

LEGEND:

- BSL BUILDING SETBACK LINE
- C.B. CATCH BASIN
- C/L CENTERLINE
- C.M.F. CONCRETE MONUMENT FOUND
- C.M.P. CORRUGATED METAL PIPE
- C.T.F. CRIMPED-TOP PIPE FOUND
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- E.O.P. EDGE OF PAVEMENT
- G.I. GRATE INLET
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET
- J.B. JUNCTION BOX
- L.L.L. LAND LOT LINE
- OTF. OPEN TOP PIPE FOUND
- P.B. PLAT BOOK
- PP. POWER POLE
- PL. PROPERTY LINE
- RBF. REBAR FOUND
- R/W. RIGHT OF WAY
- R.C.P. REINFORCED CONCRETE PIPE
- U.G.E. UNDERGROUND ELECTRIC
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.M.H. SEWER MANHOLE
- S.S.E. SANITARY SEWER EASEMENT
- Y.I. YARD INLET

V-66 (2013)

N/F
 SYNOPSIS TRUST COMPANY AND KYLE J VERNON JR
 AND SUCCESSOR CO TRUSTEES LASCELLES TRUST

CURRENT ZONING

SUBJECT PROPERTY CURRENTLY ZONED "PRD"
 PER COBB COUNTY ONLINE ZONING MAP
 BUILDING SETBACKS: (PER PLAT)
 FRONT: 25 FEET
 SIDE: 5 FEET
 REAR: 30 FEET

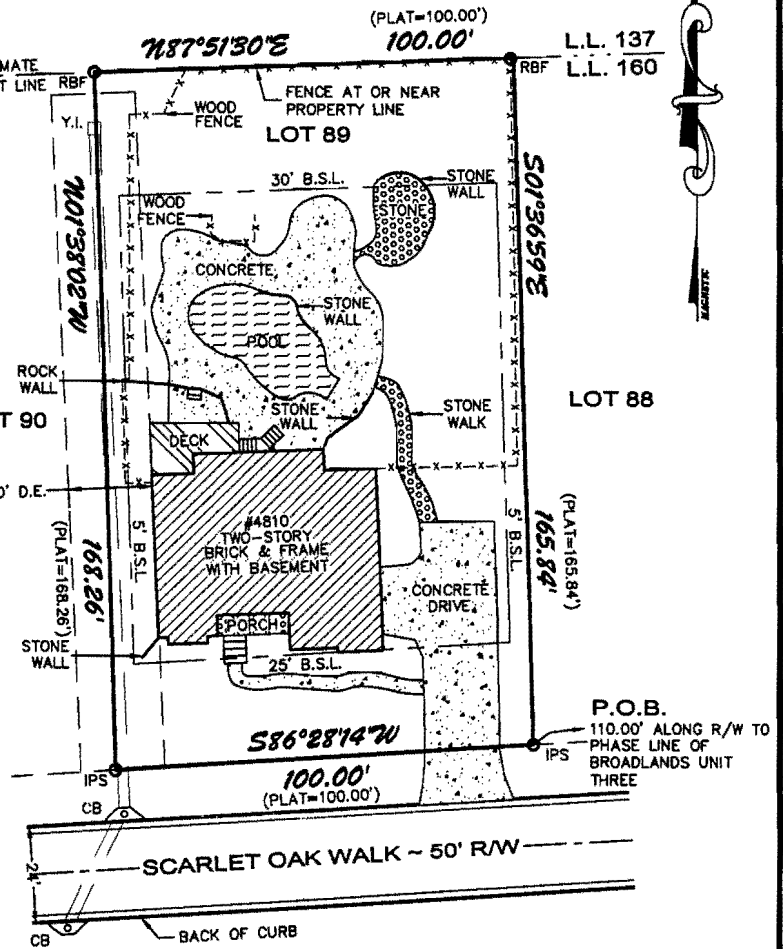
FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13087C00087 G - EFFECTIVE DATE OF DEC 16, 2008. ZONE "X", AS DESCRIBED BY SAID MAP AS "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN".

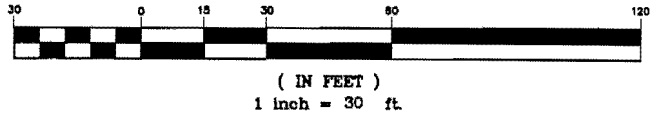
GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.



GRAPHIC SCALE



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

Brendan R. Blake
 BRENDAN R. BLAKE, P.L.S.
 GEORGIA LAND SURVEYOR #2375

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 APR -5 PM 2:28
 COBB COUNTY ZONING DIVISION

JOB NUMBER: 13-059	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:				DATE 03-14-2013
	MICHAEL AND TAMARA CORBRIDGE				SCALE 1" = 30'
	LAND LOT 160	19th DISTRICT	2nd SECTION	UNIT 5	COBB COUNTY, GEORGIA
	SUBDIVISION BROADLANDS				
	LOT 89	BLOCK			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED					
REFERENCE: PLAT BOOK 221, PAGE 99 DEED BOOK 14999, PAGE 6464		PLOTTED BY:			
BLAKE ENGINEERING & LAND SURVEYING P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547 TELEPHONE (678) 293-5505 FAX (678) 293-5655					

APPLICANT: Malian Corbridge

PETITION No.: V-66

PHONE: 770-222-5240

DATE OF HEARING: 06-12-13

REPRESENTATIVE: Malian Tamara Corbridge

PRESENT ZONING: PRD

PHONE: 404-579-3531

LAND LOT(S): 160

TITLEHOLDER: Michael Corbridge and Malian T. Corbridge

DISTRICT: 19

PROPERTY LOCATION: On the north side of Scarlet Oak Walk, west of Magnolia Springs Trace (4810 Scarlet Oak Walk).

SIZE OF TRACT: 0.38 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 39.8%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Malian Corbridge **PETITION No.:** V-66

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: Based on the County’s GIS orthophotography, these improvements have been in place since 2008. The rear yard drains to an existing drainage easement along the western property line. No apparent adverse stormwater management impacts were observed.

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.

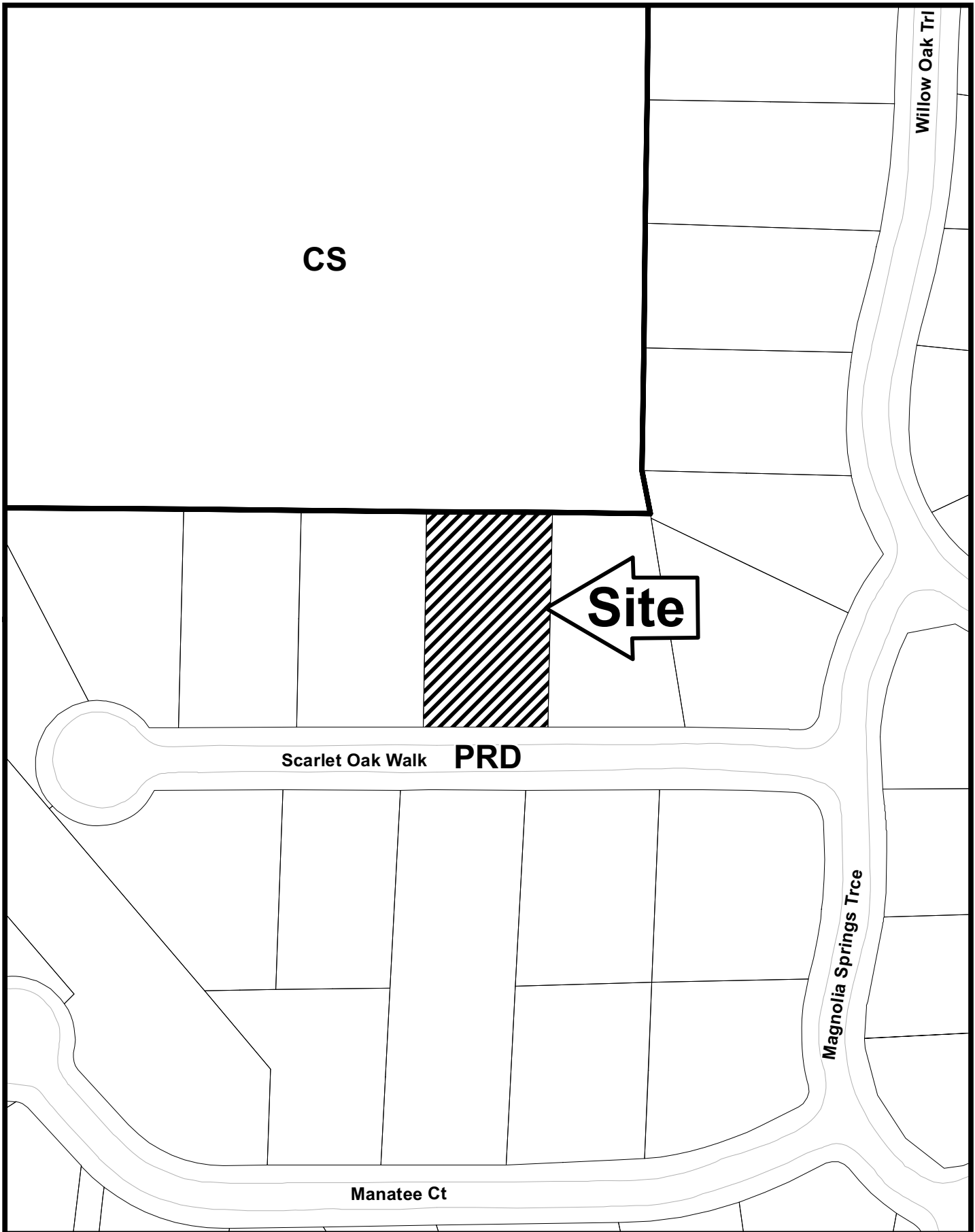
WATER: No conflict.

SEWER: No conflict.

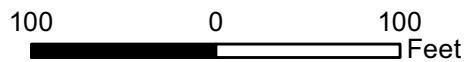
APPLICANT: Malian Corbridge **PETITION No.:** V-66

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-66



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



-  City Boundary
-  Zoning Boundary

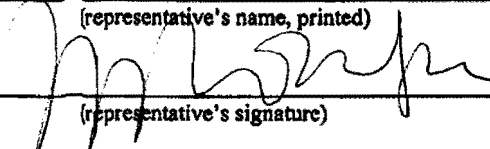
Application for Variance Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

(type or print clearly)

Application No. V-66
Hearing Date: 6/12/13

2013 APR 5 PM 2:25
COBB COUNTY ZONING DIVISION
Application Michael Corbridge Phone # 770-222-5240 E-mail michael.corbridge@delta.com

Tamara Corbridge Address 4810 Scarlet Oak Walk
(representative's name, printed) (street, city, state and zip code) Powder Springs GA 30127
 Phone # 404-579-3531 E-mail corbridge5240@bellsouth.net
(representative's signature)

Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2016

Signed, sealed and delivered in presence of:

My commission expires: _____

Carolyn Perry
Notary Public

Titleholder Michael & Malian Corbridge Phone # 770-222-5240 E-mail michael.corbridge@delta.com

Signature Michael Corbridge Address: 4810 Scarlet Oak Walk, Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 9, 2014

Signed, sealed and delivered in presence of:

Lestie C. Bell
Notary Public
Lestie C. Bell - Cobb County

Present Zoning of Property Planned Residential Development (PRD)

Location 4810 Scarlet Oak Walk, Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 19 Size of Tract .383 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 applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The impervious surface area was approximately 39.8% when I purchased the property in October 2012. I would need to destroy my driveway or patio to meet the zoning ordinance.

List type of variance requested: Request Variance to maximum impervious surface area of 35% to match current impervious surface area of 39.8%.