

V-95 (2013)

GRUBBS - LAND SURVEYOR

52

RECEIVED
 JUN - 4 2013
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

October Court

50' R/W
24' Pavement



52A

25' BL
20' DE
29.1'

S58°37'27"E
82.00'

Two Story
Stucco & Frame
#2305

30' BL

N31°41'11"E
106.95'

137.66' To R/W
November Glen Drive
50' R/W

Drop Inlet

Pavillion

20' DE

Concrete Drive

43A

N61°19'29"W

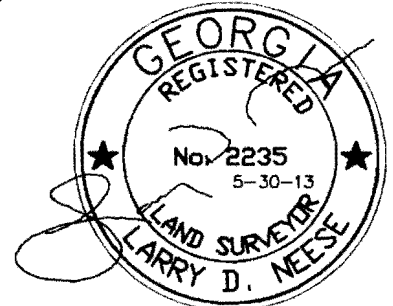
50A

82.31'

Area
8,502.1 Sq. Ft.

0.195 Acres

44A



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

THIS PROPERTY (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0028G

DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,423 FEET AND AN ANGULAR ERROR OF 2" 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 143,875 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:

Phil Chatham

| | |
|-------------------------------|----------------|
| LOT 51A | BLOCK |
| Quail Pointe Unit II Phase II | |
| PLAT BOOK 129 | PAGE 23 |
| LAND LOT 15 | |
| DISTRICT 20th | SECTION 2nd |
| COUNTY COBB | STATE GEORGIA |
| DATE May 30, 2013 | REVISED |
| SCALE: 1 = 30' | JOB NO. 130050 |

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Calvin W. Grubbs

PETITION No.: V-95

PHONE: 770-975-5737

DATE OF HEARING: 08-14-13

REPRESENTATIVE: Philip E. Chatham

PRESENT ZONING: RA-4

PHONE: 770-975-5737

LAND LOT(S): 15

TITLEHOLDER: Calvin W. Grubbs and Lillian D. Grubbs

DISTRICT: 20

PROPERTY LOCATION: On the south side of October Court, west of November Glen Drive (2305 October Court).

SIZE OF TRACT: 0.195 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing 96 square foot shed) to be located to the side of the principal building; 2) waive the side setback for an accessory structure under 144 square feet (existing 96 square foot shed) from the required 5 feet to 0.7 feet; 3) waive the rear setback for an accessory structure under 650 square feet (existing 150 square foot pavilion) from the required 30 feet to 25 feet; and 4) increase the maximum allowable impervious surface from 40% to 41.6%.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Calvin W. Grubbs

PETITION No.: V-95

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 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 shed and the partially built storage buildings are located within recorded drainage easements. Both of these easements contain stormwater pipe infrastructure that cannot be maintained with these structures in place. Since the concrete block storage buildings are within the sanitary sewer easement as well, these buildings should be removed.

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.

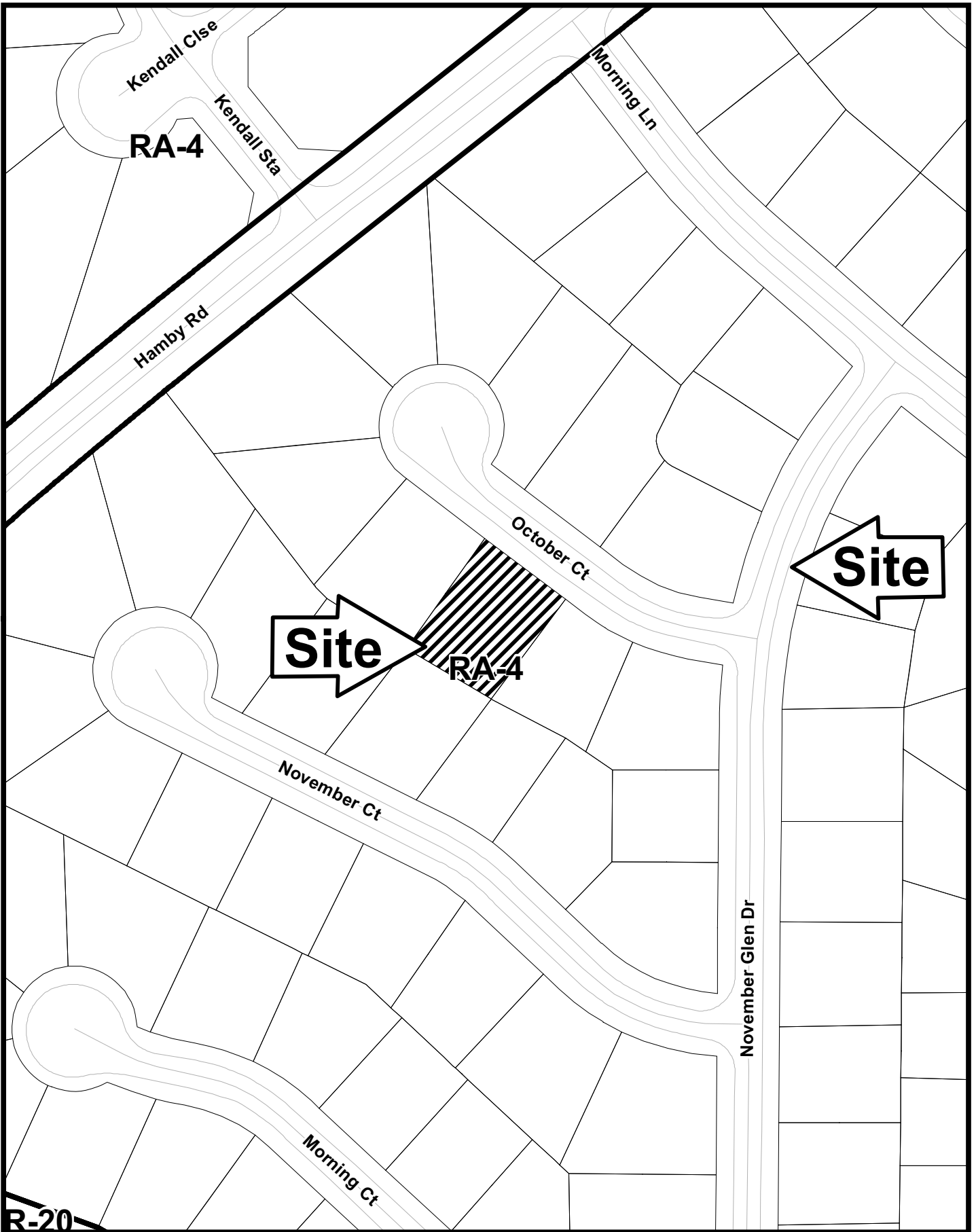
WATER: No conflict.

SEWER: County Code does not allow permanent structures in sanitary sewer easements. Existing concrete slab encroaches into Sanitary Sewer easement.

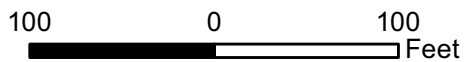
APPLICANT: Calvin W. Grubbs **PETITION No.:** V-95



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.

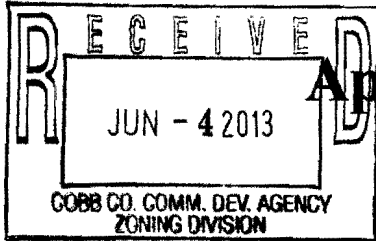
V-95



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-95
Hearing Date: 8-14-13

Applicant CALVIN W. GRUBBS Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NET

PHILIP E. CHATHAM Address 2305 OCTOBER CT, ACWORTH, GA, 30102
(representative's name, printed) (street, city, state and zip code)

Philip E. Chatham Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NET
(representative's signature)

My commission expires: _____
JASOBA CAMPBELL
NOTARY PUBLIC
EXPIRES GEORGIA JAN. 29, 2016
BARTOW COUNTY

Signed, sealed and delivered in presence of:
Jasoba Campbell
Notary Public

Titleholder CALVIN W. GRUBBS Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NET

Calvin W. Grubbs Address: 2305 OCTOBER CT., ACWORTH, GA, 30102
(attach additional signatures, if applicable) (street, city, state and zip code)

My commission expires: _____
JASOBA CAMPBELL
NOTARY PUBLIC
EXPIRES GEORGIA JAN. 29, 2016
BARTOW COUNTY

Signed, sealed and delivered in presence of:
Jasoba Campbell
Notary Public

Present Zoning of Property _____

Location 2305 OCTOBER CT, ACWORTH, GA, 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0015 District 20 Size of Tract 12.209 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 8552 SQ. FT. Shape of Property RECTANGLE Topography of Property PRETTY LEVEL 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 MOVING OF THE EXISTING SHED BUILT 20 YEARS AGO BY THE CONTRACTOR, IS DIFFICULT TO MOVE & IS PRESENTLY IN AN IDEAL LOCATION. THE SMALL STORAGE SHED MATCHES & BLENDS IN WITH THE EXISTING HOUSES.

List type of variance requested: ① VARIANCE FROM THE SIDE YARD SET-BACK OF 5 FT. & FROM BEHIND THE LINE OF THE BACK OF THE HOUSE.

② Overage of approx 137 S.F. of IMPERVIOUS SURFACE