWOOD DRIVE, MARIETTA, GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.352.1055 E-mail tim@greathouse-atl.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: June 12, 2016

[Signature]
Notary Public

Titleholder MATTHIAS LIEBICH Phone # 770.321.0331 E-mail m.liebich@live.com

Signature [Signature] Address: 2413 GABLEWOOD DR, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

[Signature]
My commission expires: June 12, 2016

Signed, sealed and delivered in presence of:

[Signature]
LANDAVERDE KELLY
NOTARY PUBLIC
Whitfield County
State of Georgia
My Comm. Expires June 12, 2016

Present Zoning of Property R-12

Location 2413 GABLEWOOD DRIVE, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 16 Size of Tract 0.25 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.

~~We are in the process of a two phase project that includes renovating several portions of our home. We have already had the project approved by the HOA, permitted the interior phase, moved out and begun the interior phase of construction. We are currently in temporary housing while the project is being completed. In order to complete the project, we need to permit the exterior phase which is adding a pantry, closet, and third car garage to the left of our home.~~

List type of variance requested: _____

~~We would like to add to the left of our home an addition measuring 12 feet wide and 26 feet deep. This would encroach upon the left setback by approximately 8 feet.~~