

PLAT OF SURVEY FOR

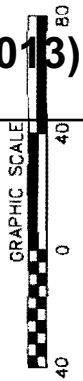
KIMBERLEY M. GRANT

LOCATED IN LAND LOT 105, 20TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
BEING LOT 24, CLUBSIDE
RECORDED IN PLAT BOOK 183, PAGE 93
3477 CLUBSIDE LANE

AREA = 0.441 ACRES
19,227 SQ. FT.

ZONING NOTES
PROPERTY ZONED: RA-5
BUILDING SETBACKS:
FRONT - 20'
SIDE - 5'
REAR - 40'

V-27 (2013)



DATE	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 843-9503
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C05183 FILE: CSL0721.DWG
FIELD SURVEY DATE: 12/18/12
PLAT DATE: 12/27/12 SCALE: 1" = 40'



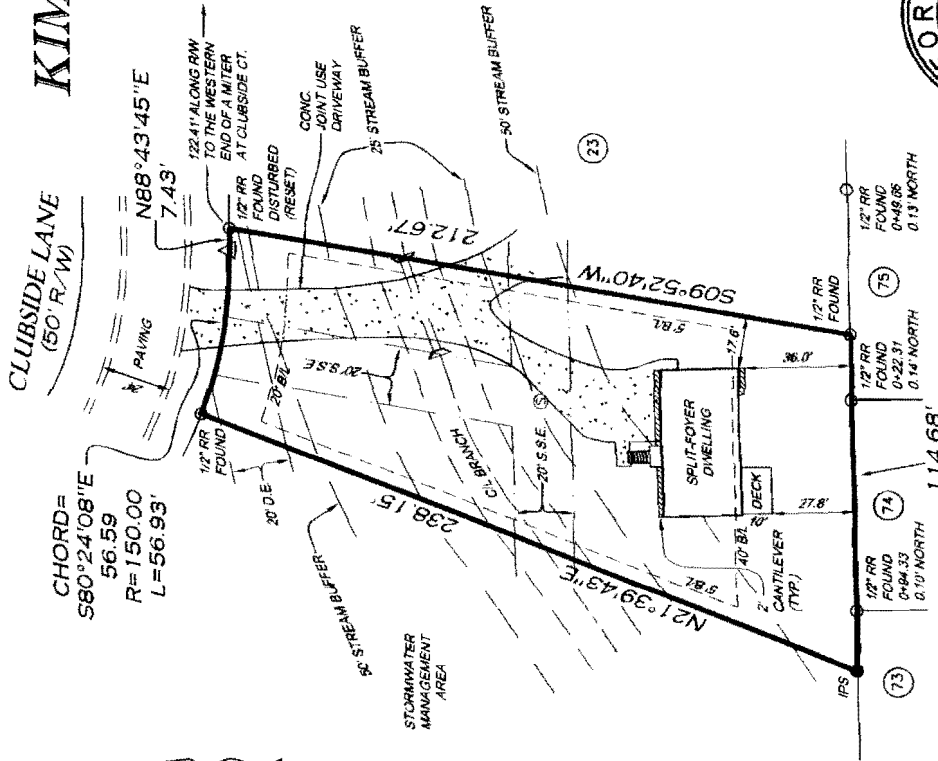
- LEGEND**
- CORNER MONUMENTATION:
 - IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER FOUND
 - △ UNMONUMENTED CORNER
 - ⊙ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X — FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTP = OPEN TOP WATER PIPE
 - CTP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDINGLINE
 - R/W = RIGHT OF WAY
 - L.L.L. = LAND LOT LINE
 - WATER MAINS = W
 - OVERHEAD POWER LINES = W-E
 - GAS MAINS = G
 - SANITARY SEWER MAIN = S
 - N.F. = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE
 - NFAB = NAIL FOUND AT BASE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - R/W MON. = CONCRETE RIGHT OF WAY MONUMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT

TECHNICAL DATA
ALL LOCATIONS WERE TAKEN FROM A SINGLE INSTRUMENT POSITION AND NO CLOSURE WAS PERFORMED AT THIS TIME.
EQUIPMENT: TOPCON: GPT-3005
PLAT PRECISION: 1/180/763

SURVEY NOTES:
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/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.

STREAM BUFFER NOTE
THERE IS A 25' NON-DISTURBANCE BUFFER (WHEN WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THESE MAY BE ENHANCED BY BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEARING ANY DISTURBANCE NEAR THESE AREAS.

FLOOD STATEMENT:
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0016G EFFECTIVE DATE: DECEMBER 16, 2009 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" AN AREA ABOVE THE 100-YEAR FLOOD PLAIN



2013 JAN -4 PM 3:17
COBB COUNTY ZONING DIVISION
21/2/21

COBB COUNTY GEORGIA
FILED IN OFFICE

APPLICANT: Kimberley Grant

PETITION No.:

V-27

PHONE: 404-354-7702

DATE OF HEARING:

03-13-13

REPRESENTATIVE: Thomas Ingram

PRESENT ZONING:

RA-5

PHONE: 770-514-7019

LAND LOT(S):

105

TITLEHOLDER: Kimberley M. Grant

DISTRICT:

20

PROPERTY LOCATION: On the south side of

SIZE OF TRACT:

0.441 acre

Clubside Lane, south of Fowler Road

COMMISSION DISTRICT: 1

(3477 Clubside Lane).

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 27.8 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Kimberley Grant

PETITION No.:

V-27

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 or letter of completion 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 from this setback reduction. The existing stream buffer that crosses the front portion of this lot forces the house to be located at the very rear of the lot.

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.

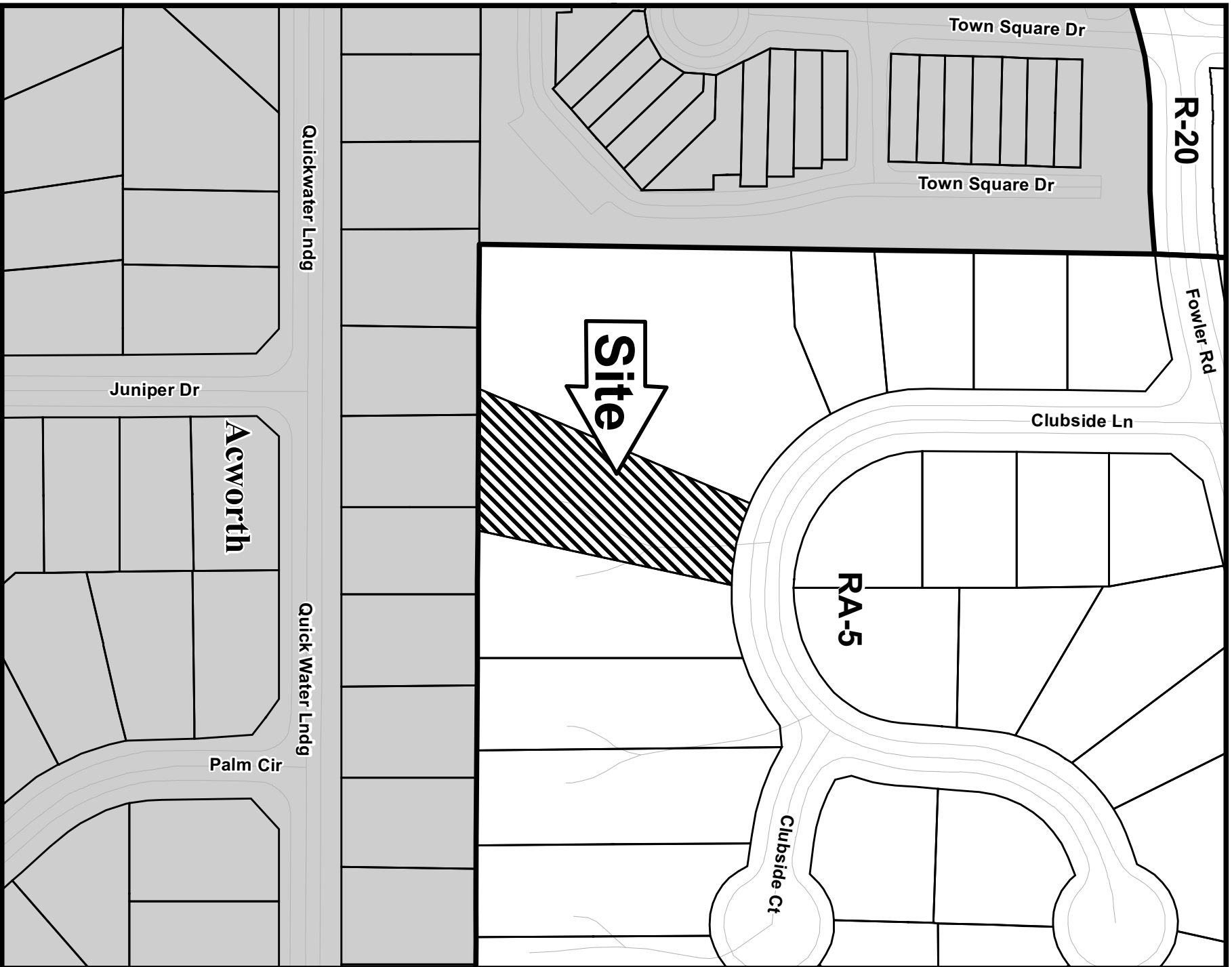
WATER: No conflict.

SEWER: No conflict. The proposed variance does not encroach upon either the existing sewer easement nor the required 10 foot easement setback.

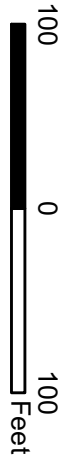
APPLICANT: Kimberley Grant

PETITION No.: V-27

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.



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

2013 JAN -4 PM 3: 16
 COBB COUNTY ZONING DIVISION
 (type or print clearly)
 Application No. 1-287
 Hearing Date: 3/13/13

Applicant KIMBERLEY GRANT Phone # 404-354-7762 E-mail _____

THOMAS TALGRAM Address 2031 RAKER CT. KENNESAW GA 30144
 (representative's name, printed) (street, city, state and zip code)

Thomas Talgram Phone # 770-514-7019 E-mail _____
 (representative's signature)

My commission expires: 3-1-14 Signed, sealed and delivered in presence of: _____
 Notary Public

Titleholder KIMBERLEY GRANT Phone # 404-354-7762 E-mail _____

Signature Kimberley Grant Address 3477 CURSIDE LN, KENNESAW, GA 30144
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-1-14 Signed, sealed and delivered in presence of: _____
 Notary Public

Present Zoning of Property RESIDENTIAL RA-5

Location 3477 CURSIDE LN, KENNESAW, GA 30144
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 105 District 2D Size of Tract _____ 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.

WITH STORMWATER MANAGEMENT PROPERTY NEXT TO KIMBERLEY'S PROPERTY, IT MAKES IT IMPOSSIBLE TO USE OR SIT OUTSIDE ON HER REAR DECK WITHOUT BEING PUNISHED BY BILLS

List type of variance requested: REAR PROPERTY SETBACK TO ALLOW A SUNROOM TO BE BUILT ON DECK. REDUCE REAR SETBACK FROM 40' TO 27.8"