

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.

THROUGH OUT GEORGIA 1-800-282-7411

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COMMENTS, 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 EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE 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 TOP-GON TOTAL STATION.

- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATELY OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OR COMPREHENSIVE FLOOD EVALUATION STUDY IS MORE ACCURATE INFORMATION. FOR FURTHER INFO THE LOCAL DRAINAGE DEPARTMENT, CORPS OF EM INSURANCE COMPANY OR APPRAISER.

- THIS PLAT NOT INTENDED FOR RECORDING.

V-9 (2014)

TOTAL AREA= 0.664± ACRES
OR 28,915± SQ.FT.

521 OAK HILL CIRCLE
MARIETTA, GEORGIA

PROPERTY OF
JEFFREY B. CASHMAN
CHRISTINE T. CASHMAN

LOT 10, BLOCK "G"
UNITS THREE & FOUR
ATLANTA COUNTRY CLUB

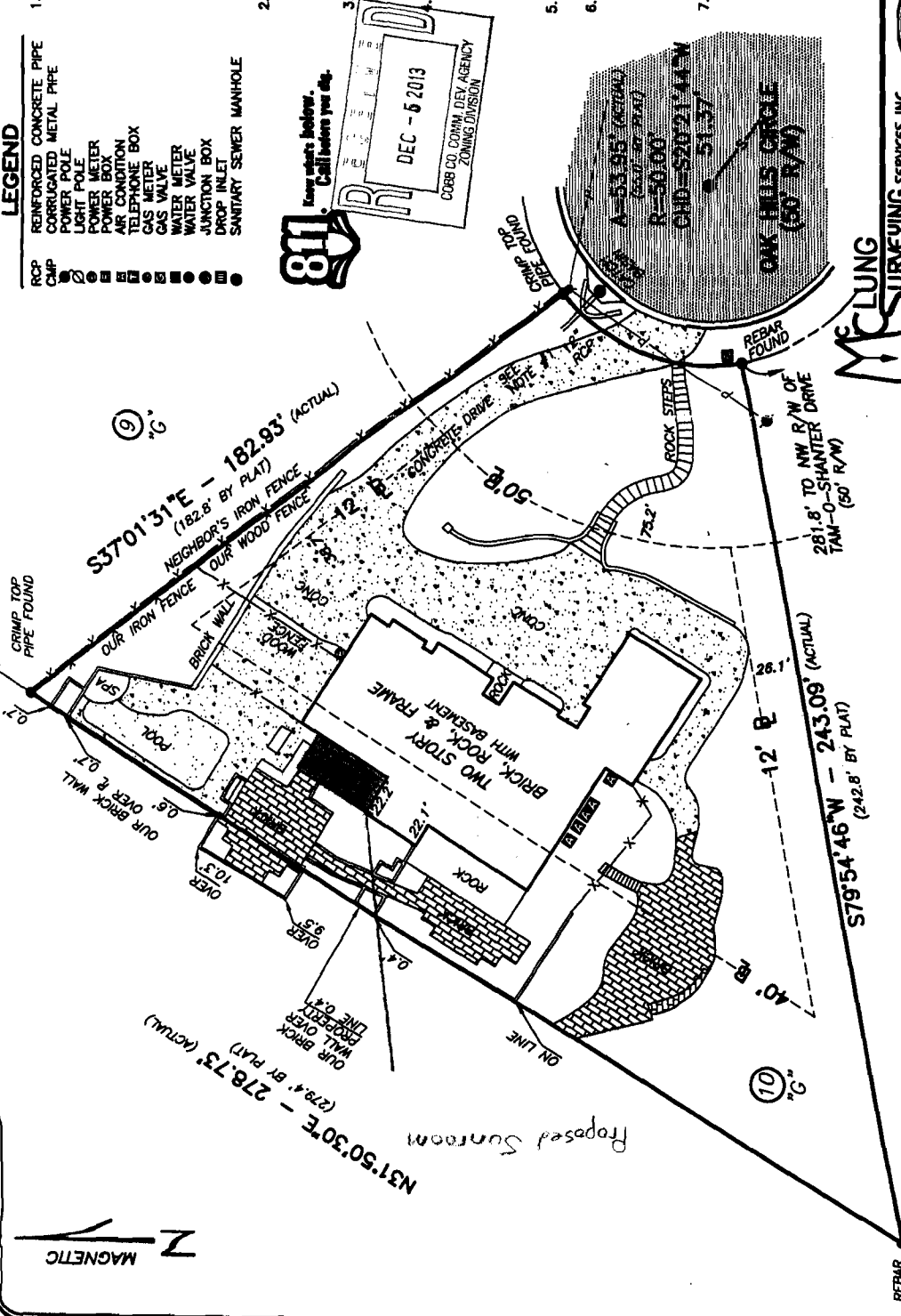
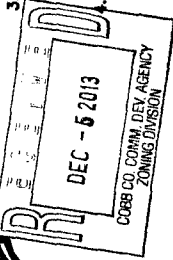
LAND LOT 1088
DISTRICT 17TH.
COUNTY COBB
GEORGIA

SECTION 2ND
PLAT PREPARED: 6-21-12
FIELD: 6-15-12 SCALE: 1"=30'

PG 57
PG 58
PG 59

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



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.

Fences should not be placed using side dimensions from house.

Michael R. Nokes
Georgia RLS #2646
Member SAMSOC
JOB#231923



REFERENCE MATERIAL

- QUIT-CLAIM DEED IN FAVOR OF JANICE J. GRESS DEED BOOK 12840 PAGE 350 COBB COUNTY, GEORGIA RECORDS

No.	Revision	Date
8		
10		

APPLICANT: Jeffrey B. and Christine T. Cashman

PETITION No.: V-9

PHONE: 404-610-5290

DATE OF HEARING: 02-12-14

REPRESENTATIVE: Kyle V. Henry

PRESENT ZONING: R-30

PHONE: 770-560-6134

LAND LOT(S): 1088

TITLEHOLDER: Jeffrey B. Cashman and
Christine T. Cashman

DISTRICT: 17

PROPERTY LOCATION: At the northwest terminus
of Oak Hill Circle, west of Tam O'Shanter Drive

SIZE OF TRACT: 0.66 acre
COMMISSION DISTRICT: 2

(521 Oak Hill Circle).

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 20 feet; and 2) waive the maximum allowable impervious surface from 35% to 47 %.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jeffrey B. and Christine T.
Cashman

PETITION No.: V-9

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 issues are anticipated. The proposed addition is located over existing patio area.

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: Jeffrey B. and Christine T.
Cashman

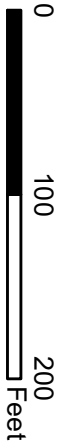
PETITION No.:

V-9

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.



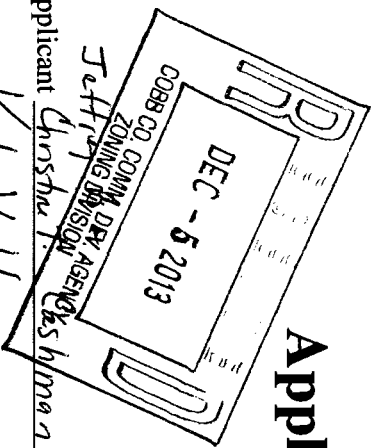
This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance

Cobb County



(type or print clearly)

404-610-5296

Application No. 1-9

Hearing Date: 2-12-14

cashman@nc.com

Applicant Christina Cashman

Phone # 678-687-0951

E-mail excelnbc@nc.com

Kyle V Henry

Address 4555 Mulberry Dr Marietta, GA 30068

(street, city, state and zip code)

[Signature]

Phone 770-705-6134 E-mail KVHBuild@Concent.co

(representative's signature)

signed, sealed and delivered in presence of:

My commission expires: 8-14-16.



[Signature]

Notary Public



[Signature]

Notary Public

Titleholder JEFFREY B. CASHMAN

Phone 404-610-5296 cashman@nc.com

Signature [Signature]

Address: 521 Oak Hill Circle SE Marietta, GA 30067

(street, city, state and zip code)

My commission expires: 8-14-16.

[Signature]

Notary Public



[Signature]

Notary Public

Present Zoning of Property Residential

Location 521 Oak Hill Circle SE

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1088 District 17th 2nd Section Size of Tract 0.664 acres 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. sloped to first

Size of Property 0.664 acres Shape of Property irregular Topography of Property pic 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. additional kitchen space needed for family

Workings within the constraints of the original 1970's footprint and foundation, the kitchen area and space is limited for functionality. Further - Relocation of additional kitchen space to an alternate site is not feasible possible outside what is currently proposed.

List type of variance requested: Moddy existing (back patio) rear building line setback to allow construction of kitchen addition

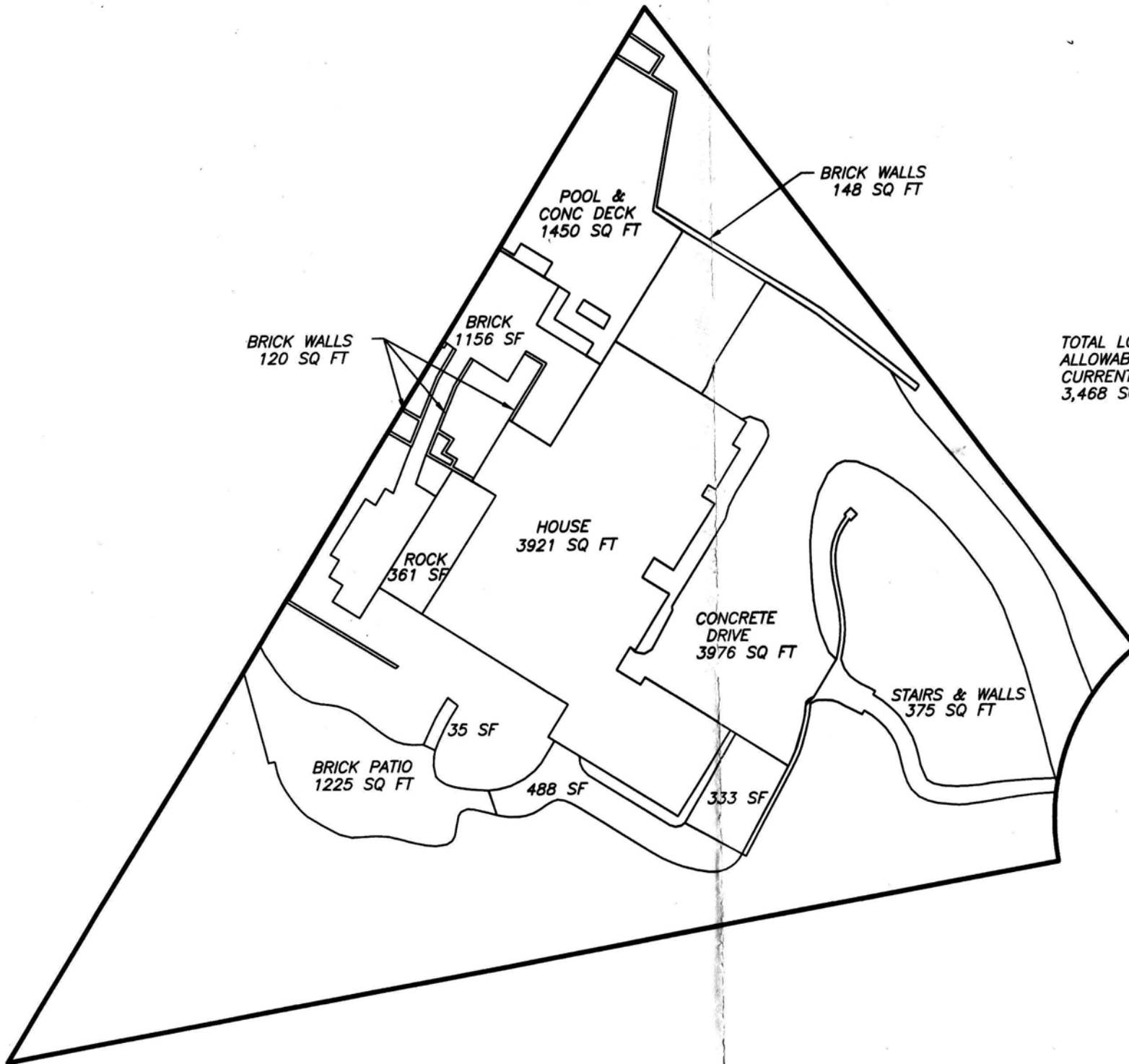
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TOTAL LOT AREA = 28,915 SQ FT
ALLOWABLE COVERAGE = 10,120 SQ FT(35%)
CURRENT COVERAGE = 13,588 SQ FT(47%)
3,468 SQ FT OVER MAX

EXHIBIT
V-9 (2014)